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March 22, 2012

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

VIA HAND DELIVERY

Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mayor Davis and Members of the City Council:

Enclosed please find a Petition from Forest City Commercial Group to amend the City of Cambridge Zoning Ordinance by extending the Cambridgeport Revitalization Development District from Green Street out to Massachusetts Avenue in the area adjacent to Blanche Street.

The inclusion of this property into the Cambridgeport Revitalization Development District will allow for the development of an improved street edge along this section of Massachusetts Avenue with a life science/OFFICE building containing active, ground floor retail.

Additionally, the Petition proposes to amend the zoning further by providing for the potential development of a residential building on Sidney Street between Massachusetts Avenue and Green Street.

We look forward to reviewing this proposal with the Ordinance Committee and the City Council in the months ahead.

Thank you for your thoughtful consideration of this important proposal.

Very truly yours,



Kathryn Lachelt Brown, Esq.
Vice President, Legal Affairs

Forest City Zoning Petition

The undersigned owner of land to be affected by this petition, hereby petitions the Cambridge City Council as follows:

To see if the City Council will vote to amend the Zoning Map of the City of Cambridge as follows:

To extend the Cambridgeport Revitalization Development District (CRDD) along the centerline of Massachusetts Avenue for 299 feet in a southeasterly direction from its current centerline of Blanche Street thence proceeding for 148 feet in a southwesterly direction, thence proceeding for 61 feet in a northwesterly direction, thence proceeding for 118.5 feet in a southwesterly direction to the centerline of Green St, thence proceeding along the centerline of Green Street for 233 feet in a northwesterly direction to the centerline of Blanche Street, thence proceeding for 267 feet along the centerline of Blanche Street in a northeasterly direction to the point of beginning so as to encompass all of the land in assessors map Block 69, Lots 100, 101, 102, 103, 109, 148, 149, 163 and adjacent portions of Blanche Street, Green Street, and Massachusetts Avenue abutting those lots.

To see if the City Council will vote to amend Article 15.000 of the Zoning Ordinance of the City of Cambridge as follows:

1. by deleting the first two paragraphs of Section 15.32.1

“The aggregate of all development in the District shall not exceed (i) 1,900,000 square feet of gross floor area (GFA) in nonresidential buildings (which term for the purpose of this Article shall exclude parking facilities and portions of the buildings containing parking facilities and shall include buildings and portions of buildings containing hotel and motel uses and, to the extent provided in Subsection 15.32.1 and 15.32.2, dwelling units) and (ii) four hundred (400) dwelling units which in no event shall contain more than four hundred thousand (400,000) square feet of GFA. (Should the existing building or a portion of the building on the block bounded by Sidney, Franklin, Brookline, and Green Streets, commonly known as the Fenton Shoe Building, be renovated substantially for residential purposes, the GFA of the residential portion of the building shall be assumed for the purpose of this Subsection 15.32.1, to be one thousand (1,000) square feet for each dwelling unit constructed up to a maximum of one hundred and thirteen (113) units, notwithstanding the fact that the actual GFA of the residential units constructed may be greater.

Notwithstanding the limitation on the number of dwelling units allowed in the District as provided in this Subsection 15.32.1 there shall be no limitation on the number of dwelling units in the District so long as the number of dwelling units in excess of four

hundred (400) is deemed to be equivalent of the GFA in such nonresidential buildings and treated as such when calculating the aggregate GFA of Nonresidential buildings in the District. To the extent that the dwelling units required in the District in this Subsection 15.32.1 and Subsection 15.32.2 exceed 400,000 square feet in GFA, the additional residential GFA shall be permitted provided the GFA permitted for nonresidential buildings pursuant to this Subsection 15.32.1 shall be reduced by the residential GFA above four hundred thousand (400,000) square feet.”

and replacing them with the following paragraph

“15.32.1 “The aggregate of all development in the District shall not exceed (i) one million eight hundred twenty (1,820,000) square feet of gross floor area (GFA) in nonresidential buildings (which term for the purpose of this Article shall exclude parking facilities and portions of the buildings containing parking facilities and shall include buildings and portions of buildings containing hotel and motel uses), and (ii) eight hundred forty thousand (840,000) square feet of GFA in residential buildings.

2. By adding the following language to Section 15.32:

“15.32.2: Notwithstanding the exclusion set forth in Section 11.202.2, the provisions of Section 11.200 of this Ordinance shall apply to any development in the District that is approved after January 1, 2012, except for those provisions that relate to authorizations for an increase in permissible density or intensity of use in Sections 11.203.2(b) and (c), which shall not be available beyond the overall limitations for GFA established for the District by this Section 15.000.

3. By deleting the third sentence in Section 15.33

“The maximum building height North of Green Street shall be eight (80) feet.”

and replacing it with the following sentences:

“The maximum building height North of Green Street and West of Sidney Street shall be one hundred sixty five (165) feet. The maximum building height North of Green Street and East of Sidney Street shall be one hundred fifteen (115) feet.”

4. By amending the following language in Section 15.33 as follows:

By deleting the number “850,000” from the last sentence thereof and replace it with the number “1,090,000”.

5. By deleting the second sentence in Section 15.35:

“Any lot within the District containing less than 14,000 square feet shall have a maximum ratio of floor area to lot area of 1.0 and minimum lot area for each dwelling

unit of 1,000 square feet.”

6. By amending the following language of Section 15.36 as follows:

- by deleting the phrase “Section 11.40” from the first paragraph entitled Area of Special Planning Concern and replacing it with the phrase “Section 19.43”;
- by deleting the phrase “(at the time of adoption of this Article 15)” from the first paragraph entitled Area of Special Planning Concern;
- by deleting the phrase “Section 11.44” from paragraph (2) and replacing it with the phrase “(Section 19.43.3)”;
- by deleting the phrase “Section 11.45” from paragraph (3) and replacing it with the phrase “(Section 19.43.2)”.

7. by adding the following language to Section 15.30

“15.37 For those portions of the District along Massachusetts Avenue located within the Central Square Overlay District, notwithstanding anything set forth in Section 20.300, the Large Project Review shall be undertaken by the Planning Board. Where applicable, the Planning Board shall be guided by the objectives and criteria contained in the publications “Central Square Action Plan”, City of Cambridge, November 1987, and “Central Square Development Guidelines”, July 1989, and by any additional relevant zoning or planning studies subsequently undertaken by or on behalf of the City. To the extent any provision in these documents is in conflict with the Design Guidelines for the Cambridgeport Revitalization Development District (“CRDD”), the Planning Board shall determine which guideline is most appropriate to be considered in the Large Project Development Consultation.”

8. by adding the following language to Section 15.40

“15.41.5 Compliance with this provision shall be deemed as satisfying the requirements of Section 19.59 of this Ordinance.”

9. by adding the following language to Section 15.51:

“15.51.3 For any development that is approved in the District after January 1, 2012, the provisions of Section 6.37 pertaining to Bicycle Parking requirements shall apply regardless of whether the automobile parking requirements for the development are fulfilled with newly-constructed or pre-existing parking spaces.

10. by deleting the following language of Section 15.70

“Where this Article 15.000 specifies some standard or makes some other requirements contrary to a requirement elsewhere in this Ordinance, the provisions of this Article 15.000 shall control.”

and replacing it with the following language

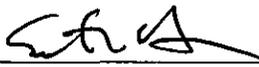
“Where this Article 15.000 specifies some standard or makes some other requirements contrary to a requirement or standard established elsewhere in this Ordinance including any dimensional limitations contained in Article 20.300, the provisions of this Article 15.000 shall control.”

[SIGNATURE PAGE FOR FOREST CITY ZONING PETITION]

Executed as of MARCH 21st, 2012

MASSACHUSETTS INSTITUTE OF TECHNOLOGY

By: MIT Investment Management Company, its authorized agent

By: 
Seth D. Alexander, President

[SIGNATURE PAGE FOR FOREST CITY ZONING PETITION]

Executed as of March 22 2012

GARABED B. HOLLISIAN TRUST

Zevart M. Hollisian
Zevart M. Hollisian, Trustee

L-Z REALTY TRUST

Zevart M. Hollisian
Zevart M. Hollisian, Trustee