

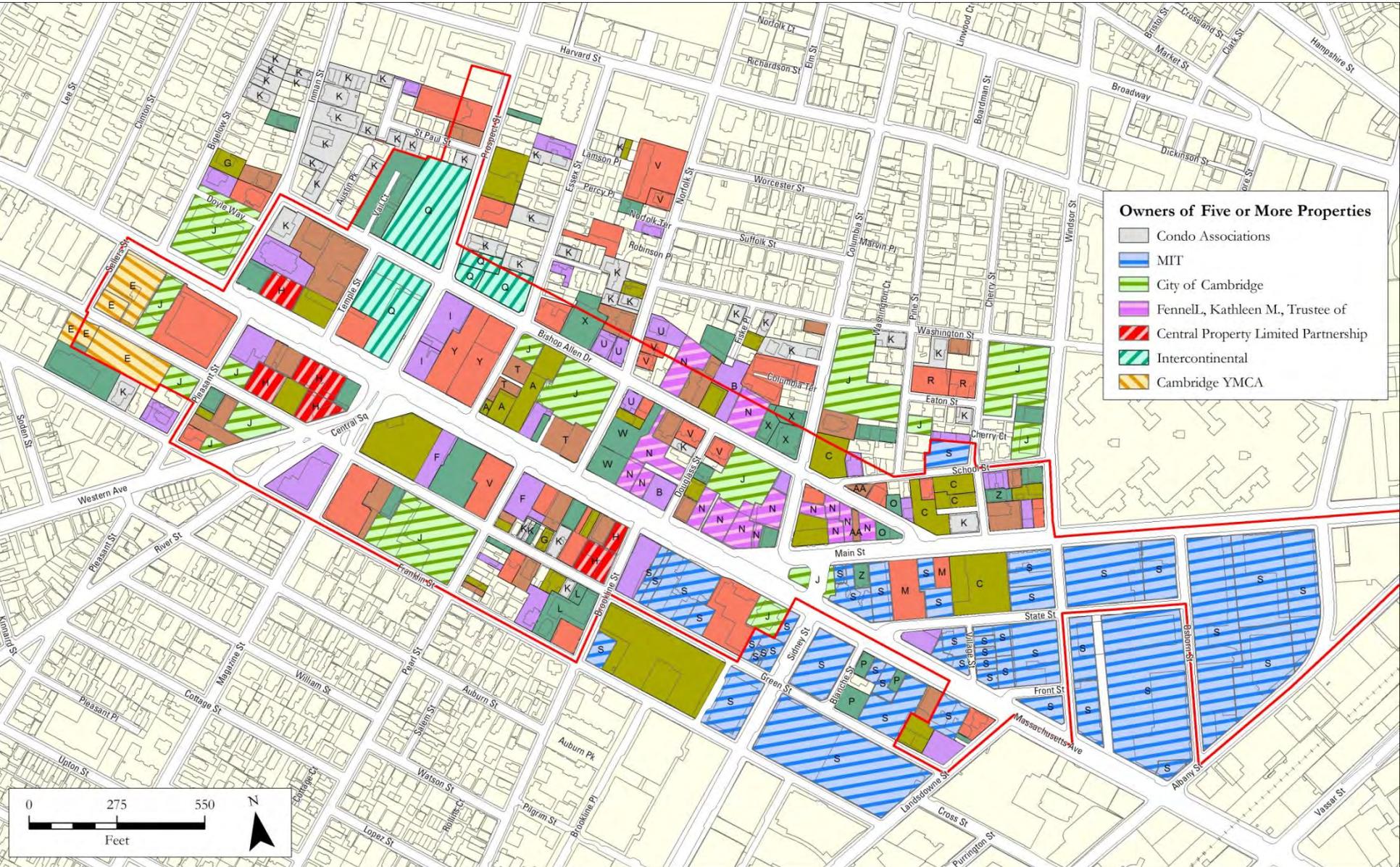


# **CENTRAL SQUARE DRAFT ZONING DISCUSSION**

Cambridge Community Development Department  
Planning Board Meeting

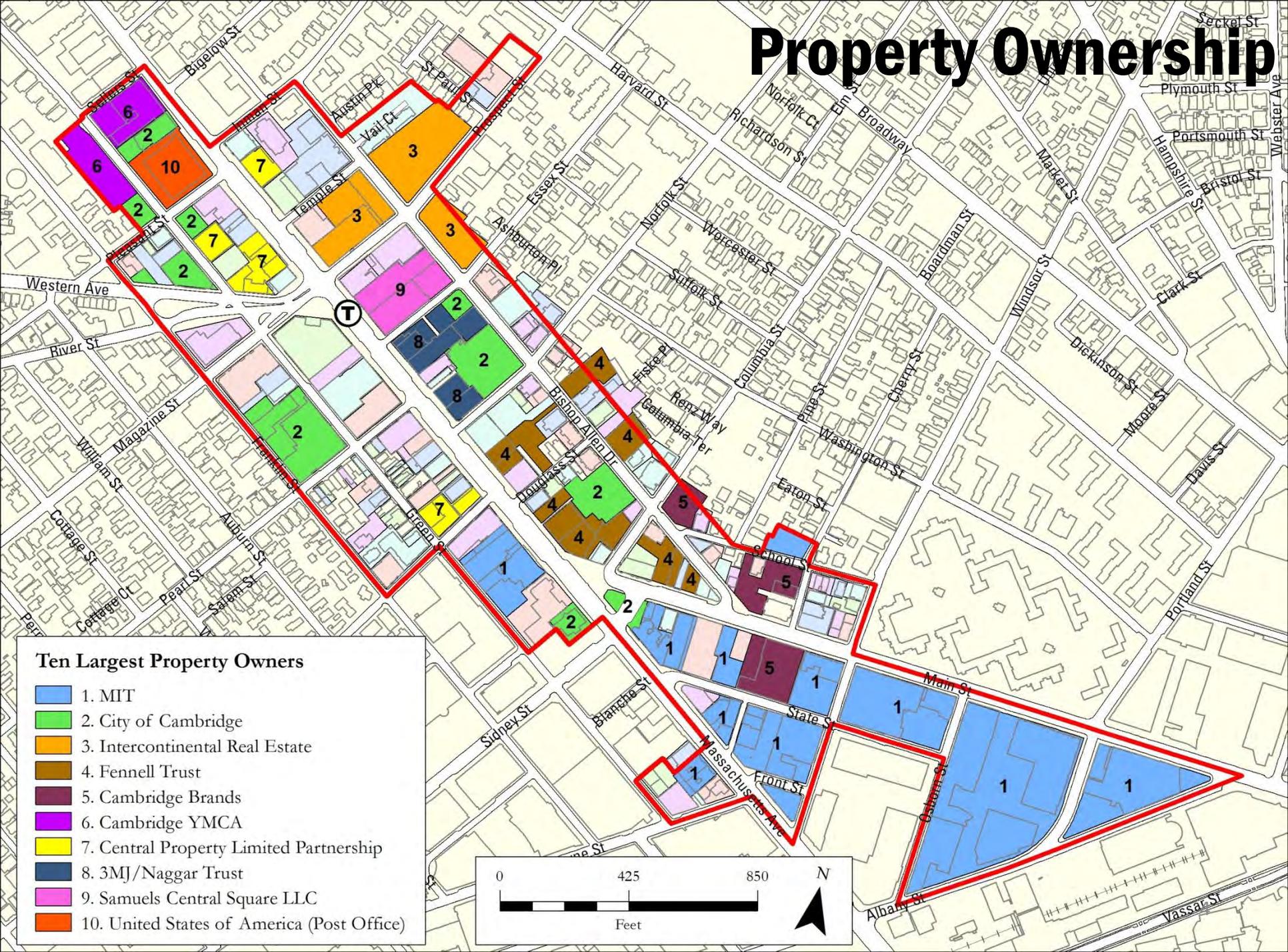
June 11, 2013

# Small parcels and Fragmented Ownership



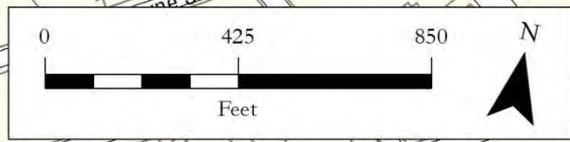


# Property Ownership

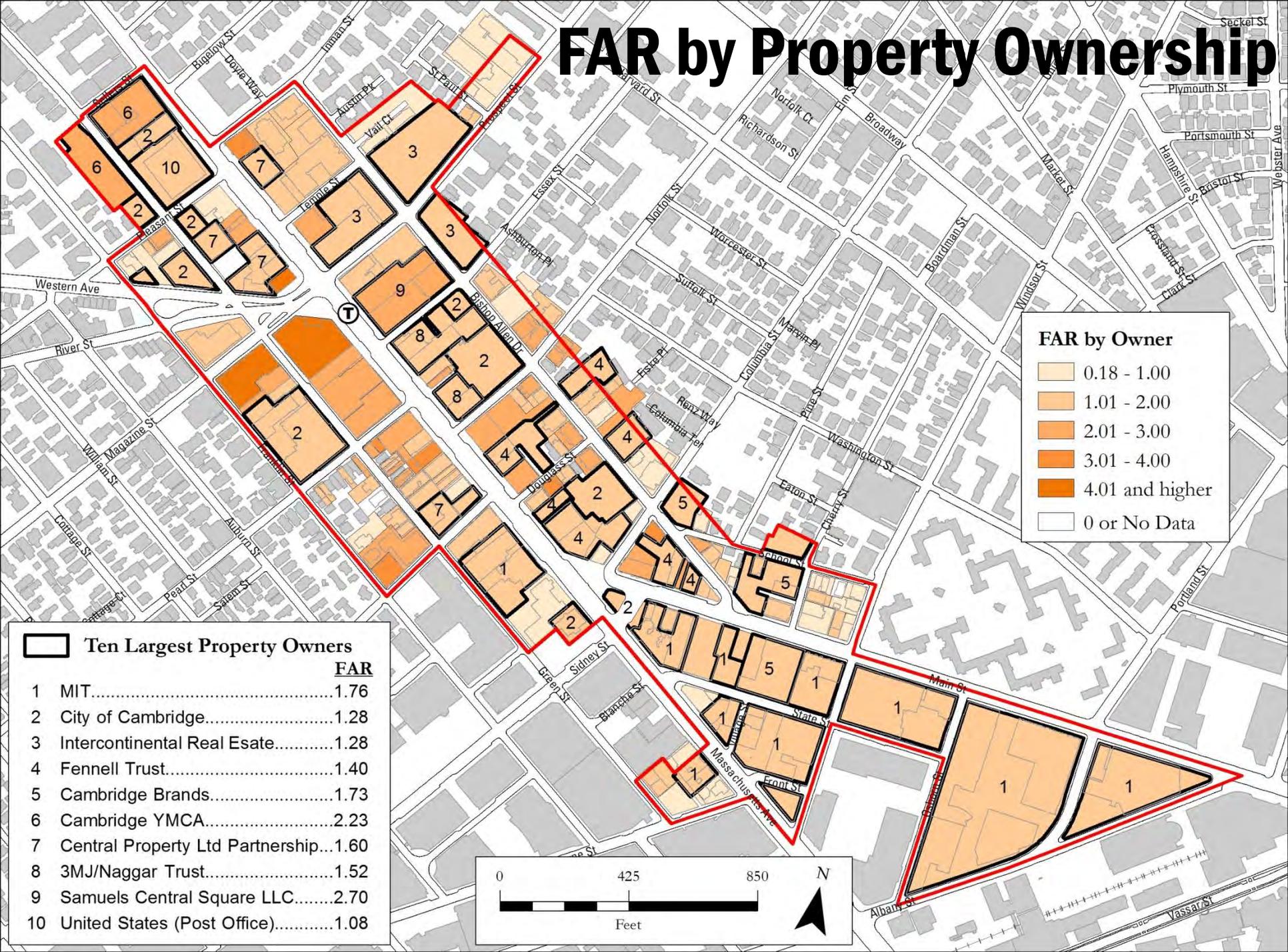


## Ten Largest Property Owners

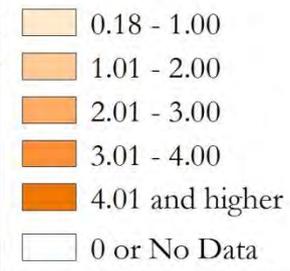
- 1. MIT
- 2. City of Cambridge
- 3. Intercontinental Real Estate
- 4. Fennell Trust
- 5. Cambridge Brands
- 6. Cambridge YMCA
- 7. Central Property Limited Partnership
- 8. 3MJ/Naggar Trust
- 9. Samuels Central Square LLC
- 10. United States of America (Post Office)



# FAR by Property Ownership

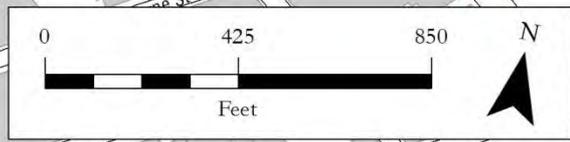


## FAR by Owner



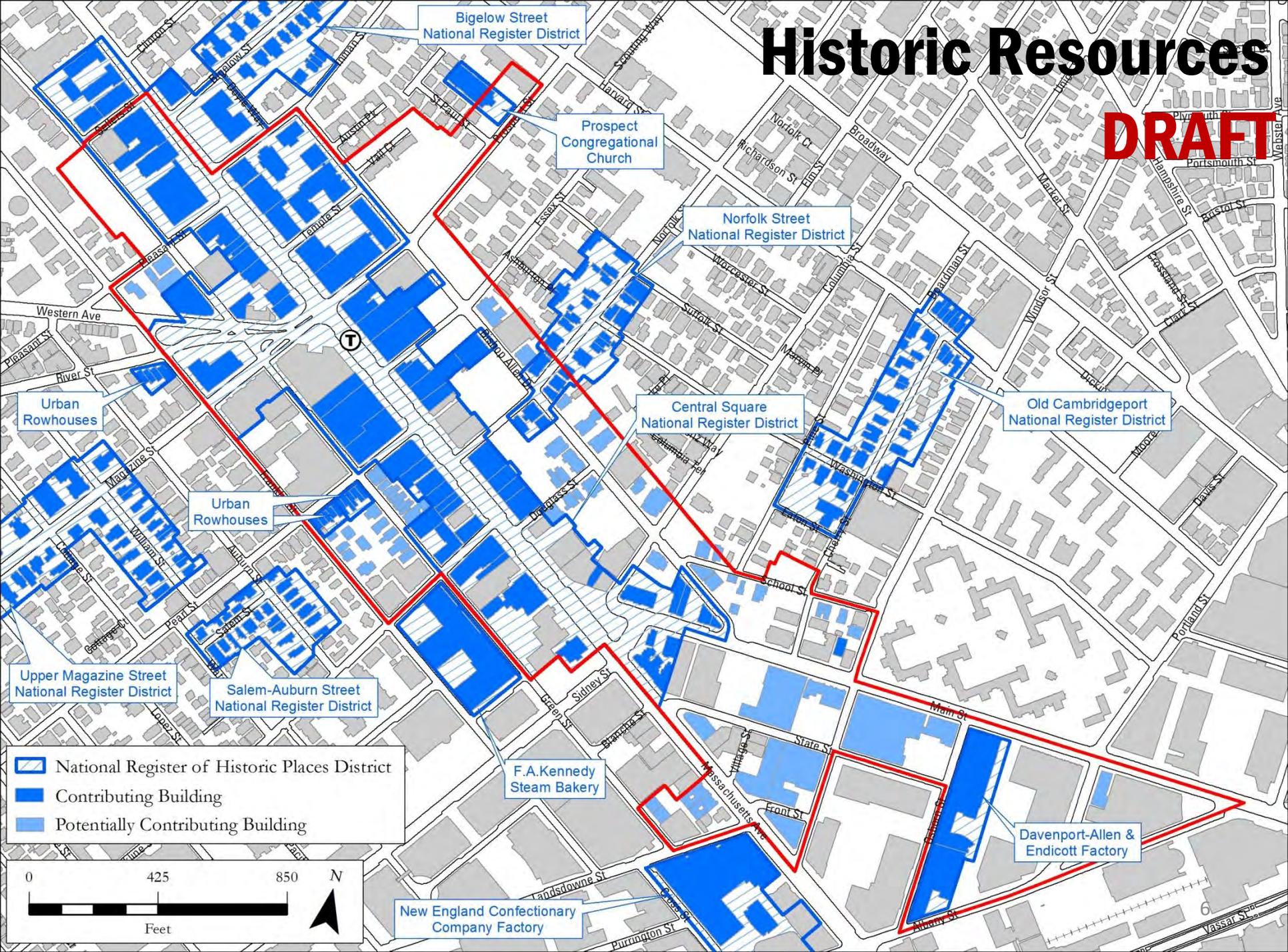
## Ten Largest Property Owners

	<u>FAR</u>
1 MIT.....	1.76
2 City of Cambridge.....	1.28
3 Intercontinental Real Esate.....	1.28
4 Fennell Trust.....	1.40
5 Cambridge Brands.....	1.73
6 Cambridge YMCA.....	2.23
7 Central Property Ltd Partnership...	1.60
8 3MJ/Naggar Trust.....	1.52
9 Samuels Central Square LLC.....	2.70
10 United States (Post Office).....	1.08



# Historic Resources

# DRAFT



Bigelow Street  
National Register District

Prospect  
Congregational  
Church

Norfolk Street  
National Register District

Urban  
Rowhouses

Central Square  
National Register District

Old Cambridgeport  
National Register District

Urban  
Rowhouses

Upper Magazine Street  
National Register District

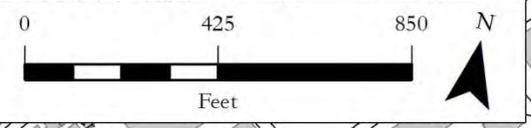
Salem-Auburn Street  
National Register District

F.A. Kennedy  
Steam Bakery

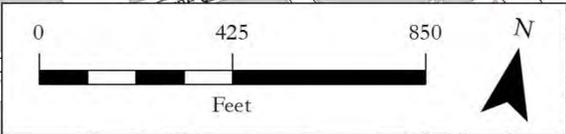
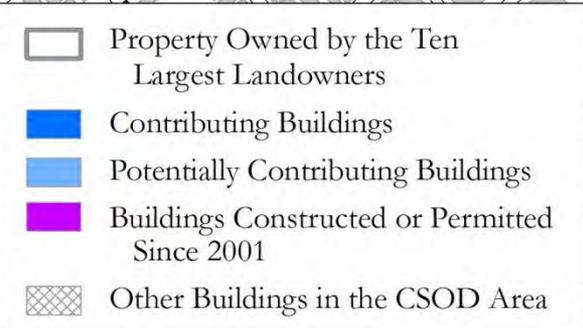
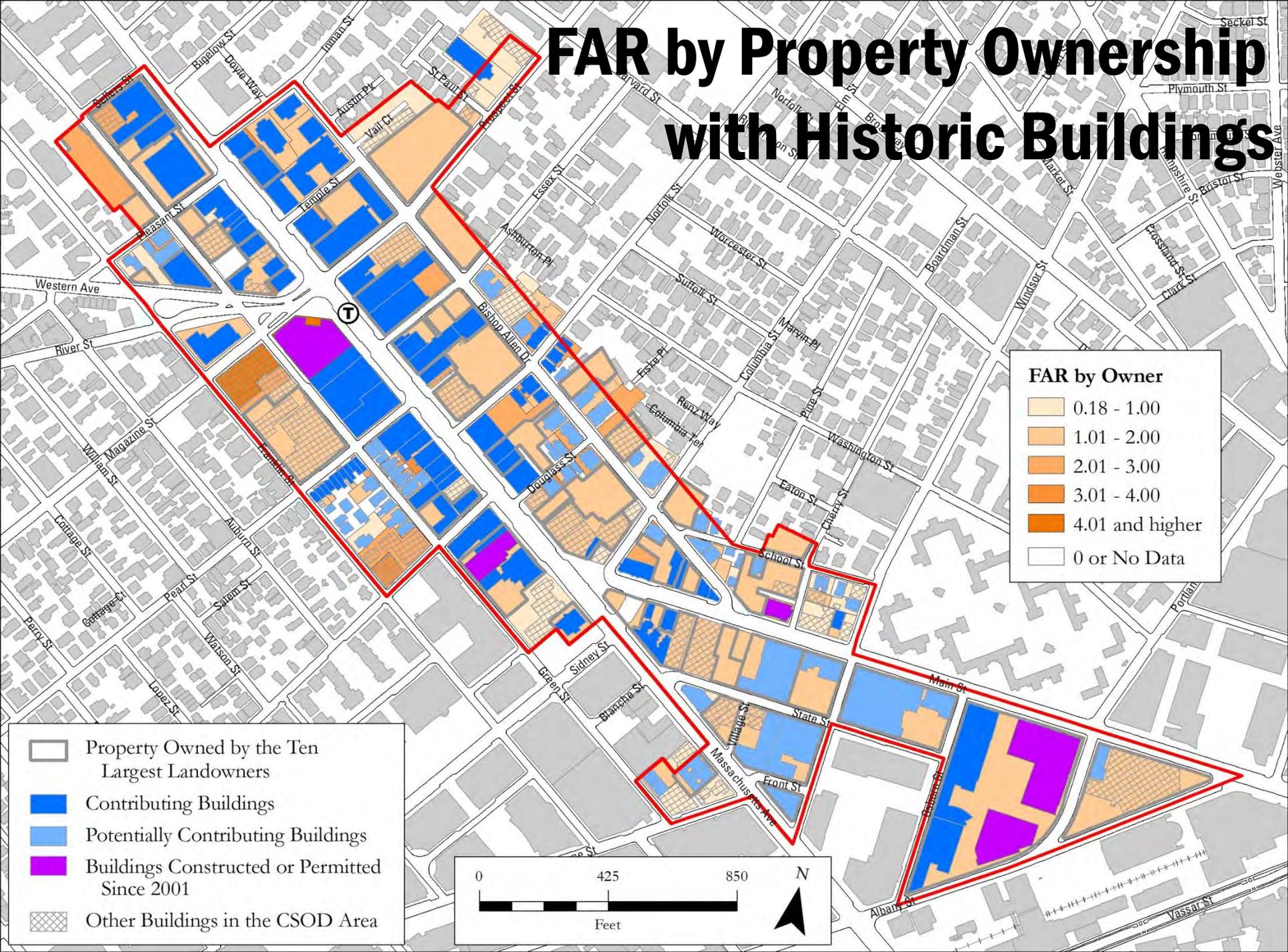
Davenport-Allen &  
Endicott Factory

New England Confectionary  
Company Factory

- National Register of Historic Places District
- Contributing Building
- Potentially Contributing Building



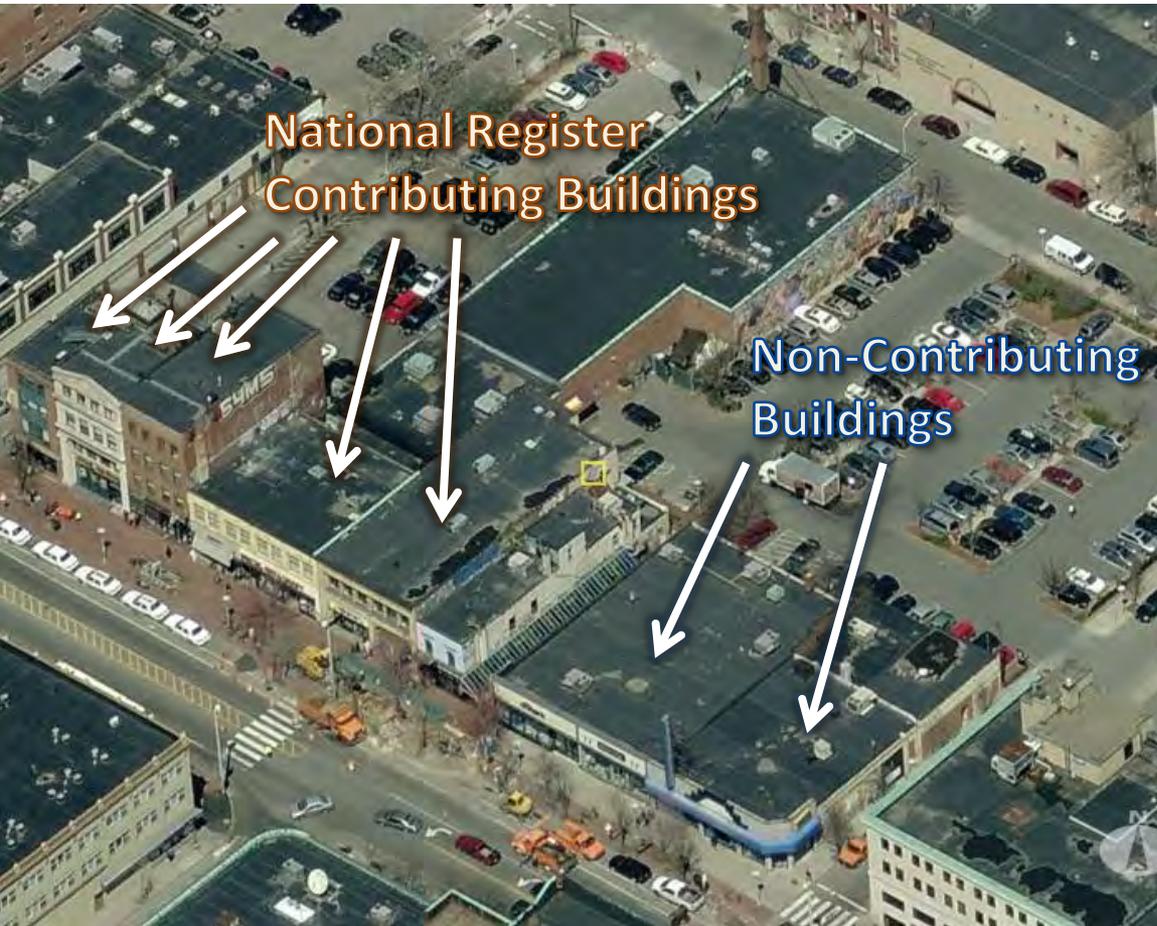
# FAR by Property Ownership with Historic Buildings



# Development Scenarios on a Sample Site



# Assumptions



- All parking is accommodated below grade
- 'Contributing' historic buildings are retained in all cases
- Floor heights: Residential – 10'; Commercial – 12'
- Residential inclusionary bonus FAR is factored in for all cases
- Possible FAR exemptions such as for ground floor retail are not factored in
- No land assembly is assumed
- Diagrams represent potential zoning allowances, not actual building designs. All figures approximate.

# EXISTING ZONING – Maximize Residential



**NOTE:** These diagrams represent potential zoning allowances, not actual building designs. ALL FIGURES APPROXIMATE.

# EXISTING ZONING - Maximize Commercial



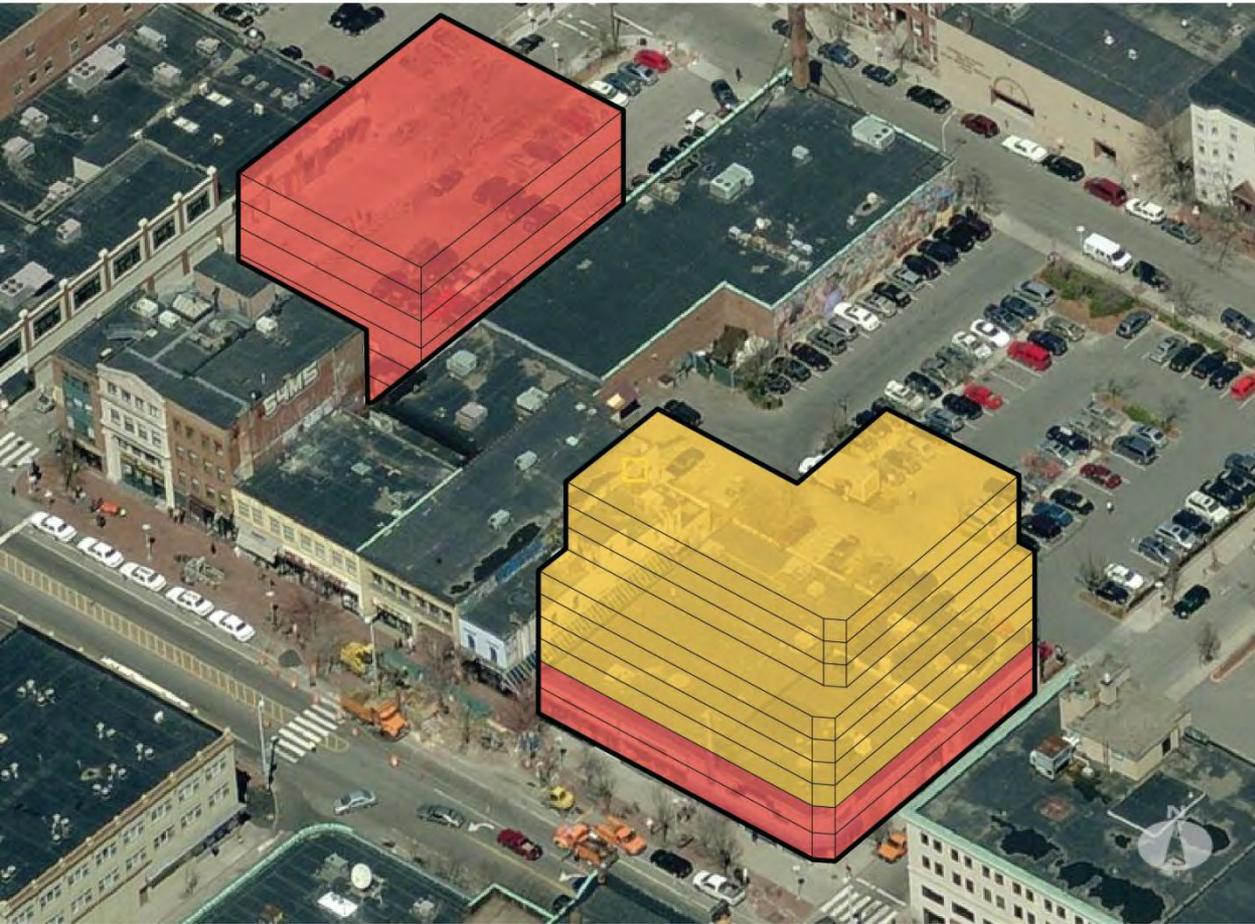
**NOTE:** These diagrams represent potential zoning allowances, not actual building designs. ALL FIGURES APPROXIMATE.

# PROPOSED ZONING – Maximize Residential



**NOTE:** These diagrams represent potential zoning allowances, not actual building designs. ALL FIGURES APPROXIMATE.

# PROPOSED ZONING –Maximize Commercial



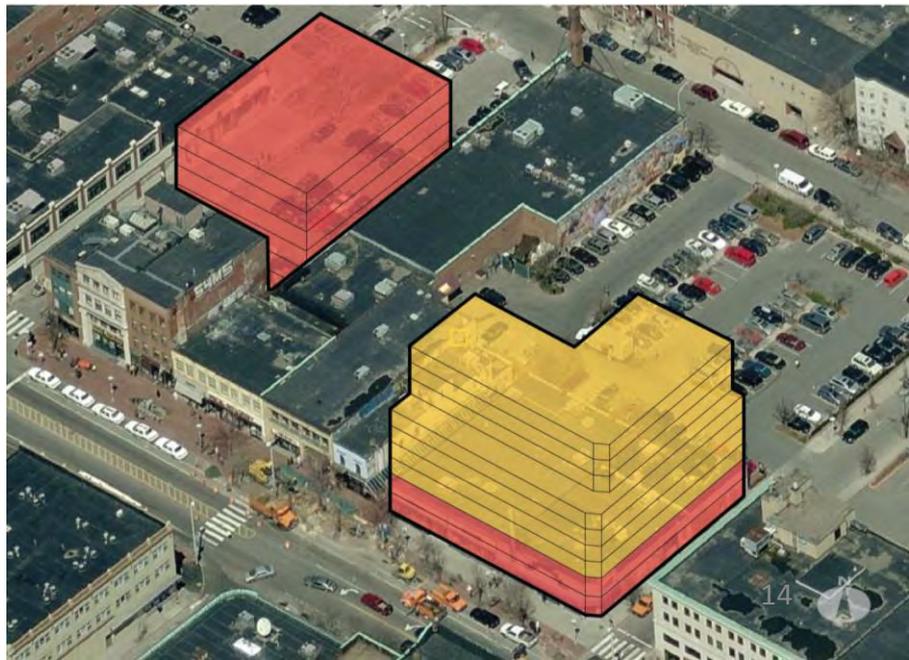
**NOTE:** These diagrams represent potential zoning allowances, not actual building designs. ALL FIGURES APPROXIMATE.



EXISTING ZONING



PROPOSED ZONING



# City of Cambridge Ownership

