



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

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To: Planning Board
From: CDD Staff
Date: June 12, 2012
Re: **Forest City Rezoning Petition**

At its meeting of June 11, the City Council voted to pass the Forest City Petition to a second reading, with amendments. This action will allow the City Council to take a final vote on the petition at its scheduled summer meeting on July 30.

The amendments are intended to allow only the possibility of developing the proposed commercial building at the corner of Massachusetts Avenue and Blanche Street, but not to allow the development of a new residential building at the corner of Sidney and Green Streets. Taking into account the existing buildout of the district, the amended zoning would allow approximately 247,000 square feet of additional non-residential development and approximately 4,000 square feet of additional residential development.

The following chart summarizes the amendments:

	Current Zoning	Forest City Petition (3/22/2012)	Amended Petition (6/11/2012)
Total Allowed GFA	2,300,000 SF	2,660,000 SF	2,545,000 SF
Allowed GFA in Non-Residential Buildings	1,900,000 SF *	1,820,000 SF	1,820,000 SF
Allowed GFA in Residential Buildings	400,000 SF *	840,000 SF	725,000 SF
Max. Height North of Green Street, West of Sidney Street	80'	165'	80'
Max. Height North of Green Street, East of Sidney Street	80'	115'	115'

** Under current zoning, residential GFA may be increased with a commensurate reduction in non-residential GFA. (This provision is removed in the Petition text.)*

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The proposed zoning language as amended by the City Council is attached, along with a version showing inline edits within the text of Article 15.000.