

ORDINANCE NUMBER 1338

Final Publication Number 3252. First Publication in the Chronicle on May 26, 2011.

City of Cambridge

In the Year Two Thousand and Eleven

AN ORDINANCE

In amendment to the Ordinance entitled “Zoning Ordinances of the City of Cambridge”

Be it ordained by the City Council of the City of Cambridge that the Zoning Ordinances of the City of Cambridge be amended as follows:

17.600 SPECIAL DISTRICT 15

17.601 *Scope.* This Section 17.600 regulates development within the Special District 15 as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.600, all requirements of and regulations applicable to the Industrial B District shall apply equally to the Special District 15.

17.602 *Purpose.* It is the intent of Special District 15 to provide for the creation of a high quality general and technical office environment which enhances the Massachusetts Avenue street front in this area by promoting active uses at the street level, encouraging building heights and massing that are appropriately scaled within the context of surrounding structures, and creating an improved pedestrian environment through the introduction of open space, the creation of pedestrian connections that enhance links between Kendall and Central Squares and the nearby residential neighborhood, and the elimination of surface parking lots.

17.603 *Permitted Uses.* Uses permitted in the Industry B District shall be equally allowed in Special District 15.

17.604 *Dimensional Regulations*

17.604.1 *Maximum FAR.* The maximum FAR for any lot in the district shall be 3.5.

17.604.2 *Additional Height.* The maximum height permitted in the district may be increased to one hundred forty (140) feet by special permit from the Planning Board.

- 17.605 *Criteria for Granting Special Permit.* In granting a Special Permit for additional height above one hundred twenty (120) feet, the Planning Board shall give consideration to the following:
1. Only a portion of the building, not to exceed more than thirty percent (30%) of the district, will extend to one hundred forty (140) feet.
 2. Portions of the building along Massachusetts Avenue will not exceed 85 feet in height.
 3. The additional height will allow for greater opportunities for open space on the site, including plazas, landscaped areas, and pedestrian pathways.

- 17.606 *Parking.* Notwithstanding the requirements of Article 6.000, the maximum ratio of off-street parking for all non-residential uses shall be 0.90 spaces per 1,000 square feet of Gross Floor Area. Parking that exceeds this ratio shall require a waiver under the general provisions of Article 6.000.

For any project seeking a special permit from the Planning Board, the Planning Board in its discretion, after review and analysis of Transportation Impact Studies and other relevant information on parking demand provided in application documents, and with the guidance of City agencies, may approve a request for reduction in off-street parking that it deems appropriate without requiring a waiver under Article 6.000.

- 17.607 *Design Guidelines.* In accordance with the provisions of Section 19.22, any new building construction in this Special District that exceeds the Land Use Thresholds set forth in Section 19.23 is required to obtain a Project Review Special Permit. In addition to the Citywide Urban Design Objectives enumerated in Section 19.30, the Planning Board shall, when making a determination on an application for a Project Review Special Permit in Special District 15, consider the following Design Guidelines:

1. Parking should be located below grade where possible.
2. Vehicular access/egress should not be located on Massachusetts Avenue or Albany Street.
3. Public pedestrian connections are encouraged through the site.
4. Open space in the form of plazas, landscaped areas and pedestrian pathways should be integrated into the site plan so as to benefit building users and the general public.

5. To the extent possible, active uses and transparency is encouraged on the ground floor of new buildings. The ground floor building frontage along Massachusetts Avenue shall create an active street presence with a particular emphasis on retail uses and shall be generally 50% transparent.
6. The applicant should indicate how a proposed building would relate physically to the most current design plans developed by the MBTA for implementation of the Urban Ring transportation project.
7. Attention should be given to walkability, with appropriate sidewalk widths, maintenance of street trees, and other pedestrian friendly amenities.
8. The site massing should include a variety of heights to provide visual interest and break-up building mass.

17.608 Consistency with Letter of Commitment. Prior to the issuance of any building permit or Certificate of Occupancy for any construction authorized by special permit under the provision of this Section 17.600, the Community Development Department shall certify to the Inspectional Services Department that all provisions of the Letter of Commitment dated June 20, 2011 by Novartis are continuing to be met.

In City Council June 20, 2011.

Passed to be ordained as amended by a yeas and nays vote:-

Yeas 9; Nays 0; Absent 0; Present 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk