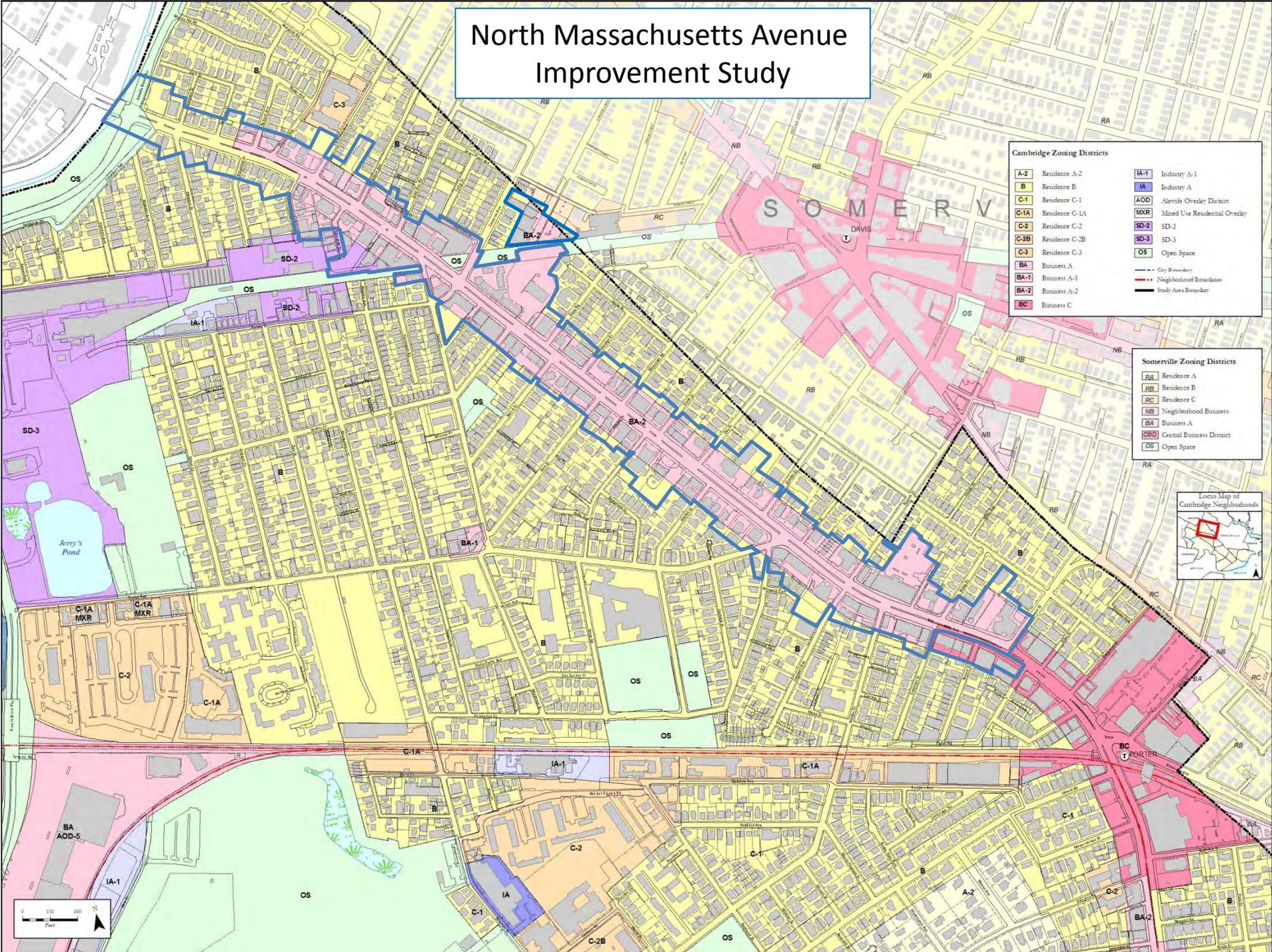


North Massachusetts Avenue Improvement Study



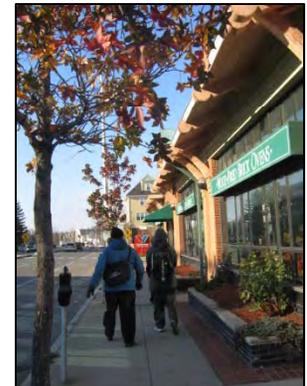
No street reconstruction planned

Will look into other planning steps that can be taken to improve the character of the Avenue:

Streetscape improvements



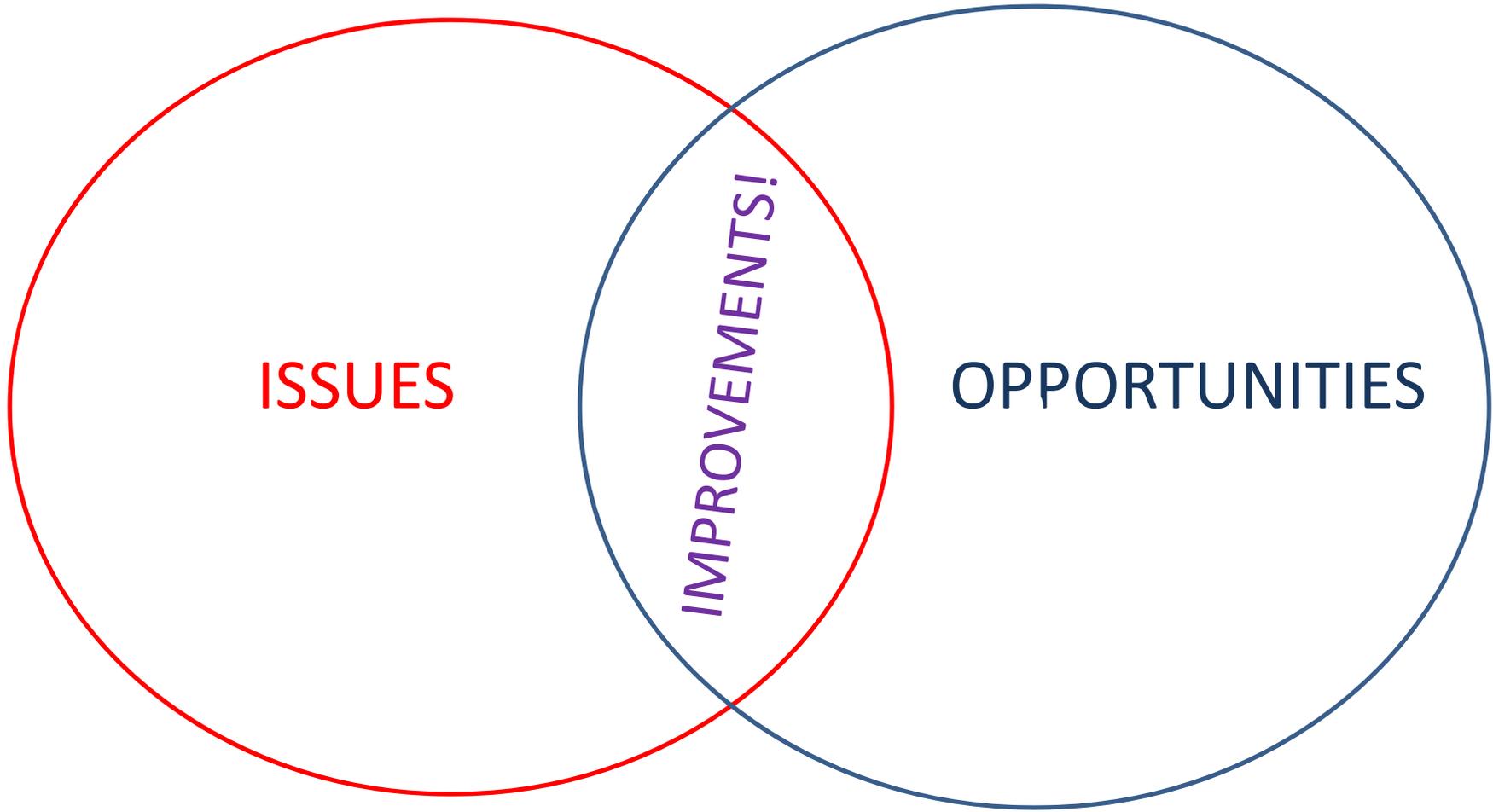
Zoning and Urban Design changes



Strategies to support retail

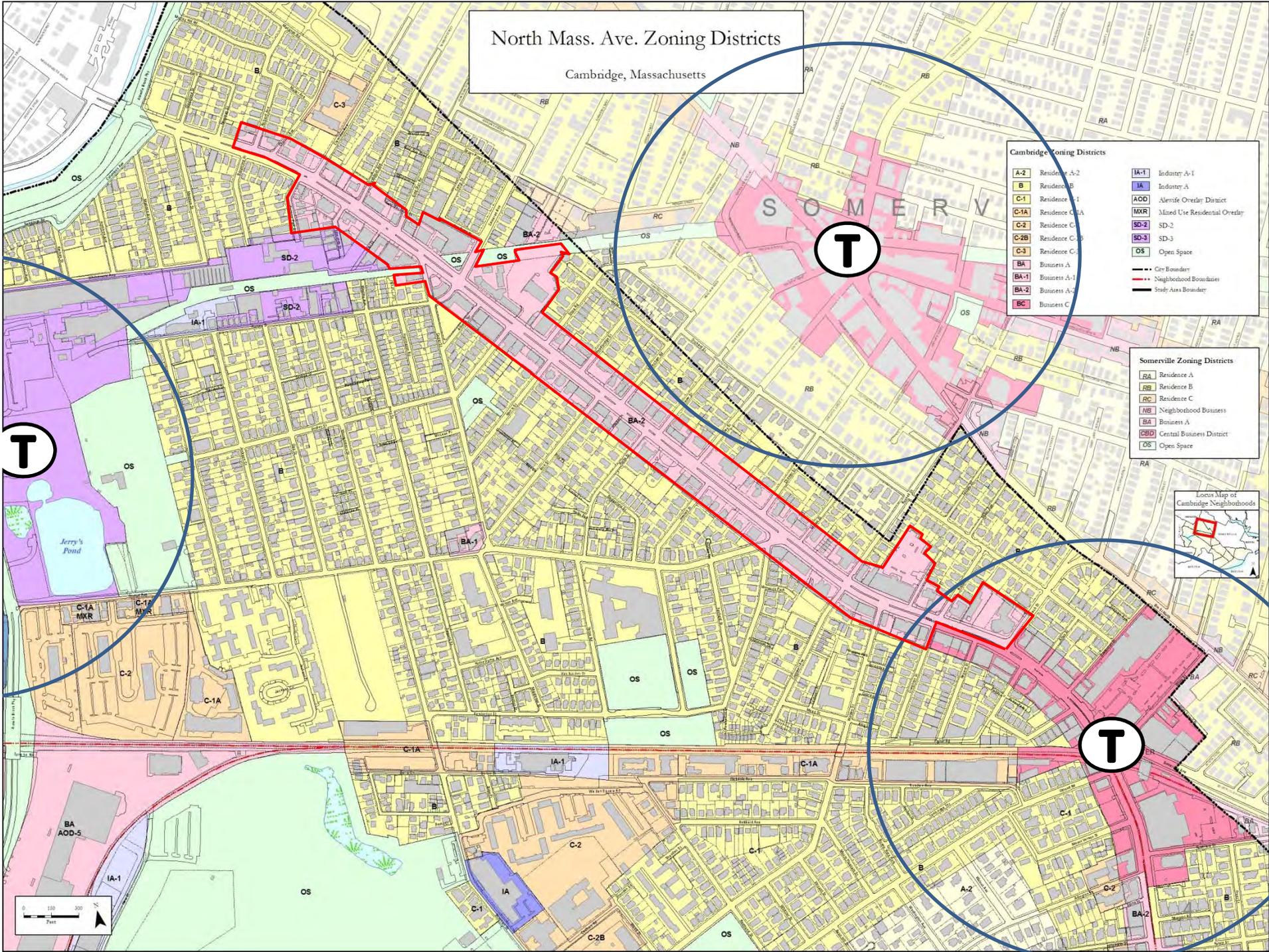


North Massachusetts Avenue
Improvement Study



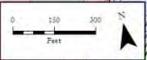
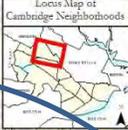
North Mass. Ave. Zoning Districts

Cambridge, Massachusetts



Cambridge Zoning Districts	
A-2	Residence A-2
B	Residence B
C-1	Residence C-1
C-1A	Residence C-1A
C-2	Residence C-2
C-2B	Residence C-2B
C-3	Residence C-3
BA	Business A
BA-1	Business A-1
BA-2	Business A-2
BC	Business C
IA-1	Industry A-1
IA	Industry A
AOD	Accessory Overlay District
MXR	Mixed Use Residential Overlay
SD-2	SD-2
SD-3	SD-3
OS	Open Space

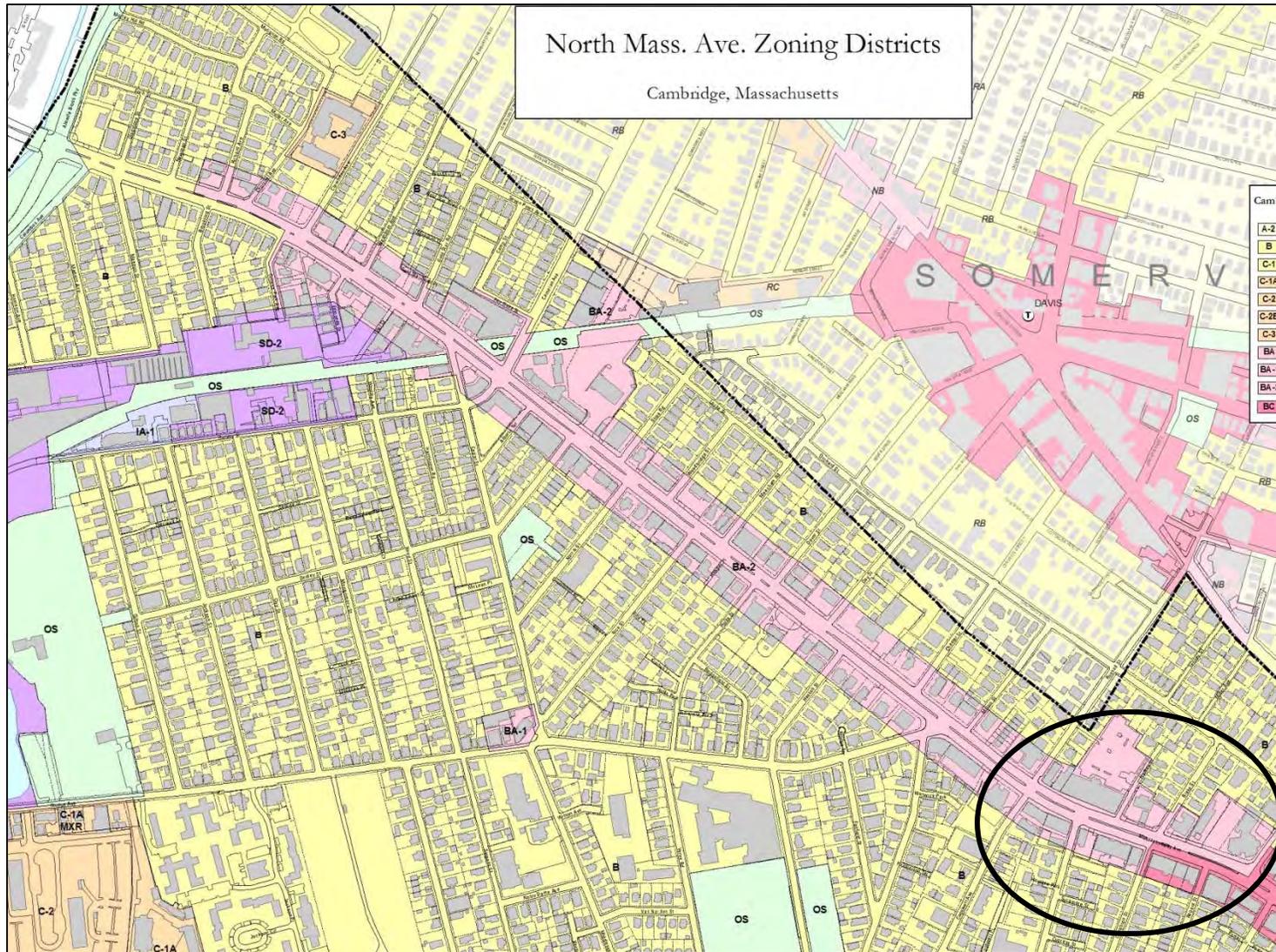
Somerville Zoning Districts	
RA	Residence A
RB	Residence B
RC	Residence C
NB	Neighborhood Business
BA	Business A
CB	Central Business District
OS	Open Space

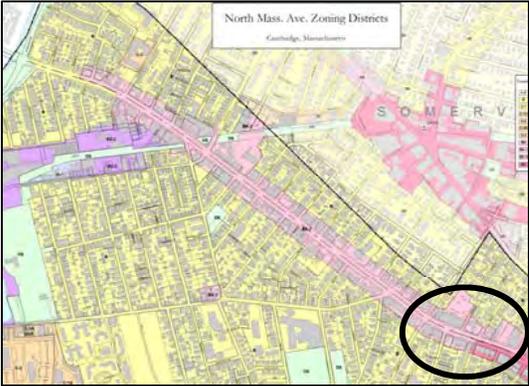


North Mass Ave sub areas

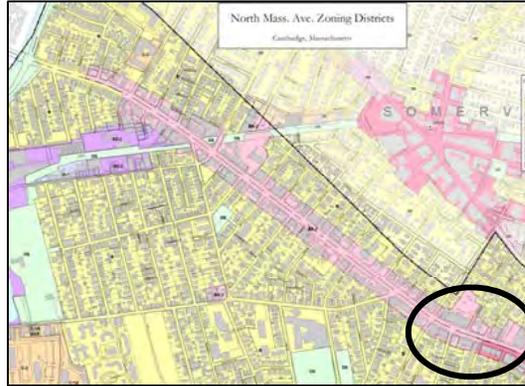


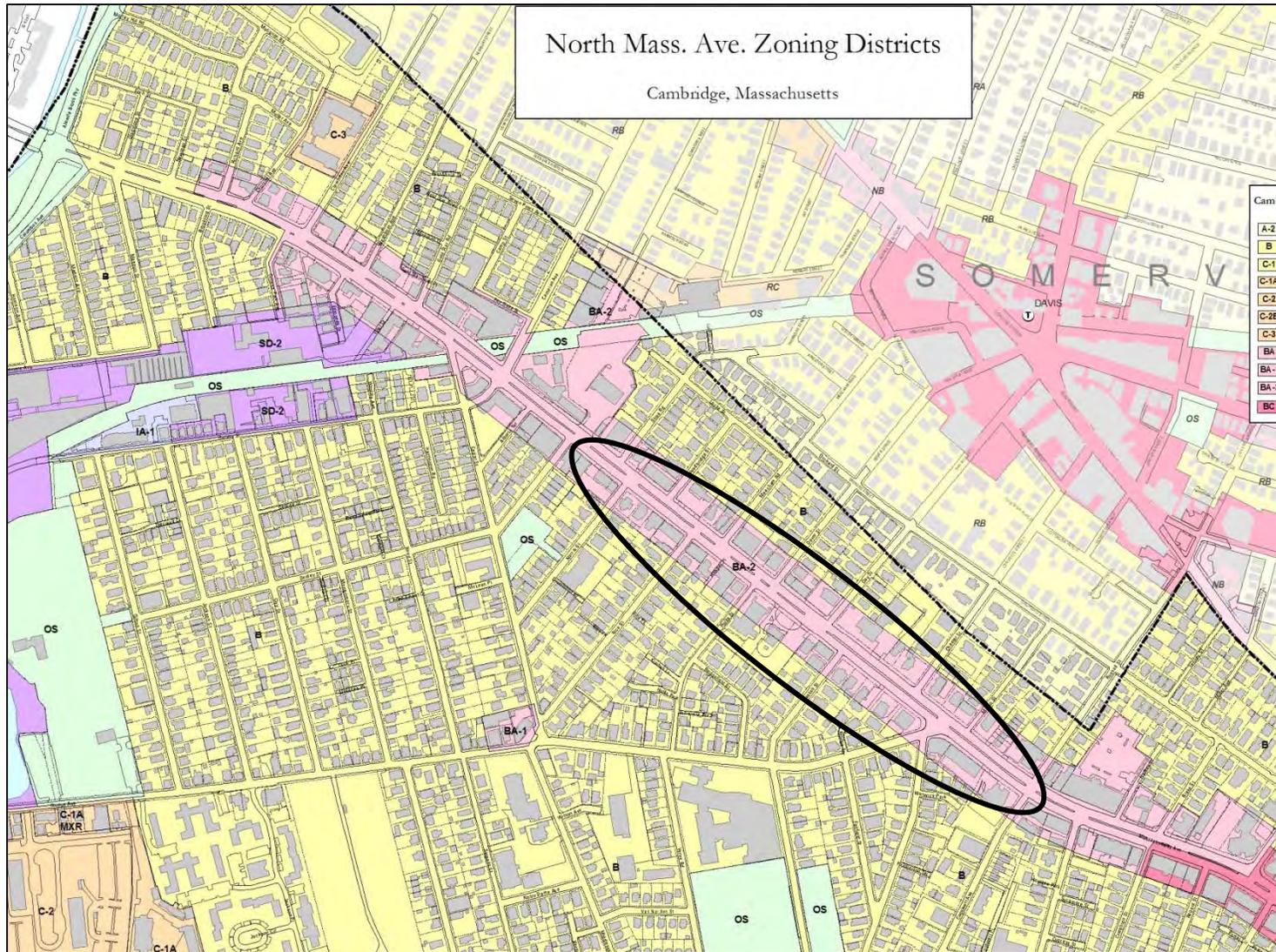
Camb	
A-2	Yellow
B	Light Green
C-1	Light Blue
C-1A	Orange
C-2	Light Purple
C-2B	Light Green
C-3	Light Blue
BA	Pink
BA-1	Light Pink
BA-2	Light Pink
BC	Light Pink





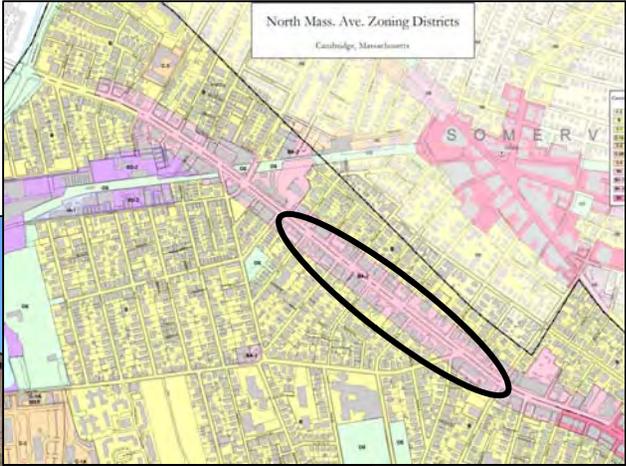
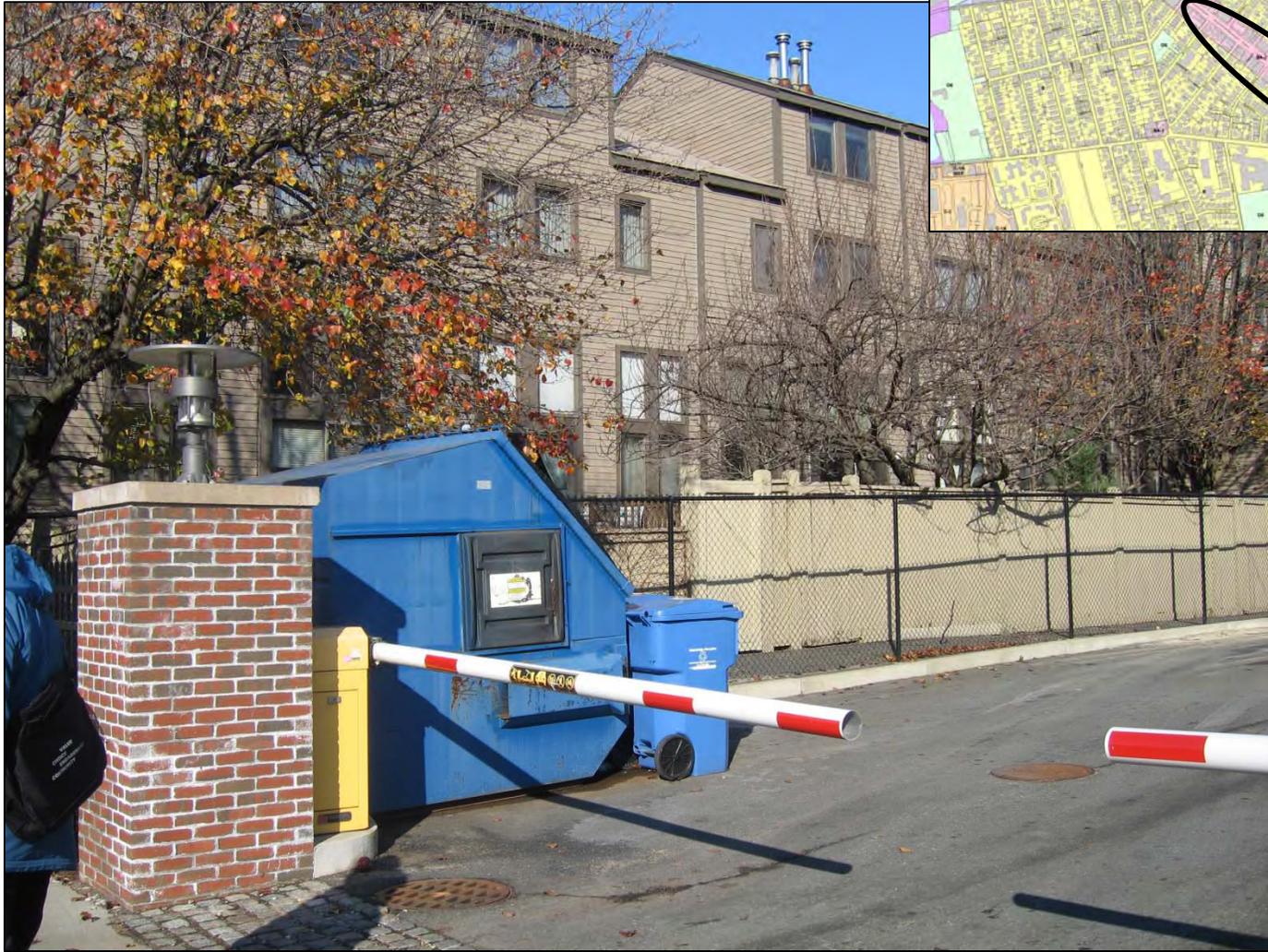


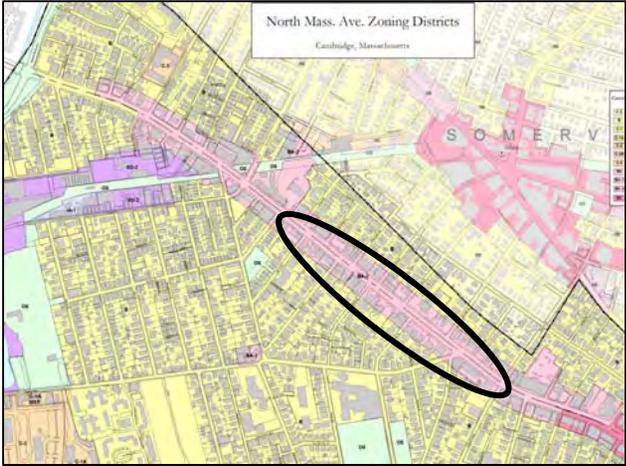


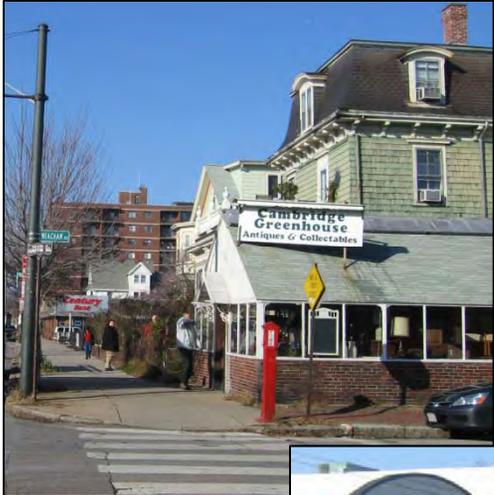
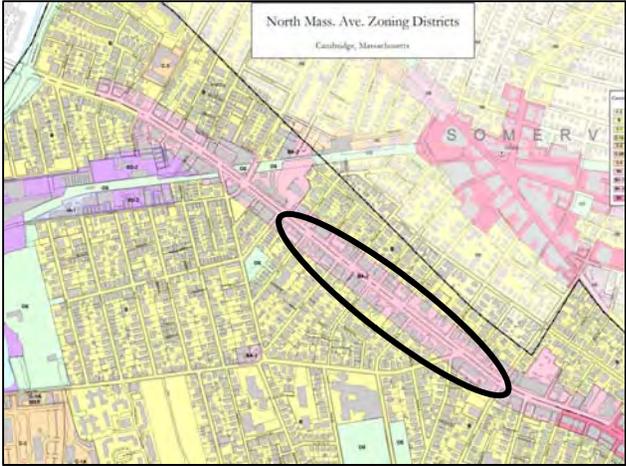


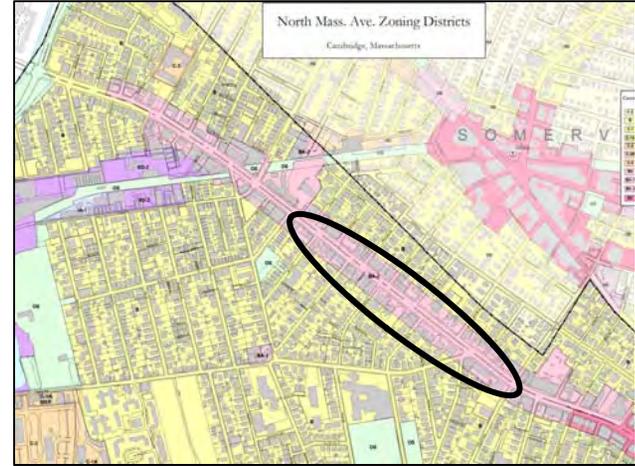


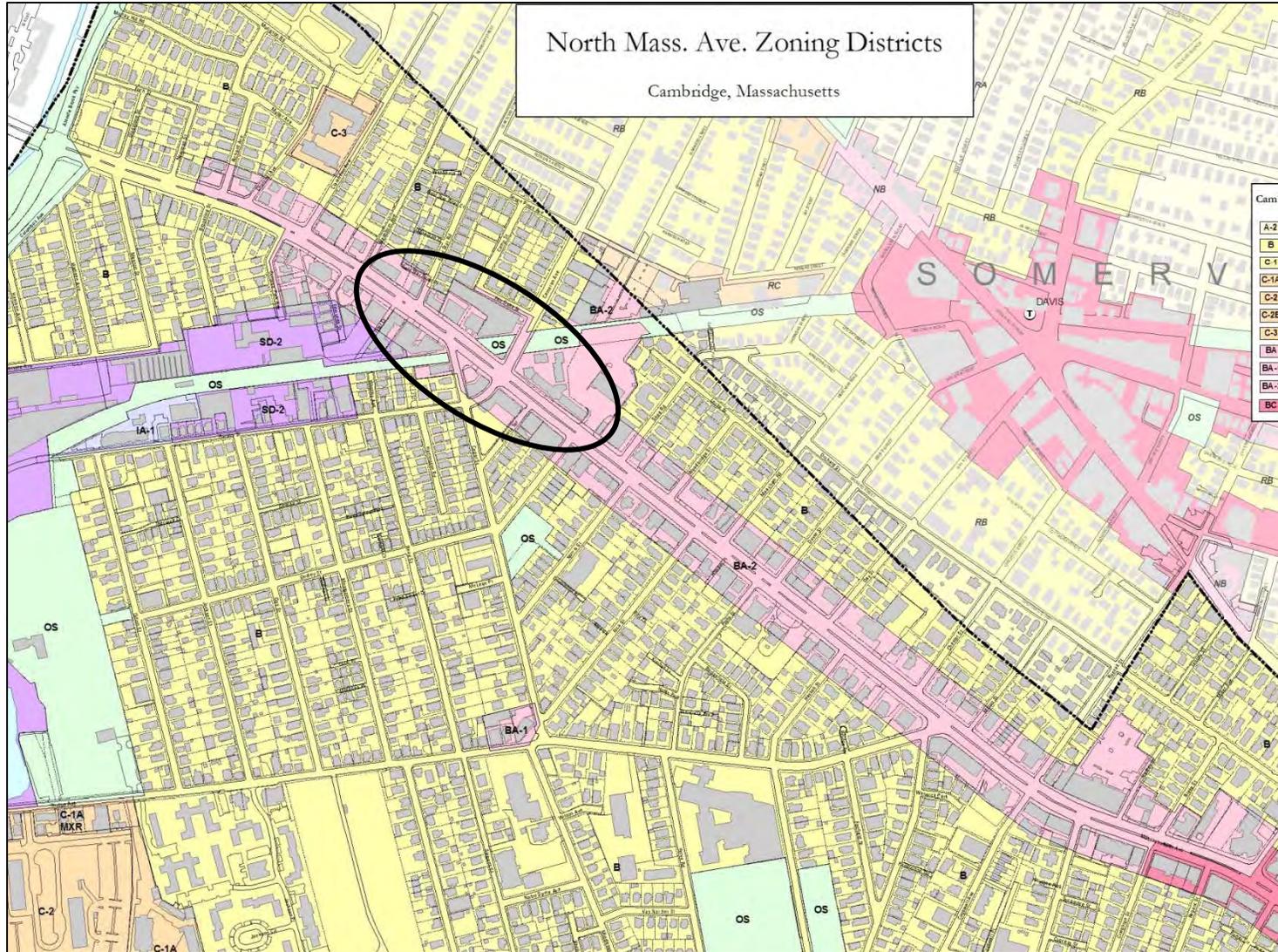








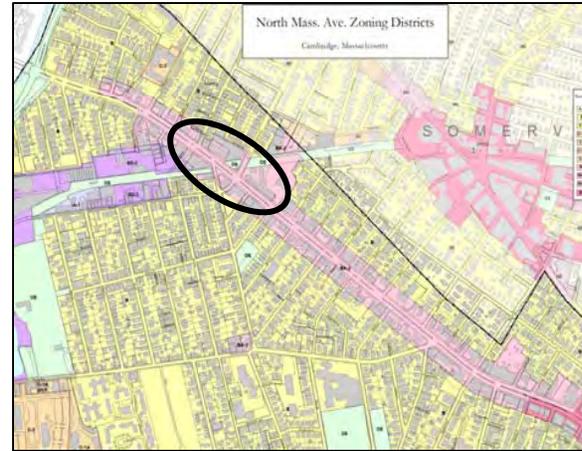




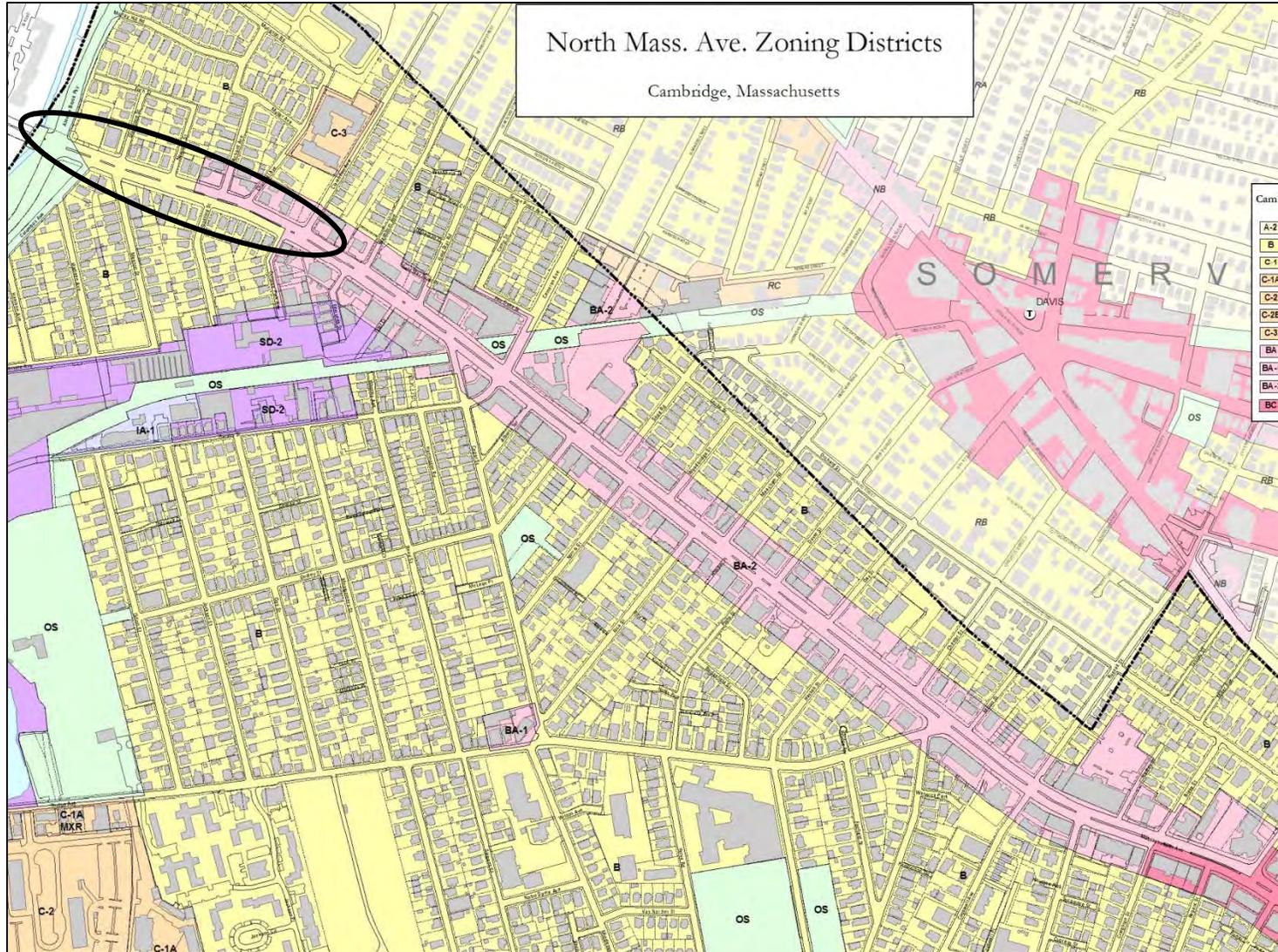


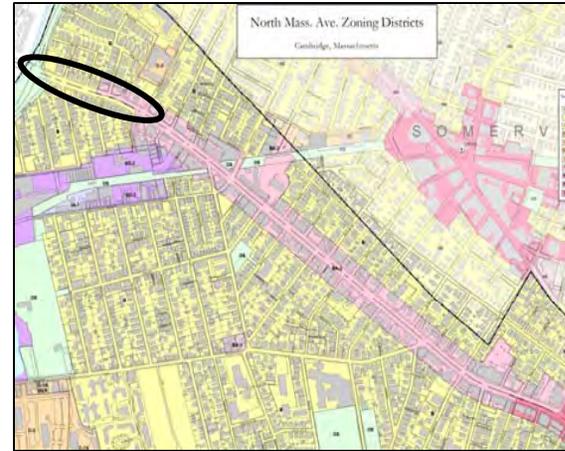


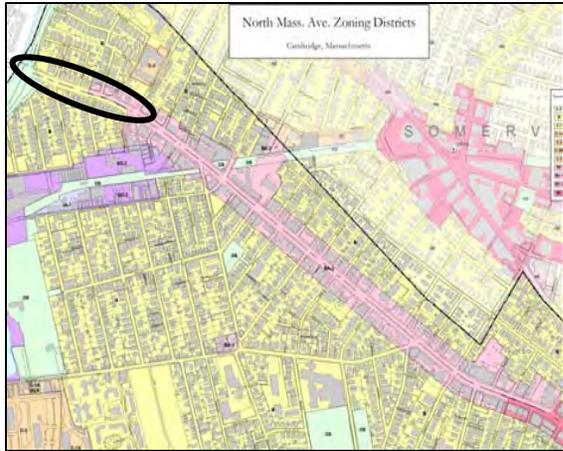
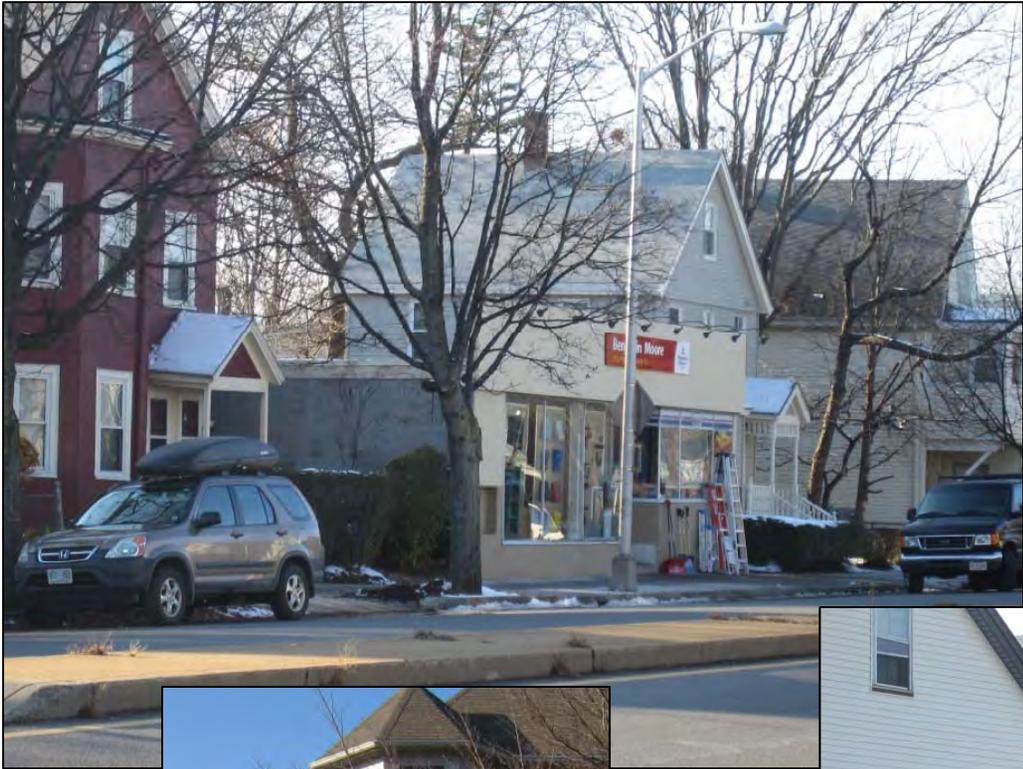


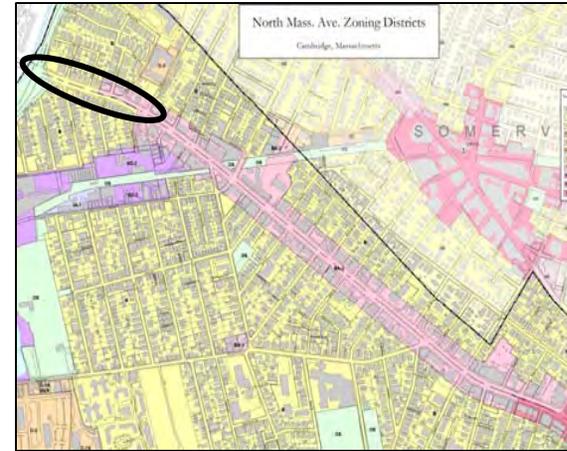


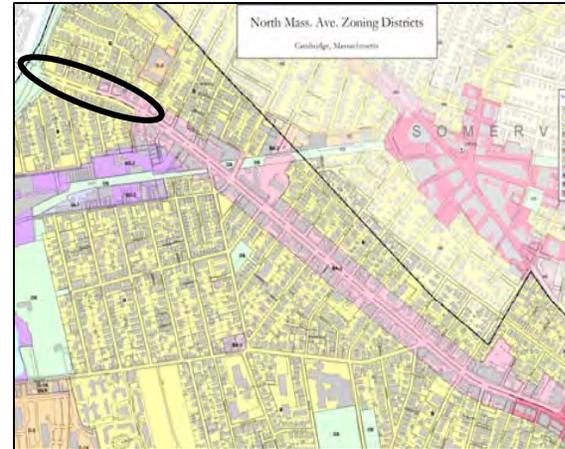












North Mass Ave sub areas



Camb	
A-2	[Yellow swatch]
B	[Light green swatch]
C-1	[Light blue swatch]
C-1A	[Orange swatch]
C-2	[Light purple swatch]
C-2B	[Light green swatch]
C-3	[Light blue swatch]
BA	[Pink swatch]
BA-1	[Light pink swatch]
BA-2	[Light pink swatch]
BC	[Light pink swatch]

OPPORTUNITIES

Streetscape

- Trees, landscaping, plantings

- Pocket parks

- Street furniture, outdoor seating/dining

- Other street amenities: trash receptacles, bus shelters, etc

Retail

- Enhance strong retail areas

- Façade improvements

- Other options to support struggling commercial locations/ areas

Zoning /Urban Design

- Identify what seems to work

- Encourage steps to avoid unintended consequences

ZONING PROVISIONS ALONG MASSACHUSETTS AVENUE



BASE ZONING DISTRICTS

BASE ZONING DISTRICTS substantially determine the nature of building forms and activity along the street.

BUSINESS C: Porter Square

BUSINESS A-2: Porter Square to Trolley Square

RESIDENCE B: The neighborhood and at the Arlington town line



Business C District



Business A-2 District

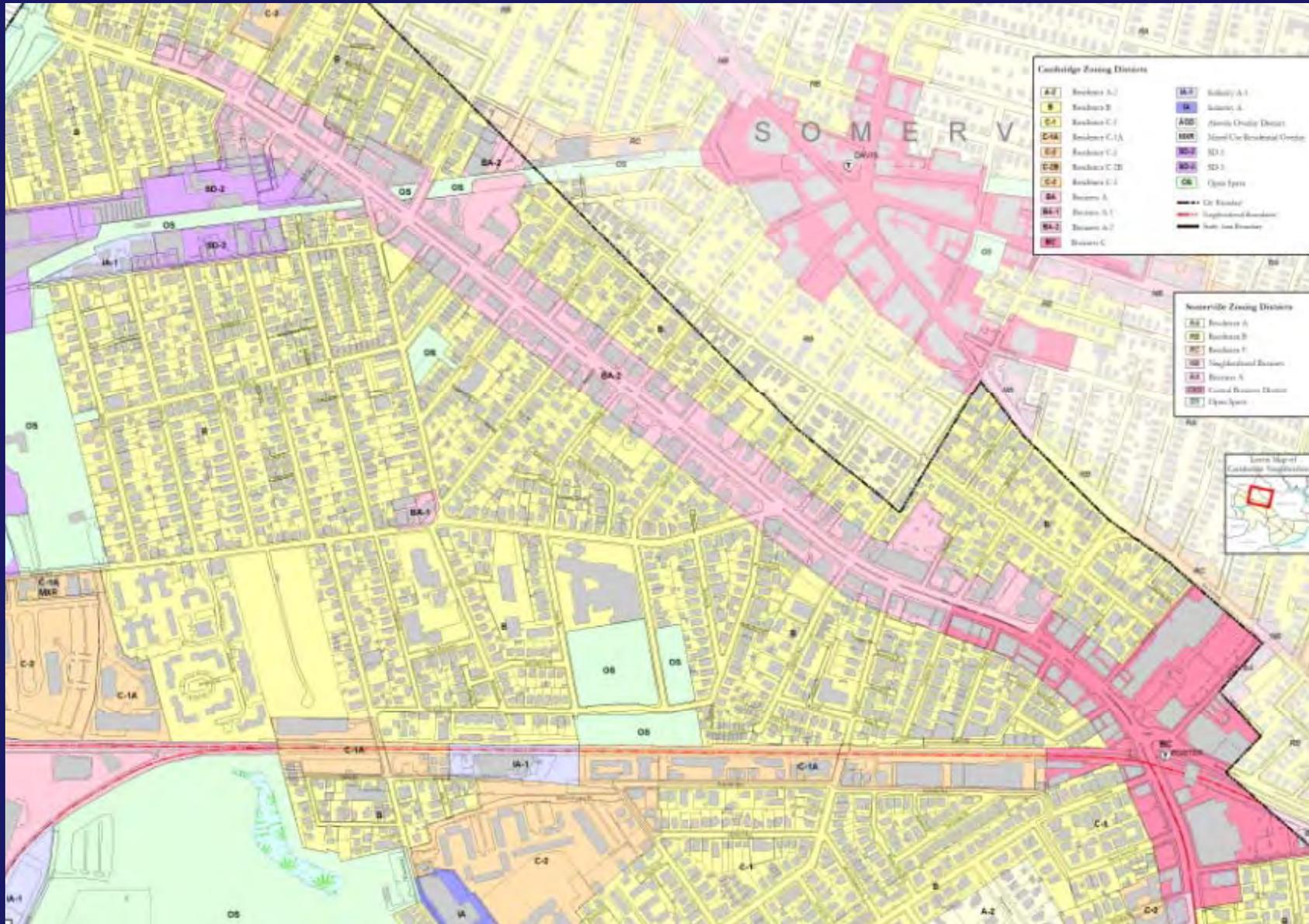
MASSACHUSETTS AVENUE OVERLAY DISTRICT

An **Overlay District** shapes base district regulations to address local policy objectives:

- * Imposes greater restrictions, or
- * Allows more development, or
- * Adds design requirements.

Both the base and overlay district provisions apply





BASE DISTRICT PROVISIONS



- B1. Uses**
- B2. Building Heights**
- B3. Setbacks**
- B4. FAR**



B1. PRINCIPAL USES ALLOWED

Business C and Business A-2 Districts

HOUSING

Single family homes, townhouses,
condominiums

OFFICES

General offices, professional offices, research
and development offices

INSTTUTIONS

Churches, schools, government building

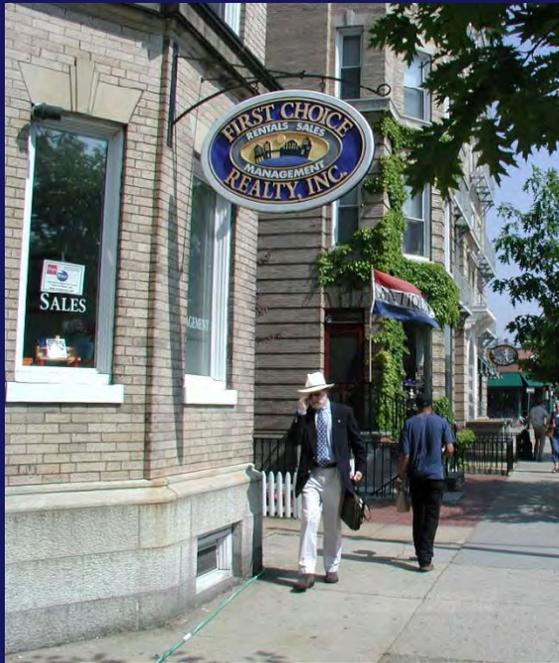
RETAIL

Stores, restaurants taverns, gas stations



HOUSING





OFFICES

Medical offices

Professional offices

Bank/ATM

Technical research

INSTITUTIONS



RETAIL





B2. BUILDING HEIGHTS AND HEIGHT TRANSITIONS

BUSINESS C DISTRICT

- * **55 feet**
- * **35 feet within 50 feet of a residential district**

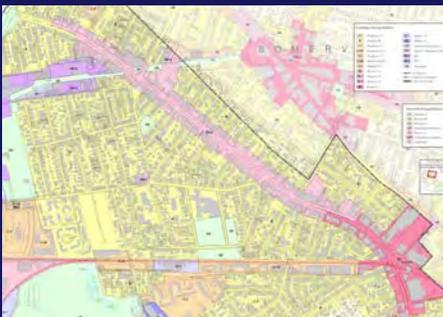
BUSINESS A-2 DISTRICT

- * **45 feet**
- * **35 feet within 50 of a residential district**
- * **10 foot setback from front and rear façades
above 35 feet**

Business C
55 feet/35 feet



Business A-2 :
45 feet/setback @ 35 feet



Business A-2:
35 feet





B3. REQUIRED SETBACKS

BUSINESS C DISTRICT

- * No setbacks required under most conditions
- * 20 foot rear yard adjacent to a residential district
- * 10 foot side yard adjacent to a residential district

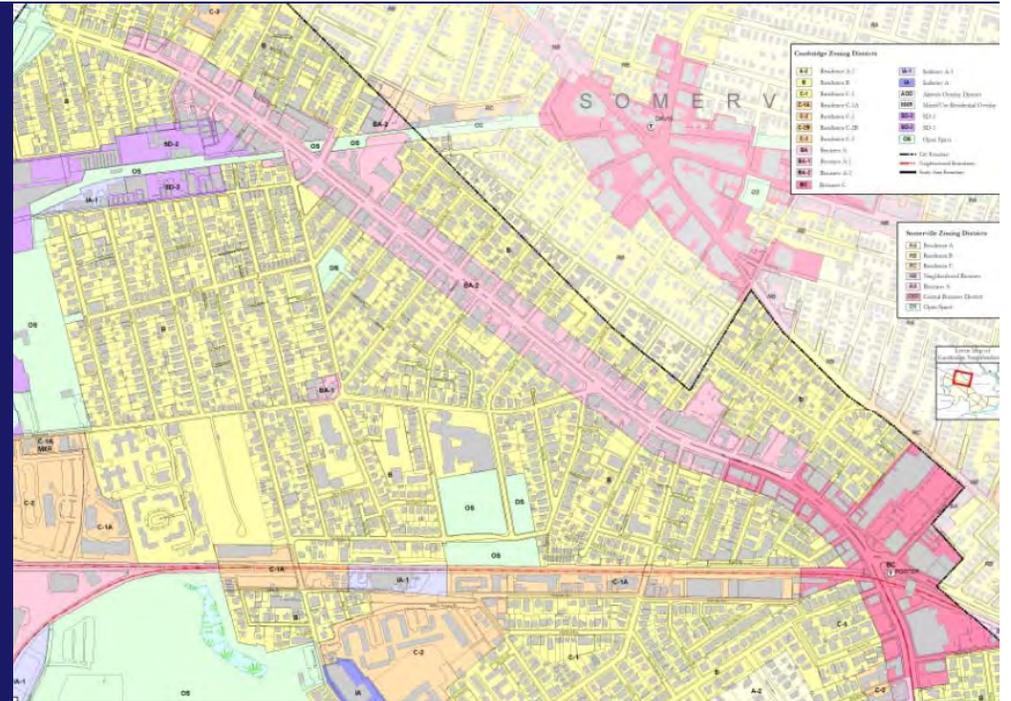
BUSINESS A-2 DISTRICT

- * 0-5 foot front yard
- * 20 feet adjacent to a residential district
- * 20 foot rear yard



FRONT YARD SETBACKS





REAR YARD AND RESIDENTIAL SETBACKS



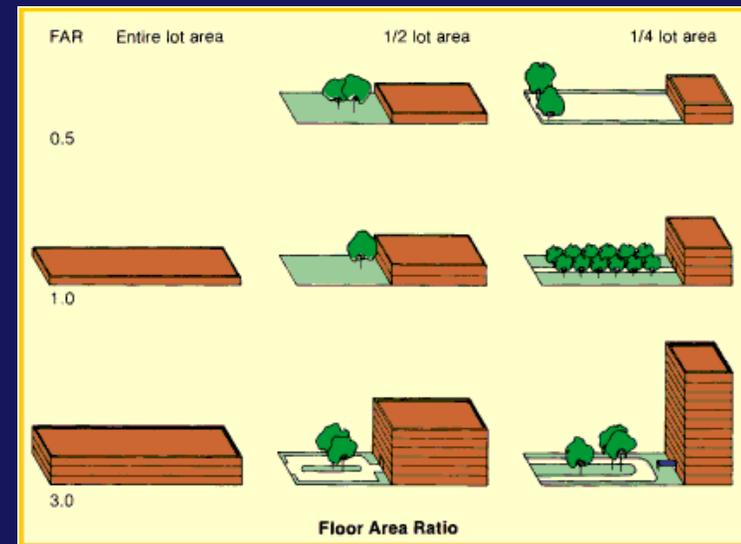
B4. PERMITTED FAR

BUSINESS C DISTRICT

- * 1.25 for all non-residential uses (office, retail institutional)
- * 2.0 for residential uses (plus inclusionary bonus)

BUSINESS A-2 DISTRICT

- * 1.0 for all non-residential uses
- * 1.75 for residential uses (plus inclusionary bonus)





FAR: ca 1.00

FAR: ca 0.60





FAR: ca 0.20



FAR: ca 2.5



FAR: ca 1.76

MASSACHUSETTS AVENUE OVERLAY DISTRICT PROVISIONS



- 01. Setback Restrictions**
- 02. Ground Floor Use Restrictions**
- 03. Required Design Features**
- 04. Advisory Review Process**



01. SETBACK RESTRICTIONS



The setback must be used as:

* A sidewalk

* A park

* Landscaping



PROHIBITED CONDITIONS

PERMITTED OUTCOMES





02. GROUND FLOOR USE RESTRICTIONS



- * An active use
- * Located at grade
- * Depth of 20 feet

HISTORICAL PRECEDENTS



NEW EXAMPLES





03. DESIGN REQUIREMENTS



* Entrance faces the Avenue

* Each store has an entrance

* Facades are 25% to 75% clear glass

* No reflective or opaque glass

NO OPAQUE GLASS



GLASS AREA MAIN ENTRY



REVIEW PROCEDURES



**R1. Development Consultation
Procedure**

R2. Project Review Special Permit

**R3. Divergence from Overlay District
Standards**



R1. DEVELOPMENT CONSULTATION

- * A public meeting for advisory comments
- * For buildings of 2,000 square feet or more
- * Superseded when a special permit is needed





R2. PROJECT REVIEW SPECIAL PERMIT

- * Special Permit from the Planning Board
- * Urban design and traffic reviewed
- * 20,000 sf threshold in BA-2 District
- * 50,000 sf threshold in BC District





R3. DIVERGENCE FROM OVERLAY DISTRICT DESIGN STANDARDS

- * Special permit from the Planning Board
- * Meeting citywide and Overlay District objectives
- * Eliminates conflicts or better serves objectives



PRESERVATION /CONTINUITY/CHANGE



PRESERVATION / CONTINUITY / CHANGE



PRESERVATION /CONTINUITY/CHANGE

