

FIRST PUBLICATION NUMBER 3286

City of Cambridge

In the Year Two Thousand and Twelve

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:

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.

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) seven hundred twenty-five thousand (725,000) 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 amending the third sentence in Section 15.33 by adding the following language after the phrase “shall be eighty (80) feet”:

“, provided, however, 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.”

Passed to a second reading as amended at the City Council meeting held on June 11, 2012 and on or after June 25, 2012 the question comes on passing to be ordained.

ATTEST:-

Donna P. Lopez
Interim City Clerk