



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, June 1, 2010, at 7:20 p.m. at the Second Floor Meeting Room, at City Hall Annex, 344 Broadway, Cambridge, Massachusetts on a zoning petition by the Boston Properties to

1. amend the Zoning Map of the City of Cambridge to create a Smart Growth/Underutilized Area in the vicinity of Broadway, Main and Ames Streets, and the site of the West parking garage on Ames Street, and
2. amend the Zoning Ordinance of the City of Cambridge, Section 14.32.1 to increase the aggregate Gross Floor Area to three million, seventy-three thousand (3,073,000) square feet, providing that a development in excess of two million seven-hundred and seventy three thousand (2,773,000) shall occur only within the area designated on the Zoning Map as "Smart Growth/Underutilized Area", and
3. amend the Zoning Ordinance of the City of Cambridge, Section 14.32.2, to increase the Cumulative Office Uses and Biotechnology Manufacturing Uses permitted by Section 14.21.2 to 1,605,000 square feet, and
4. amend Section 14.32.2(2) by adding the following:

Aggregate GFA within the District authorized by a variance issued by the Board of Zoning Appeal to exceed the District Development Limitation of Section 14.32 shall not be counted by the Superintendent of Buildings for any purpose in determining the aggregate GFDA within the District or compliance with the intensity of development requirements of Article 14.00. The Superintendent of Buildings shall maintain a separate record of any development within the area of the MXD district designated on the Zoning Map as "Smart Growth/Underutilized Area." Development after September 30, 2010, within the area of the MXD District designated on the Zoning Map as "Smart Growth/Underutilized Area" shall be allocated first to the increment of allowable GFA in the MXD District between two million, seven hundred and seventy three thousand (2,773,000) and three million, seventy three thousand (3,073,000) square feet, and then to any remaining GFA under two million, seven hundred and seventy three thousand (2,773,000) as authorized by the District Development Limitations of Section 14.32. and

5. amend Section 14.44.3 by adding the following:

Public Open Space in Common Ownership Located Directly Across a Private Way. Public Open Space held in common ownership with the lot for which open space is required, located within the District and directly across a private way from said lot, shall be counted toward satisfaction of the lot minimum opens space requirements of Section 14.43. The perimeter of such public open space, less the boundary that abuts the private way, shall count toward the "total perimeter boundary of the lot" under Section 14.44.1 and "the length of the lots' common boundary on the public open space" under Section 14.44.2. The perimeter of such public open space, including the boundary that abuts the private way, shall count toward the "total boundary of the public open space" under Section 14.44.2.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway. Questions concerning the petition may be addressed to Liza Paden at 617 349 4647 or lpaden@cambridgema.gov.

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