



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, January 27, 2015, at 7:00 p.m. in the second floor meeting room, City Hall Annex, 344 Broadway, Cambridge, Massachusetts on a zoning petition by Normandy Realty Estate Partners and Twining Properties to amend the Zoning Ordinance of the City of Cambridge by creating a new Section 20.900 (not 20.800 which has been already assigned) and amending the Zoning Map to create a new Overlay District Section 20.900 – Mass and Main Residential Mixed Income Subdistrict in the Central Square area of Massachusetts Avenue, Columbia and Douglas Streets and Bishop Allen Drive. (Not including the City parking lots). Some of the proposed changes would include new height zones with the height limit increased to 70 feet along Columbia and Douglas Streets and Bishop Allen Drive, where the current as of right height limit is 45 feet and 80 feet with a Planning Board Special Permit and a bulk control plane. A proposed new Mass Ave Height Zone would allow the height to be up to 195 feet for a Residential Mixed Income Incentive Project where the current height limit is 80 feet. The Mass and Main Residential Mixed Income Subdistrict would be considered an area of special planning concern and subject to the Development Consultation Procedures specified in Section 19.40 and any Large Project over 2,000 square feet would be conducted by the Central Square Advisory Committee. New Minimum Inclusionary Housing Requirements would be increased to include moderate income households as well as create a minimum requirement for three bedroom units. A new Innovation Unit would be created with exemptions from parking requirements and resident parking permits. Ground floor retail uses would be restricted by limiting or excluding certain retail uses. The entire text of this zoning petition is available online at link below.

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 and online at [www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments](http://www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments) . Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

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The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617 349 4647, [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).