Eastern Cambridge Rezoning Petition

Submitted to City Council by the Planning Board
June 2001

Eastern Cambridge Rezoning Petition

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CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 13, 2001

To the Honorable, the City Council,

Subject: Eastern Cambridge Rezoning Petition

The Planning Board is pleased to submit for consideration the Eastern Cambridge Rezoning Petition, the product of a year-long study of planning issues in the eastern part of the city. The petition's recommendations embrace the concepts proposed in the Citywide Rezoning Petition – encouraging more housing in a mixed-use environment and reducing commercial density and traffic growth – while tailoring the zoning recommendations to the specific character and needs of the East Cambridge, Wellington-Harrington and Area 4 neighborhoods affected by this petition.

The Eastern Cambridge Planning Study (ECaPS), upon which these recommendations are based, was a comprehensive planning analysis of the area defined in the Larkin Petition. The study was conducted by a professional consultant team working with a 19-member committee of neighborhood residents; representatives of Eastern Cambridge businesses, property owners, and institutions; and City staff. The recommendations contained in the petition address housing creation, commercial density, traffic and parking, retail development, height limits, open space, and the pedestrian environment.

Specific areas were identified for detailed study, including North Point, the Volpe Center area, the transition areas along Binney Street, and other smaller areas throughout the neighborhoods. Therefore, the Eastern Cambridge Rezoning Petition includes zoning recommendations that address specific locations, as well as Design Guidelines that are intended to apply throughout the study area. The petition includes the following components, which are described in the attached summary sheets and zoning text:

I. North Point Base Zone and PUD (NP and PUD-6);
II. PUD at Kendall Square (the Volpe Center area);
III. Eastern Cambridge Housing Overlay District (Binney Street transition area);
IV. PUD 4, 4A, and 4B Districts (vicinity of First and Second Streets);
V. Eastern Cambridge Development Rights Transfer Districts;
VI. Additional Zoning Changes; and
VII. Eastern Cambridge Design Guidelines.

In forwarding this petition to you, the Planning Board has carefully considered the vision, goals, and recommendations of the Eastern Cambridge Planning Study and the extensive professional analysis and public input went into the development of the zoning recommendations.

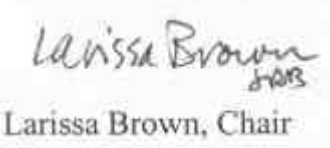
The goals of the zoning recommendations are to:

- encourage housing as a predominant use in new development;
- create mixed-use districts close to transit;
- reduce auto trips from new development;
- effect a significant increase in public open space;
- create better transitions in scale and character from neighborhoods to commercial areas; and
- create an urban environment that encourages walking and cycling and provides better connections among neighborhoods, commercial areas, transit facilities, and open space, including the Charles River.

The Planning Board has heard preliminary public comment on these recommendations and is anticipating more comment during the public hearing process. Among the comments received by the Board was the request for flexibility to allow increased commercial density in North Point in exchange for public amenities such as relocation of the Lechmere T station and moderate-income and affordable housing. Given the magnitude of the North Point site and the opportunity to guide the creation of a new neighborhood there, the Board anticipates further analysis of the implications of such additional commercial density as the petition moves through the public review process. In addition, the Planning Board has heard from property owners and residents in the area, and looks forward to continuing to review the proposals with those comments in mind.

The Planning Board believes that this petition meets the objectives of the Citywide Rezoning Petition, while responding to the specific constraints and opportunities presented by the Eastern Cambridge context.

Respectfully submitted for the Planning Board,



Larissa Brown, Chair

Eastern Cambridge Rezoning Petition

Summary of Recommendations

PART I - NORTH POINT BASE ZONE AND PUD (NP AND PUD-6)

Purpose
The intent of the proposed North Point zoning is to promote the development of a new, primarily residential neighborhood compatible with the existing East Cambridge neighborhood. The proposed zoning is also based on recognition of constrained motor vehicle access to the area. Proposed changes to both the North Point base and Planned Unit Development (PUD) zoning address the desired mix of residential and commercial uses, the density and scale of development, and the amount and location of future open space, among other issues.

Proposal
Proposed base zoning at North Point allows only low-density residential development at an FAR of 1.0, with a nominal amount (10 percent) of office and retail allowed; heights would be capped at 40 feet.

Proposed PUD zoning for the North Point area:

- Requires at least 65 percent of future development to be residential and establishes a maximum of 35 percent commercial development.

- Lowers the commercial FAR permitted in the area in recognition of constrained motor vehicle access to the area and addresses cumulative impacts of traffic from new development. Establishes an FAR of 3.0 within 500 feet of the Lechmere transit station. Establishes an FAR of 2.4 for mixed-use projects located farther than 500 feet from the transit station, but allows FAR to increase up to 3.0 as the percent of residential use increases.

- Reduces the parking allowed on the site by 20 percent from that proposed in the Citywide Rezoning Petition, in order to reduce the number of people driving to the area and limit future traffic growth. Requires developers to commit to a program for reductions in auto vehicle trips by providing increased access to other modes.

- Establishes height gradations with lower height limits (85 feet) close to the existing residential neighborhoods and taller heights (150 feet) allowed farther away. Permits three towers up to 220 feet in height, located along the Gilmore Bridge and the railway tracks.

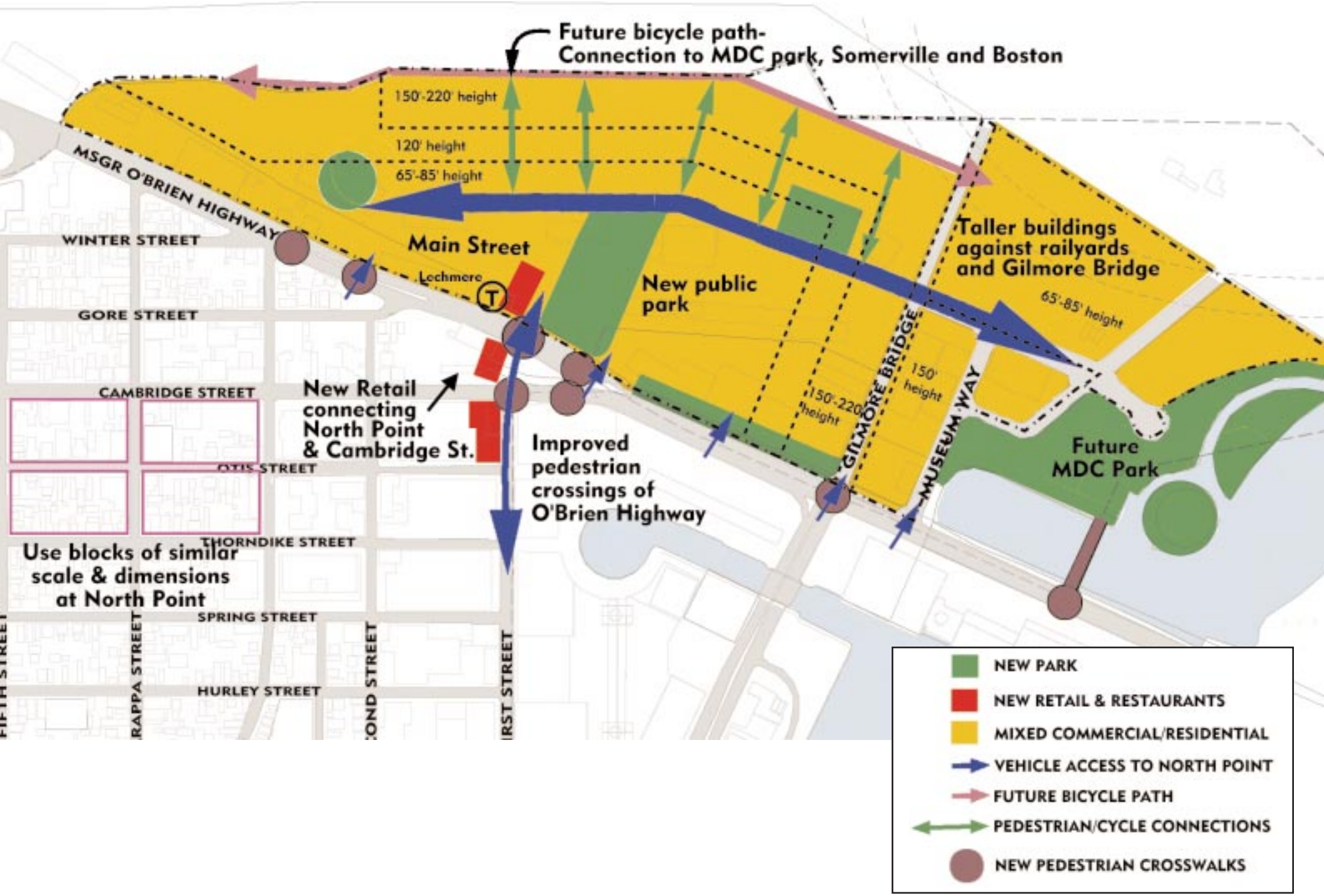
- Within 50 feet of a public park, requires that parts of a building taller than 65 feet be set back an additional 20 feet from the façade.

- Encourages retail uses to support the new neighborhood that will complement, rather than compete with, existing retail on Cambridge Street. Exempts up to 50,000 square feet of ground floor retail development at the intersection of First Street and O'Brien Highway from the commercial FAR cap.

- Limits total new retail development in the district to 75,000 square feet and restricts the size of retail floor areas to 10,000 square feet to avoid "big box" retail.

- Requires the creation of a major new public park of 2.5 acres, easily accessible from the relocated Lechmere T station at extension of First Street.

- Requires general conformance with the Eastern Cambridge Plan and Eastern Cambridge Design Guidelines as determined by the Planning Board in its review of the proposed PUD.


Future bicycle path-
Connection to MDC park, Somerville and Boston
150'-220' height
120' height
65'-85' height
MSGR O'BRIEN HIGHWAY
WINTER STREET
Main Street
Lechmere
New public park
Taller buildings against railyards and Gilmore Bridge
65'-85' height
GORE STREET
CAMBRIDGE STREET
New Retail connecting North Point & Cambridge St.
Improved pedestrian crossings of O'Brien Highway
150'-220' height
GILMORE BRIDGE
150' height
MUSEUM WAY
Future MDC Park
OTIS STREET
THORNDIKE STREET
Use blocks of similar scale & dimensions at North Point
SPRING STREET
HURLEY STREET
NEW PARK
NEW RETAIL & RESTAURANTS
MIXED COMMERCIAL/RESIDENTIAL
VEHICLE ACCESS TO NORTH POINT
FUTURE BICYCLE PATH
PEDESTRIAN/CYCLE CONNECTIONS
NEW PEDESTRIAN CROSSWALKS

PART II – PUD AT KENDALL SQUARE

Purpose
Zoning recommendations for the PUD at Kendall Square, or as it is more commonly known, the Volpe Center area, reflect the desire for housing and open space to help enliven Kendall Square during all hours of the day. Proposed zoning changes would result in a mix of uses on the site. The zoning would apply to both the privately held property and the federally-owned land currently used by the Department of Transportation should it be redeveloped for non-governmental use in the future.

Proposal
Proposed base zoning changes are intended to create a transition in land uses from Broadway to the residential neighborhoods north of Binney Street by requiring residential development to the north and mixed-use development to the south along Broadway, with a commercial district that encourages retail along Third Street. Changes proposed to the base zones are listed in the table below.

Existing District	Existing FAR	Proposed District	Proposed FAR	
			Commercial FAR	Residential FAR
Office 3A along Third Street	3.0	Business A	1.0	1.75
Office 3A north of Potter Street	3.0	Residence C-2B	1.75	1.75
Office 3A south of Potter Street	3.0	Office 2	1.5	2.0

Proposed PUD zoning for the Volpe Center area:

- Permits an FAR of 3.0

- Caps commercial development to restrict traffic growth and encourage the creation of a strong residential presence in the area. Total new commercial development would be limited to 60 percent of total development on the site (approximately 750,000 square feet).

- Requires lower heights closer to the neighborhoods (65 feet) transitioning to taller heights closer to commercial development on Broadway (180 feet). In the area along Broadway, buildings may go up to 250 feet, with a reduced floorplate (less than 10 percent of the parcel.)

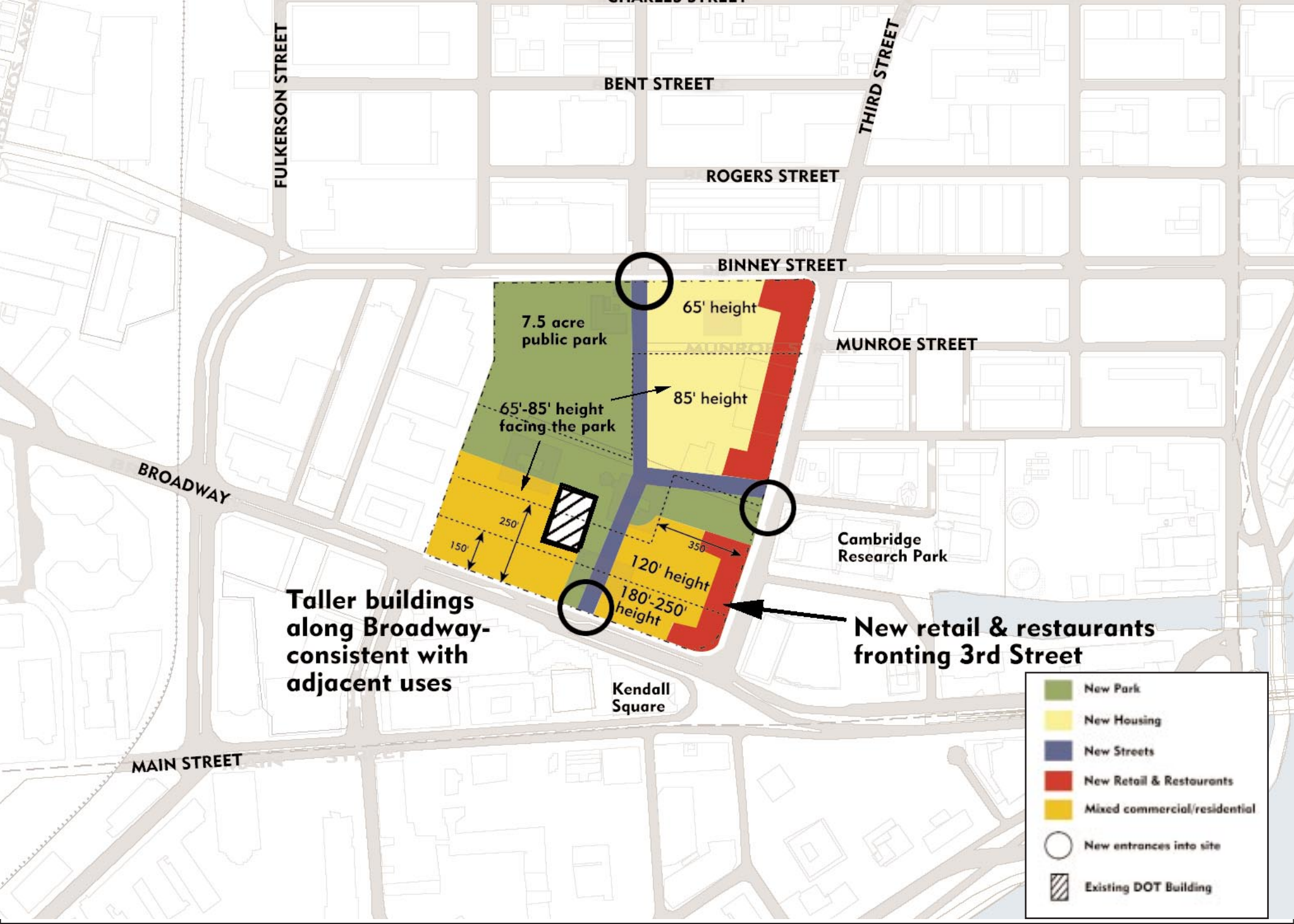
- Adjacent to a public park, requires that parts of a building taller than 45 feet be set back an additional 20 feet from the façade.

- Requires a major new public open space along a portion of Binney Street. Overall, the amount of open space on the entire block at full development would be approximately 35 percent.

- Encourages retail on Third Street and Broadway to create active street life in Kendall Square. Up to 50,000 square feet of ground floor retail along Third Street, Broadway, and the public park would be exempt from the cap on commercial square footage.

- Limits new retail development to 75,000 square feet to avoid competing with existing retail centers. Restricts the size of retail floor areas to 10,000 square feet to avoid “big box” retail.

- Requires general conformance with the Eastern Cambridge Plan and Eastern Cambridge Design Guidelines as determined by the Planning Board in its review of the proposed PUD.



Eastern Cambridge Planning Study

for the Cambridge Community Development Department

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

Volpe Design Principles

6.20.01

GC&A

PART III - EASTERN CAMBRIDGE HOUSING OVERLAY DISTRICT (ECHO)

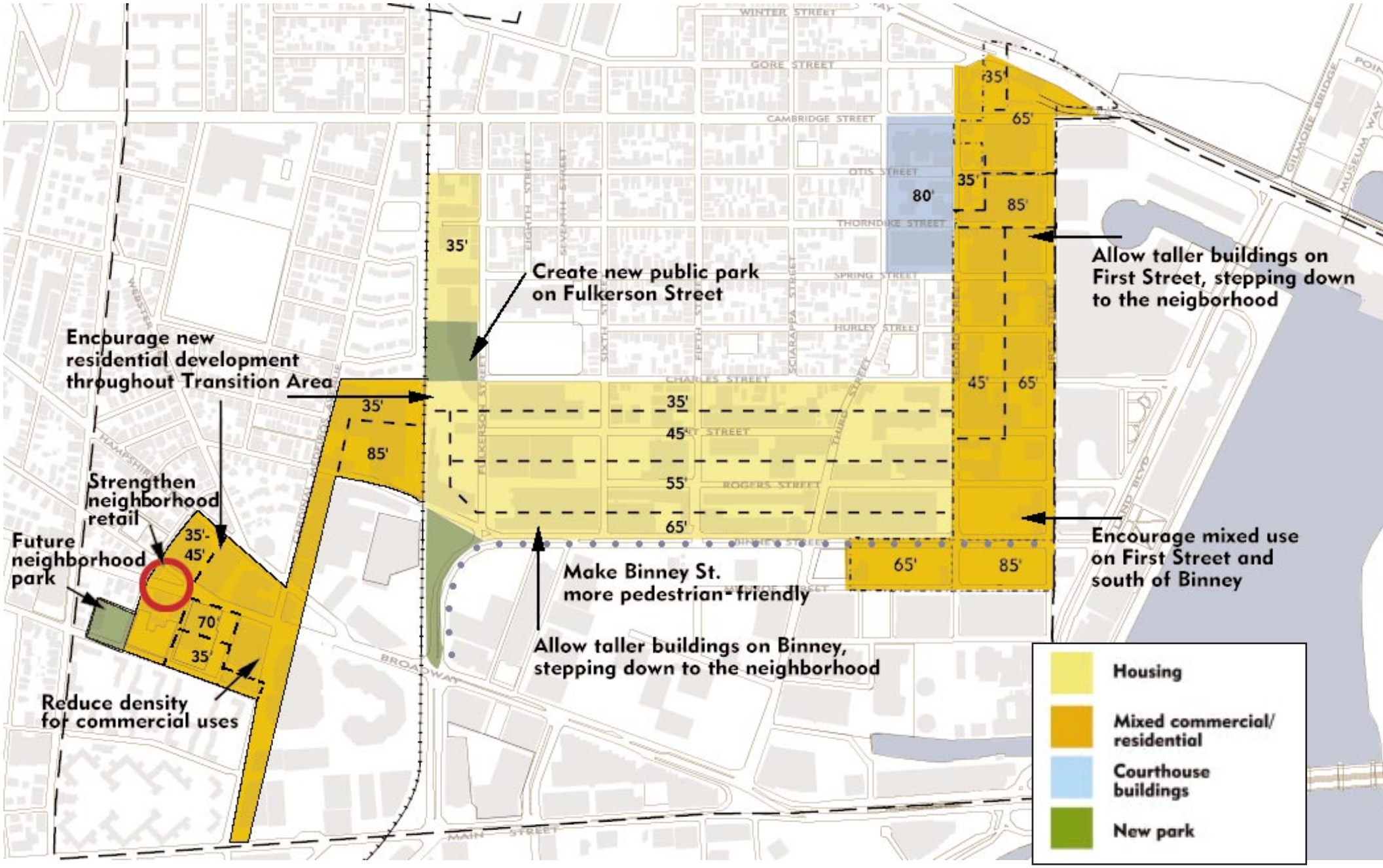
Purpose
The intent of the Eastern Cambridge Housing Overlay District is to improve transitions between residential and commercial areas and to encourage the development of housing adjacent to existing residential neighborhoods.

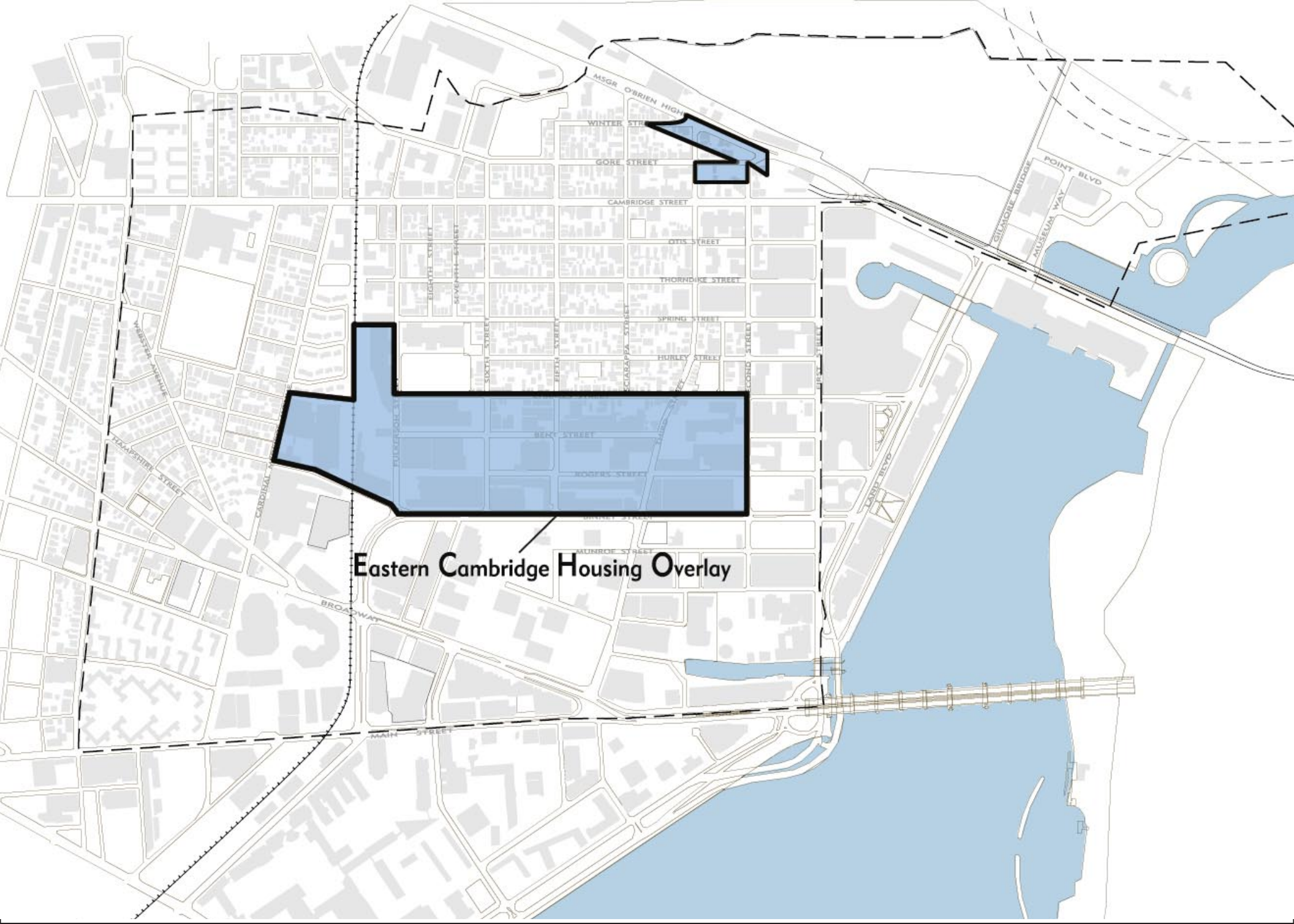
Proposal
Base zoning changes are summarized in the table below.

Existing District	Existing FAR	Proposed District	Proposed FAR	
			Commercial FAR	Residential FAR
Industry B-1 between Binney St and Bent St.	3.0	Industry A-1	1.25	1.5
Industry B north of Binney St	4.0	Industry A-1	1.25	1.5

The Eastern Cambridge Housing Overlay District:

- Allows existing commercial uses to remain in the ECHO area as conforming uses.
- Creates a 2:1 differential between residential and commercial FARs in two areas:
  - The transition area bordered by Binney, Charles, Cardinal Medeiros, and Second Streets currently zoned or proposed to be rezoned Industry A-1, which has a commercial FAR of 1.25 under the Citywide Rezoning Petition. The residential FAR would be 2.5.
  - An area along O'Brien Highway currently zoned Business A, which has a commercial FAR of 1.0. The residential FAR would be 2.0.
- Applies new, finely graduated height limits in the Binney transition area that would establish a maximum height of 35 feet adjacent to the residential neighborhood along Charles Street, stepping up to maximum heights of 45 and 55 feet closer to Binney, and a maximum height of 65 feet along Binney.


Create new public park on Fulkerson Street
Encourage new residential development throughout Transition Area
Strengthen neighborhood retail
Future neighborhood park
Reduce density for commercial uses
Make Binney St. more pedestrian-friendly
Allow taller buildings on Binney, stepping down to the neighborhood
Allow taller buildings on First Street, stepping down to the neigborhood
Encourage mixed use on First Street and south of Binney
35'
85'
35'-45'
70'
35'
45'
55'
65'
80'
Housing
Mixed commercial/ residential
Courthouse buildings
New park



Eastern Cambridge Planning Study

for the **Cambridge Community Development Department**

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

Eastern Cambridge housing Overlay

6.20.01

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PART IV - PUD 4, 4A AND 4B DISTRICTS

Purpose
The intent of the PUDs between First and Second Streets is the development of an active, medium density, mixed-use area, while providing a strong incentive for housing through the Planned Unit Development (PUD). The PUDs encourage a mix of uses with a substantial component of housing located, where possible, adjacent to the existing residential neighborhood. Base zoning district changes are proposed, as well as the creation of two new PUDs.

Proposal
Base district rezoning would involve changes summarized in the table below.

Existing District	Existing FAR	Proposed District	Proposed FAR	
			Commercial FAR	Residential FAR
Residence C1 (in PUD 4A area)	0.75	Residence C-2B	n.a.	1.75
Industry A-2 (in PUD 4A area)	4.0	Residence C-2A	n.a.	2.5
Industry A-2 (in PUD 4 area)	4.0	Business A	1.0	1.75
Industry A-2 (in PUD 4B area)	4.0	Business A	1.0	1.75
Industry B-1 (in PUD 4B area)	3.0	Industry A-1	1.25	1.5

New PUD 4A:
This includes the Duran Candy Factory site and the existing Lechmere station site. This district creates a high density residential base with low heights allowed as-of-right. The base zones are proposed to be Residence C-2A and Residence C-2B. Taller heights would be allowed under the PUD. The PUD:

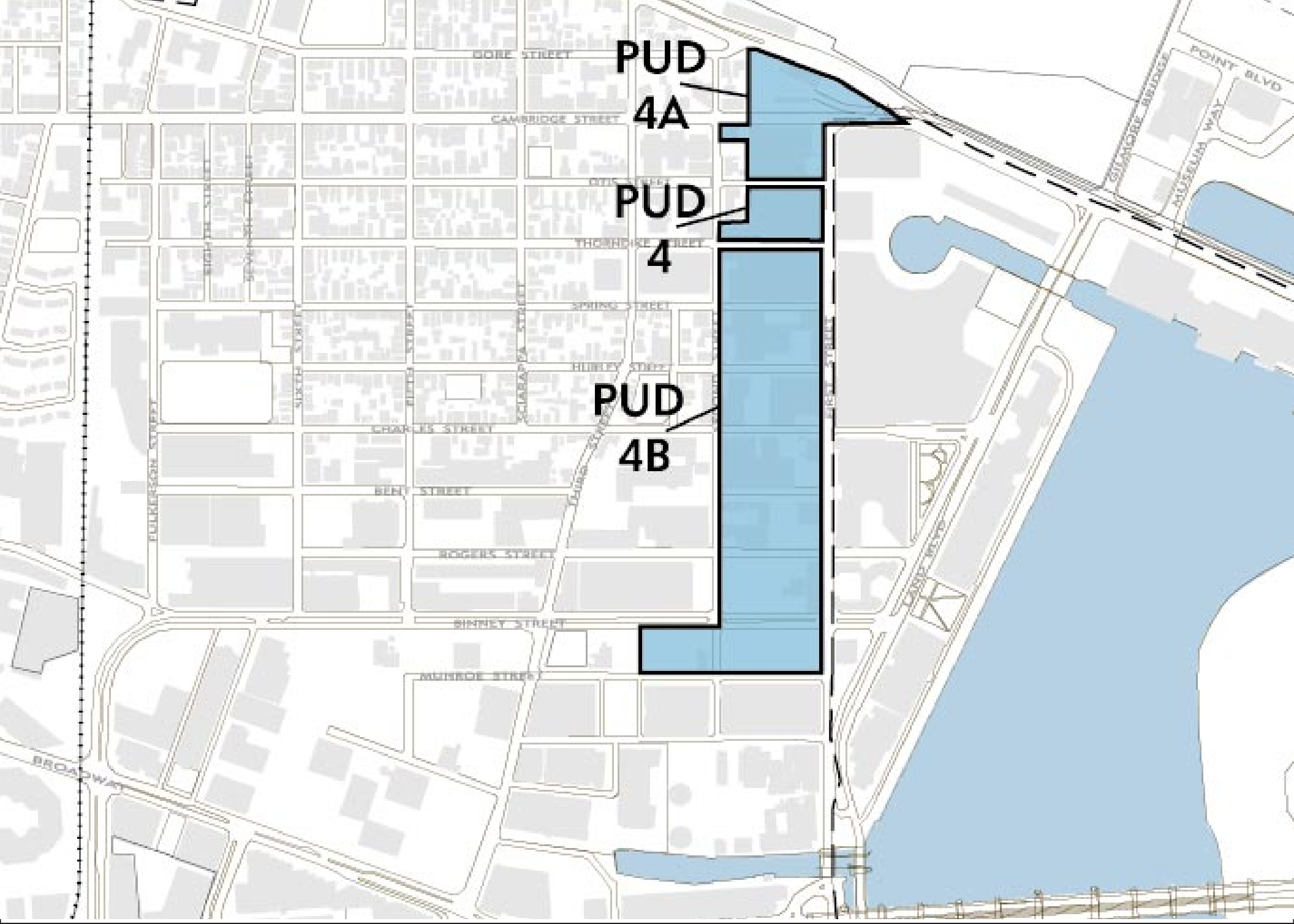
- Permits an FAR of 2.5
- Limits non-residential uses to 50 percent of the GFA in the PUD.
- Encourages the reuse of existing historic industrial structures for mixed residential, retail and office uses
- Provides height limits for a transition from 45 feet adjacent to the residential neighborhood to 65 feet elsewhere.
- Requires that ground floor building spaces oriented toward public streets contain primarily retail or consumer service office uses to the extent possible.

PUD 4:
This small section of an existing PUD on the east of First Street covers the block containing the Davenport building. The base district here is proposed to be rezoned from an Industry A-2 to Business A, a low-density business district that allows a variety of office and retail uses. This is an extension of the PUD on the east of First Street. PUD 4 does the following:

- Allows an FAR of 2.0
- Limits height in the PUD to 85 feet.
- Requires that ground floor building spaces oriented toward public streets must contain primarily retail or consumer service office uses to the extent possible.

New PUD 4B:
The base districts are proposed to be Industry A-1 and Business A. Specific provisions of the PUD-4B:

- Allow twice as much housing as commercial use (2.0 in areas with a Business A base, and 2.5 in areas with an Industry A-1 base), thereby providing an incentive for the development of housing and for the conversion of commercial structures to housing.
- Provide height limits varying from 45 feet on blocks abutting the residential neighborhoods to 85 feet farther away.
- Require that ground floor building spaces oriented toward public streets contain primarily retail or consumer service office uses to the extent possible.



EASTERN CAMBRIDGE PLANNING STUDY

for the **Cambridge Community Development Department**

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

EASTERN CAMBRIDGE PUD 4 DISTRICTS

6.20.01

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PART V - EASTERN CAMBRIDGE DEVELOPMENT RIGHTS TRANSFER DISTRICTS

Purpose
The transfer of development rights provision is intended to encourage reduced commercial density close to existing residential neighborhoods, while moving commercial and mixed-use development to areas of Eastern Cambridge that are closer to transit and are more fully developed.

Proposal
The transfer of development rights provision establishes two overlay districts: the Eastern Cambridge Transfer Donating District (TDD) and the Eastern Cambridge Transfer Receiving District (TRD). The TDD is the area north of Binney Street and adjacent to the residential neighborhoods from which development rights may be moved. The TRD is the largely commercial area between Binney Street and Main Street and is the district to which additional development may be transferred.

Donating districts allow transfer of existing or allowed non-residential development densities, plus allowed residential densities. After the transfer of development rights, the uses permitted on the donating lot would be residential or public park, with a nominal component (10 percent) of retail or office allowed. Transfers of development rights are to be allowed only by special permit from the Planning Board. This allows review of and public comment on the proposed use of the development rights on both the donating and the receiving site.

How much density is available to transfer from a lot?

- The existing amount of non-residential development built on the lot;

or

- The total amount of non-residential development permitted;

plus

- Residential development permitted on the lot minus 0.75 residential FAR to remain on the sending site.

What can be done on the donating lot after development rights have been transferred out?

- Residential development permitted after the transfer of non-residential GFA;

or

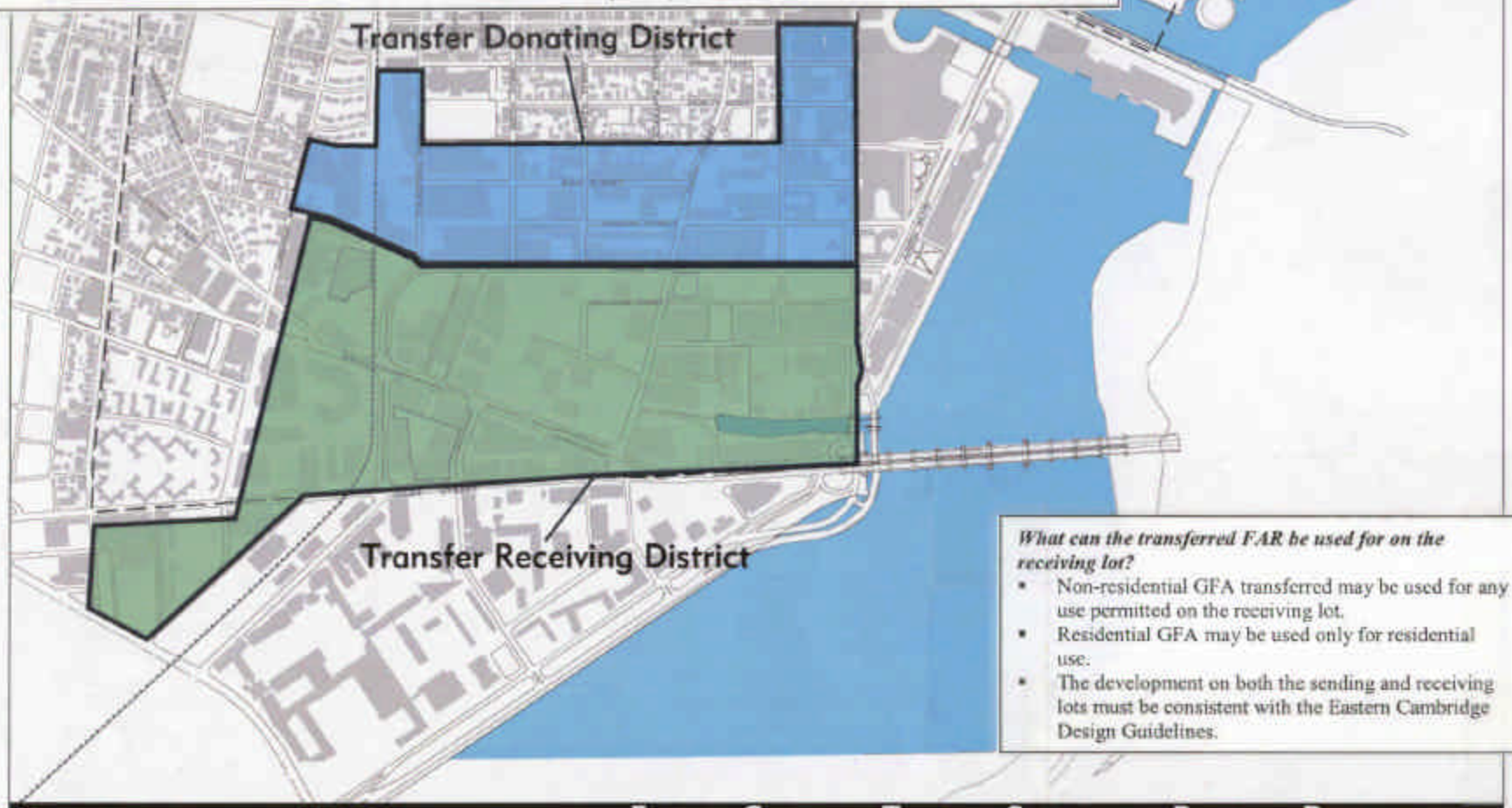
- If there is a building on the site, the residential development that would be allowed under the provisions for Conversion of Non-Residential Structures ;

or

- Housing at an FAR 0.75 in Res C-1 district or 1.25 in non-residential base districts;

or

- A public park.



What can the transferred FAR be used for on the receiving lot?

- Non-residential GFA transferred may be used for any use permitted on the receiving lot.
- Residential GFA may be used only for residential use.
- The development on both the sending and receiving lots must be consistent with the Eastern Cambridge Design Guidelines.

EASTERN CAMBRIDGE PLANNING STUDY
for the **Cambridge Community Development Department**
Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

EASTERN CAMBRIDGE TRANSFER SENDING AND RECEIVING DISTRICTS

6.11.01

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PART VI – ADDITIONAL ZONING CHANGES

Purpose
The intent of these recommendations is to bring zoning into closer conformity with neighborhood and citywide goals in areas that fall outside North Point, the Volpe Center area, and the Eastern Cambridge Housing Overlay district. These include changes proposed in the Citywide Rezoning Petition, as well as additional recommendations, particularly in the transition area between the Area 4, Wellington-Harrington residential neighborhoods and commercial areas of Kendall Square.

Proposal
The proposals in this section fall under four categories:

Zoning district changes: Address rezoning of certain areas to encourage housing by rezoning to residential districts; create appropriate transitions adjacent to residential districts; more accurately reflect existing uses; and create open space.

Area	Existing District	Existing FAR	Proposed District	Proposed FAR	
				Commercial FAR	Residential FAR
Area A	Industry A	2.0	Business A	1.0	1.75
"	Business C	2.0	Business A	1.0	1.75
"	Residence C-1	0.75	Business A	1.0	1.75
Area B	Industry B	4.0	Office -1	0.75	0.75
Area C-1	Residence C-1	0.75	Open Space	0.25 (for permitted uses)	
Area C-2	Industry A-1	1.25	Open Space	0.25 (for permitted uses)	
"	Industry B-1	3.0	Open Space	0.25 (for permitted uses)	
"	Residence C-1	0.75	Open Space	0.25 (for permitted uses)	
Area E	Business A	1.0/1.75	Residence C-2B	n.a.	1.75
Area F	Business A-2	1.0/1.75	Residence C-2B	n.a.	1.75
Area 0	Industry A-1	4.0	Residence C-2B	n.a.	1.75

Adjustments to amount of development allowed: These include changes in the amount of commercial development allowed on a lot and in some cases, reductions in height.

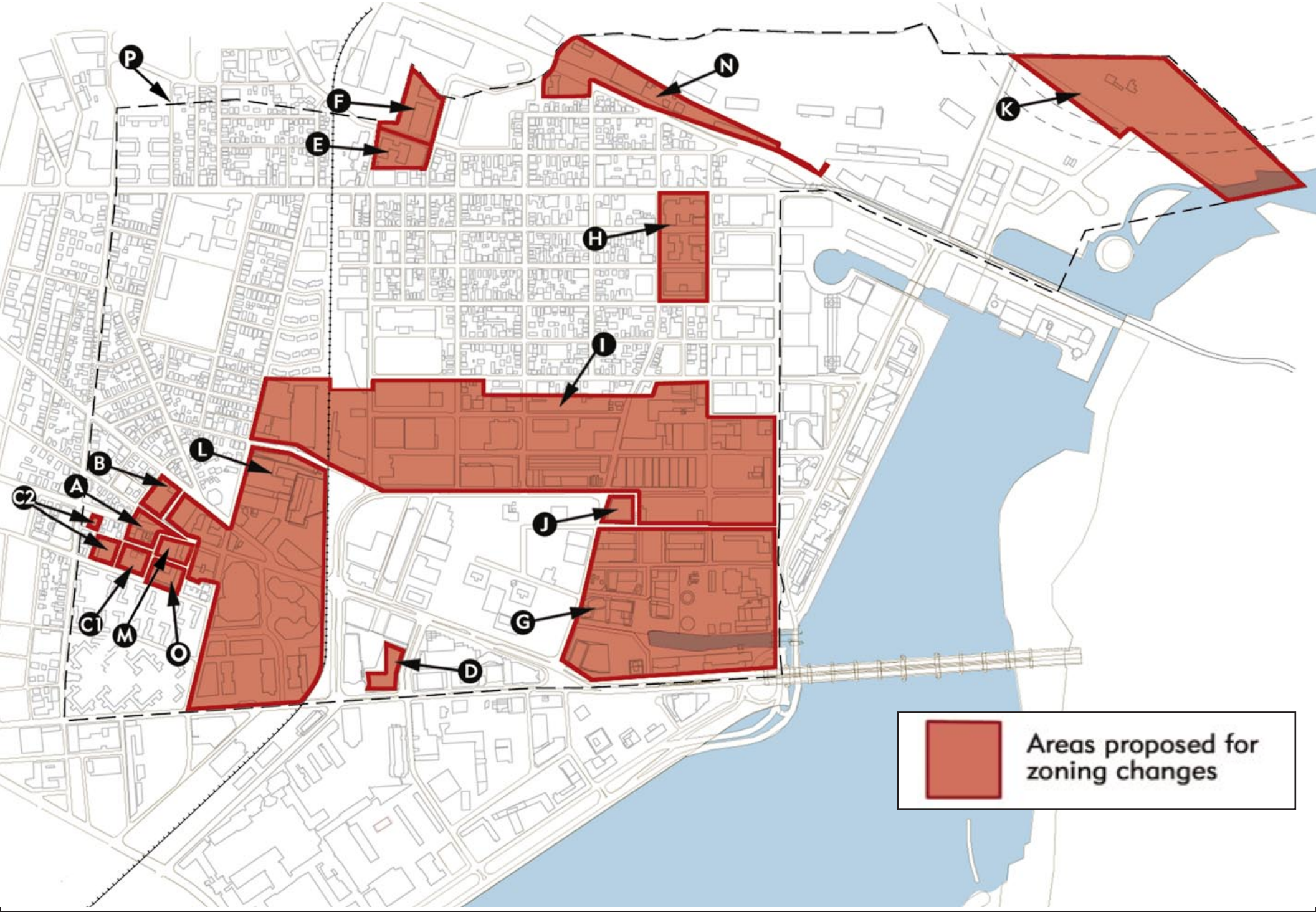
Area	ZoningDistrict	Existing FAR	Proposed FAR	
			Commercial FAR	**Residential FAR**
Area D	MXD			Additional 200,000 sq. ft. of residential allowed
Area G	O-3A/PUD-3	3.0	2.0	3.0
Area H	Business B	3.0	2.75	3.0
Area I	Industry A-1	1.25	1.25	1.5
Area J	Industry B-1	3.0	1.5	3.0
Area K	Industry A	2.0	1.25	1.5
Area L	Industry B	4.0	2.75	4.0
Area M	Industry A-2	4.0	2.75	4.0
Area N	Special District 1	3.0	1.5	3.0

Permit ground floor retail: Currently, ground floor retail is not permitted in the Industry B-1 district. In order to meet the goal of creating active ground floors and vibrant pedestrian environments, it is recommended that a change be made to permit ground floor retail in this district.

Area J. Retail uses in the Industry B-1 district

Design guidelines: To allow the Planning Board to use the Eastern Cambridge Design Guidelines when issuing a project review special permit, it is proposed that the guidelines be referenced in the Citywide Urban Design Objectives for project review.

Area P. The entire Eastern Cambridge Planning Study area



Eastern Cambridge Planning Study

for the **Cambridge Community Development Department**

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

Additional Zoning Recommendations

6.20.01

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PART VII - EASTERN CAMBRIDGE DESIGN GUIDELINES

The Eastern Cambridge Design Guidelines, which were developed as part of the Eastern Cambridge Planning Study, are intended to inform property owners, business owners, developers, and the general public about the desired form and character of development in the ECaPS Study Area (see attached map, Eastern Cambridge Focus Areas). They will guide development activities in this area, particularly in North Point, the Volpe site, the transition areas between residential neighborhoods and Kendall Square, as well as other areas in Wellington-Harrington, Area IV, and East Cambridge. The aim is to create consistently high-quality public environments, and to ensure that development contributes to the character and vitality of the surrounding community. The guidelines are based on the following core principles:

- Manage development to maintain livability in residential neighborhoods and ensure compatibility with existing neighborhood character.
- Provide better transitions between developed/developing areas and residential neighborhoods.
- Create new mixed-use neighborhoods at North Point and the Volpe Center that are integrated with the existing urban fabric.
- Enhance quality of life through the creation of active streets, new public open spaces, and expanded retail opportunities.
- Strengthen pedestrian and bicycle connections throughout Eastern Cambridge, especially between residential neighborhoods and Kendall Square, the Lechmere transit station, and the Charles River.

The Eastern Cambridge Design Guidelines will be referenced by the Planning Board in their review of special permit applications for projects in the ECaPS Study Area that are before the Board. These guidelines will be specifically referenced in the City's zoning ordinance in the Project Review Special Permit section and in the PUD text where applicable.

The guidelines are organized into two sections: Built Form, which addresses the use, scale, and character of buildings; and Public Realm, which addresses connections, streets and sidewalks, open space, and transportation. Where additional area-specific guidelines are proposed, they are listed at the end of the appropriate section. The areas are the focus areas as defined for ECaPS and are shown in the attached map, Eastern Cambridge Focus Areas.

Eastern Cambridge Rezoning Petition

Recommended Text and Map Changes

Eastern Cambridge Rezoning Petition

Part I

North Point Base Zone and PUD
(NP and PUD-6)

PART I - NORTH POINT BASE ZONE AND PUD (NP AND PUD-6).

Purpose

The intent of the proposed North Point zoning is to promote the development of a new, primarily residential neighborhood compatible with the existing East Cambridge neighborhood. The proposed zoning is also based on recognition of constrained motor vehicle access to the area. Proposed changes to both the North Point base and Planned Unit Development (PUD) zoning address the desired mix of residential and commercial uses, the density and scale of development, and the amount and location of future open space, among other issues.

Proposal

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Proposed PUD zoning for the North Point area:

- *Requires at least 65 percent of future development to be residential and establishes a maximum of 35 percent commercial development.*

- *Lowers the commercial FAR permitted in the area in recognition of constrained motor vehicle access to the area and addresses cumulative impacts of traffic from new development. Establishes an FAR of 3.0 within 500 feet of the Lechmere transit station. Establishes an FAR of 2.4 for mixed-use projects located farther than 500 feet from the transit station, but allows FAR to increase up to 3.0 as the percent of residential use increases.*

- *Reduces the parking allowed on the site by 20 percent from that proposed in the Citywide Rezoning Petition, in order to reduce the number of people driving to the area and limit future traffic growth. Requires developers to commit to a program for reductions in auto vehicle trips by providing increased access to other modes.*

- *Establishes height gradations with lower height limits (85 feet) close to the existing residential neighborhoods and taller heights (150 feet) allowed farther away. Permits three towers up to 220 feet in height, located along the Gilmore Bridge and the railway tracks.*

- *Within 50 feet of a public park, requires that parts of a building taller than 65 feet be set back an additional 20 feet from the façade.*

- *Encourages retail uses to support the new neighborhood that will complement, rather than compete with, existing retail on Cambridge Street. Exempts up to*

50,000 square feet of ground floor retail development at the intersection of First Street and O'Brien Highway from the commercial FAR cap.

- *Limits total new retail development in the district to 75,000 square feet and restricts the size of retail floor areas to 10,000 square feet to avoid "big box" retail.*

- *Requires the creation of a major new public park of 2.5 acres, easily accessible from the relocated Lechmere T station at extension of First Street.*

- *Requires general conformance with the Eastern Cambridge Plan and Eastern Cambridge Design Guidelines as determined by the Planning Board in its review of the proposed PUD.*

A. Delete the existing text of Article 16.000 - North Point Residence, Office and Business District and substitute therefor the following.

ARTICLE 16.000 NORTH POINT RESIDENCE DISTRICT

16.10 SCOPE AND INTENT
16.20 USE REGULATIONS
16.30 DIMENSIONAL REGULATIONS
16.40 PARKING LOADING REQUIREMENTS
16.50 SIGNS
16.60 INAPPLICABILITY OF CERTAIN OTHER REGULATIONS

16.10 ***Scope and Intent***

16.11 ***Scope.*** This Article regulates development within the North Point Residence District (the "District"), located as shown on the Zoning Map, as amended.

16.12 ***Intent***. The purpose of the District is to limit as-of-right development due to limited road access and general traffic concerns. The intent of this Article 16.000 is to provide for the development of the area into a residential community with limited retail and office uses at a modest density through the provisions of this Article or at a higher density through the PUD process provided in Section 13.70.

16.20 ***Use Regulations***

16.21 ***Permitted Uses***. The following uses are allowed in the District. All uses not listed within one of the use groups in this section shall be prohibited. All uses within the District shall comply with the environmental protection standards of Section 16.22. The provisions of Section 4.50 et seq. shall not apply to institutional uses permitted within the District pursuant to section 16.21.5.

16.21.1 ***Residential Uses***. The following residential uses shall be permitted.

(1) One and two family dwelling.

(2) Townhouse development.

(3) Elderly congregate housing.

(4) Multifamily dwelling

16.21.2 ***Office and Laboratory Uses.***

The following office uses shall be permitted provided they are in a building in existence as of June 1, 2001 that, if vacant, has not been occupied by a residential use in the five years immediately preceding the time of application for a Certificate Of Occupancy for the proposed office use, or if occupied, the current use is any office and laboratory use, Section 4.34; any retail business and consumer service establishment, Section 4.35; any light industry, wholesale business or storage use, Section 4.37; or any heavy industry use, Section 4.38. In permitting such office and laboratory uses, additional Gross Floor Area up to 10% of the existing Gross Floor Area in the building shall be permitted provided the total FAR does not exceed 1.0.

(1) Office of a physician, dentist or other medical practitioner not located in a clinic listed in Subsection 4.33d, as an accessory use occupying not more than twenty-five (25) percent of the aggregate gross floor area of all buildings on a lot.

(2) Office of an accountant, attorney, or other non-medical professional person.

(3) Real estate, insurance or other agency office.

(4) General office use.

(5) Bank, trust company or similar financial institution.

(6) Technical office for research and development, laboratory and research facility.

16.21.3 ***Retail and Consumer Service Establishments.***

The following uses shall be permitted provided they are located on the first floor of the structure, front a public way, and occupy no more than ten (10) percent of the total Gross Floor Area of the structure in which they are located, excluding from that calculation any Gross Floor Area devoted to parking facilities.

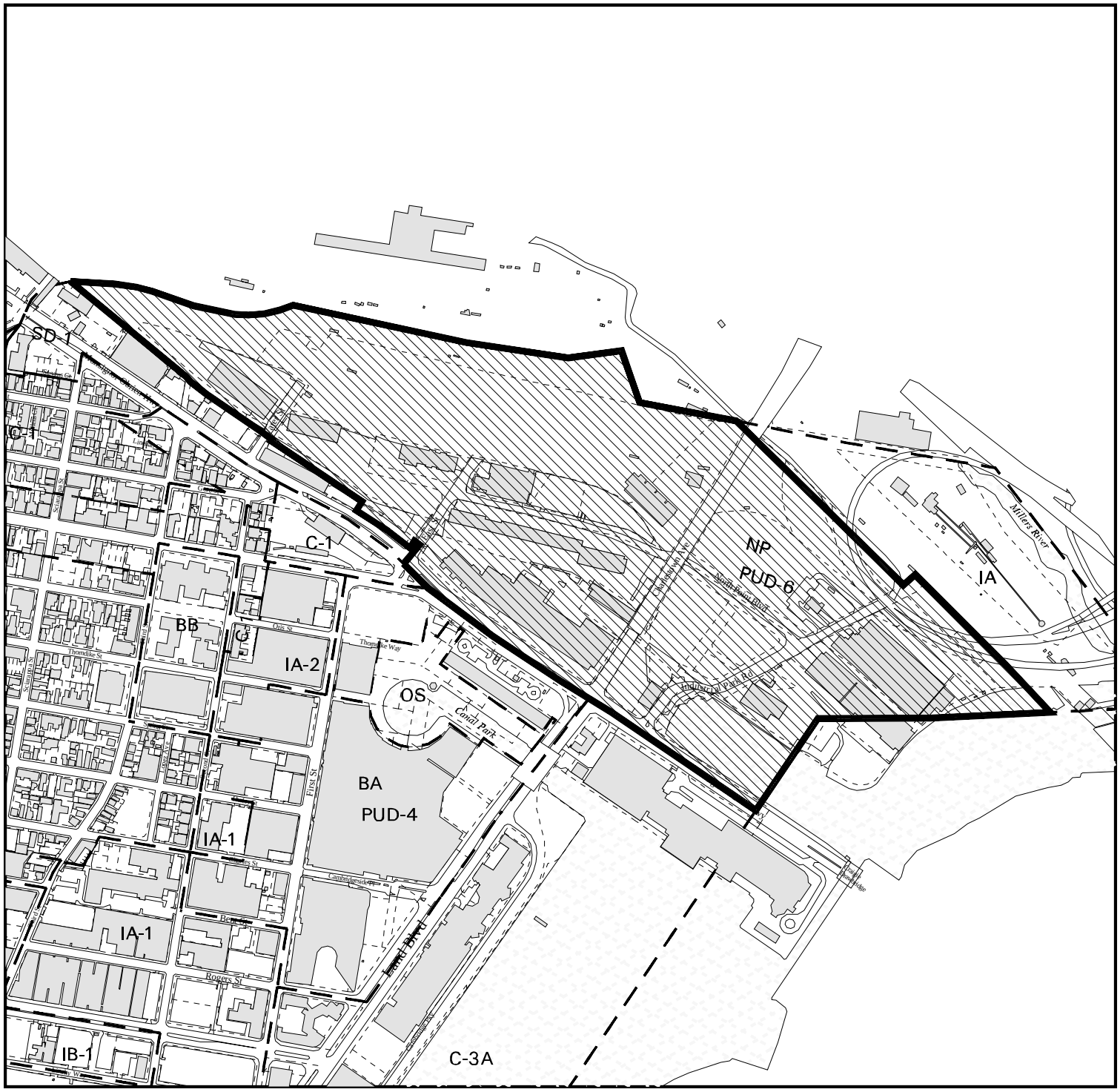
(1) Store for retail sale of merchandise.

(2) Eating and/or drinking establishment, whether or not liquor is sold or consumed, including restaurant, bar, lunchroom, cafeteria and food commissary.

(3) Fast order food establishment subject to the Special Permit requirements of Section 11.30.

Area I(A)

North Point Base District and PUD-6

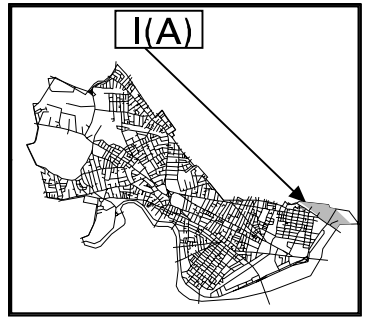


Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

N
S

Scale
1 Inch = 7200 Feet



Eastern Cambridge Rezoning Petition
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(4) Consumer service establishment, including but not limited to hairdresser, barber shop, laundry or dry cleaning pickup establishment, self service laundry, shoe repair or tailoring shop, or photography studio.

(5) Bank, trust company or similar financial institution located on the first floor.

16.21.4 ***Telephone exchange*** (including switching, relay, and transmission facilities serving mobile communications systems) and any towers and antennas accessory thereto, transformer station, substation, gas regulating station, or pumping station by special permit subject to the provisions of Section 4.32 g (1).

Any Telephone exchange use as set forth in 4.32 g (1) proposed with any facility having a floor area greater than four hundred (400) square feet shall only be permitted in a building in existence as of June 1, 2001 that, if vacant, has not been occupied by a residential use in the five years immediately preceding the time of application for a Certificate Of Occupancy for the proposed office use, or is occupied, the current use is any office and laboratory use, Section 4.34; any retail business and consumer service establishment, Section 4.35; any light industry, wholesale business or storage use, Section 4.37; or any heavy industry use, Section 4.38**.**

16.21.5 ***Institutional Uses***

(1) All uses permitted in Sections 4.33a, b, c, d, e, f, and g.

(2) All uses permitted in Section 4.33h, 1 or 2.

(3) Any institutional use not referred to in subparagraphs (1) and (2) above, but only by special permit from the Planning Board pursuant to Section 10.40

16.30 ***Environmental Protection Standards***. No activity shall be permitted in the District unless it shall conform to the following standards for environmental protection:

16.31 All dust, fumes, odors, smoke or vapor shall be effectively confined to the premises or disposed of in compliance with applicable environmental laws.

16.32 Any noise, vibration or flashing shall not be normally perceptible without instrument measurement at a distance of one hundred (100) feet or more from the premises.

16.33 All development proposals shall comply with the Federal and State air pollution and water pollution control regulations, City of Cambridge Ordinances, and other applicable environmental laws.

16.34 Except during construction activity on the lot, all refuse and other waste materials shall be stored within buildings prior to collection and disposal.

16.40 Dimensional Regulations

16.41 ***Lot Density Limitation***. For each lot within the District, a permitted floor area ratio (as defined in Article 2.000) of 1.0 is hereby established for each lot, and shall not be exceeded. The area of the lot to be counted in determining the floor area ratio shall include land dedicated (after adoption of this Article 16.000) by the owner or former owner of the lot, whether in fee or by easement, deed restriction, covenant or comparable legal instrument enforceable by the City of Cambridge or other public entity, as a public way, private way open to the public use, or public open space.

16.42 ***Building Height Limitation***. The maximum building height for all buildings within the District shall be forty (40) feet.

16.43 ***Open Space.*** Publicly beneficial open space, as defined by this ordinance, shall be provided on every lot and shall in the aggregate equal at least twenty (20) percent of the area of such lot.

16.44 ***Other Dimensional Regulations***. The minimum lot area per dwelling unit requirement in the District shall be 600 square feet. There shall be no requirement with respect to minimum lot width. Minimum front, side or rear yards shall be as required in the Residence C-2 District. The minimum lot area shall be 20,000 square feet.

16.50 ***Parking and Loading Requirements***

16.51 ***Parking and Loading Requirements***. Off-street parking and loading requirements shall be the same as currently specified in Article 6.000 and in the Schedule of Parking and Loading Requirements applicable to the Residence C-3, Office 3, Business B and Industry B districts, except as modified below.

16.51.1 Parking facilities may be located on the lot they serve or, by special permit from the Planning Board under Section 10.40 or Section 13.70, may be located in whole or in part in one or more pooled private or public parking facilities located anywhere within the North Point Residence District. The Planning Board shall not withhold a special permit permitting such a pooled parking facility so long as the limitations of the maximum amount of parking provided

in this Section 16.50 are observed with respect to all affected lots, in the aggregate.

16.51.2 ***Minimum and Maximum Parking Requirements***: Accessory off street parking shall be provided as follows:

(1) Residential Uses: 1 space per unit minimum and 1.5 spaces per unit maximum.

(2) General Office Use: 1 space per 1,250 gross square feet minimum and 1 space per 625 gross square feet maximum.

(3) Technical Office for Research and Development Uses: 1 space per 1,675 gross square feet minimum and 1 space per 840 gross square feet maximum.

(3) Retail and Consumer Service Uses: No accessory parking shall be required if the retail and consumer service uses are located on the ground floor and front on and have a public entry directly onto a publicly accessible street.

All other uses shall be subject to the requirements of Article 6.000

16.51.21 Notwithstanding the provisions of Section 16.51.2 above, the total number of parking spaces serving non-residential uses in the PUD in the North Point Residence District shall not exceed **2,500** spaces **allocated to each lot in the district at the rate of 1.2 spaces per 1,000 square feet of lot area.**

16.60 Signs

16.61 The sign regulations of Article 7.000 applicable to Retail, Office and Industrial Districts shall be applicable in the District.

16.70 ***Eastern Cambridge Design Guidelines***. In reviewing any special permit that may be required for development in the North Point Residence District, the permit granting authority shall be guided by the *Design Guidelines* set forth in the *Eastern Cambridge Plan.* Any development permitted as-of-right is encouraged to be consistent with these Guidelines.

16.80 Inapplicability of Certain Other Regulations

16.81 Where this Article 16.000 specifies some standard or establishes some other requirement contrary to or inconsistent with a requirement elsewhere in this Ordinance, the provisions of this Article 16.000 shall control.

B. Delete existing Section 13.70 - PUD North Point Residence, Office and Business District and substitute therefor the following.

13.70 PLANNED UNIT DEVELOPMENT IN THE NORTH POINT RESIDENCE DISTRICT.

13.71 ***Purpose.*** This Section 13.70 is intended to provide the opportunity to create a new residential neighborhood from an area now primarily industrial in character. Retail and office uses are encouraged as part of that neighborhood to serve the residential community and stimulate activity in the area for extended hours throughout the day. Significant new public open space to serve the residents of the district and the general public is desired. It is also intended that development in the PUD in the North Point Residence District will be **generally consistent** with the development policies set forth in the *Eastern Cambridge Plan* and *Eastern Cambridge Design Guidelines* dated June 2001.

13.72 ***Applicability.*** A special permit for a Planned Unit Development may be granted by the Planning Board in the North Point Residence District in accordance with the requirements of Sections 12.30 and 12.40, and the development controls specified in Section 12.50 and this Section 13.70. All references to and requirements for a PUD District in those sections shall also apply to a Planned Unit Development in the North Point Residence District.

13.73 ***Use Regulations***. Any use permitted in Article 16.000 - North Point Residence District may be allowed by the Planning Board, but subject only to the requirements and limitations of this Section 13.70. Other uses, not permitted in Article 16.000 but permitted in a Business B District, may be allowed by the Planning Board upon a written determination that such use is compatible with and advances the objectives of the *Eastern Cambridge Plan* and that it is necessary to support the predominant residential use in the PUD in the North Point Residence District. However**,** non-residential uses may not constitute more than thirty-five (35) percent of the total authorized Gross Floor Area within any Development Parcel, exclusive of both Gross Floor Area devoted to parking facilities and the additional Gross Floor Area (GFA) that may be constructed as a result of the application of FAR bonuses permitted in Section 11.200.

13.73.1 ***Special Provisions Related to Permitted Retail Uses*.**

(1) The total Gross Floor Area for retail and consumer service establishments authorized by the Planning Board in all approved PUDs within that portion of the PUD in the North Point Residence District located west of Charlestown Avenue shall not exceed 75,000 square feet or 25,000 square feet for that portion of the PUD located east of Charlestown Avenue unless

a finding is made by the Planning Board that additional retail use will better serve the objectives of this Section 13.70 and the objectives of the Eastern Cambridge Plan. All retail and consumer services establishments shall be subject to the following limitations:

(i) In no instance shall any individual retail or consumer service establishment exceed 10,000 gross square feet unless the Planning Board determines in writing that establishments of a greater size better support and serve the residents within the PUD district and better advance the policies set forth in the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines*.

(ii) No off street parking is provided.

(2) The initial 50,000 square feet of retail and consumer service establishments authorized in total in approved PUDs shall be exempt from any limitations as to non-residential Gross Floor Area as set forth in Section 13.73.1 above subject to the following limitations:

(i) The GFA is located on the ground floor and fronts on and has a public entry onto a publicly accessible street.

(ii) The establishment is located within the 500-radius described in Section 13.74.11 below.

13.73.2 ***Limitations on Telephone Exchange Uses.*** Where the GFA for any such use exceeds 400 square feet, the use shall only be located within 250 feet of the Boston/ Somerville/Cambridge municipal boundary line and west of Charlestown Avenue.

13.74 ***Dimensional Requirements.***

13.74.1 ***Floor Area Ratio (FAR) Limitation.*** The maximum ratio of floor area to the total area of the development parcel shall be 2.4 except as modified by Sections 13.74.11 – 13.74.13 below. Any GFA contained within the head house or train station serving the MBTA Green Line, excluding any GFA occupied by private retail, office, or other uses, shall not be subject to the FAR limitations set forth in this Section 13.74.1.

13.74.11 ***Additional FAR for Proximity to Transit.*** For any portion of a Development Parcel located within a 500-foot radius of a point defined as the intersection of the centerline of McGrath and O'Brien Highway and the northerly extension of the centerline of First Street, the permitted FAR shall be 3.0. That portion of said Development Parcel shall be permitted to use up to 35% of the allowable FAR for non-residential uses. The portions of the development parcel outside the 500-foot radius shall be subject to the limitations of Sections 13.74.1 and

13.74.12. The additional GFA permitted by this Section 13.74.11 must be located within the portion of the development parcel located within the 500-foot radius. (See Map 13.81)

13.74.12 ***Additional FAR for Increased Residential Use.*** For those portions of the PUD district not located within the 500-foot radius described in Section 13.74.11, the FAR permitted in Section 13.74.1 may be increased according to the schedule set forth below as the proportion of Gross floor Area devoted to residential uses increases, as proposed in the application for a PUD special permit and approved by the Planning Board.

Proportion of Residential GFA Proposed and Approved	Permitted FAR
All residential	3.0
No less than 90%	2.9
No less than 85%	2.8
No less than 80%	2.7
No less than 75%	2.6
No less than 70%	2.5
No less than 65%	2.4

To attain the increase in FAR, the proposed development must attain the percentage thresholds indicated above. There shall be no partial application of the gradations noted above.

13.74.2 ***Minimum Development Parcel Size.*** The minimum size of the Development Parcel shall be the larger of (1) one hundred thousand (100,000) square feet or (2) seventy-five percent of the area of a lot or combination of lots (a) in existence as of June 1, 2001 and (b) held in common ownership where it is proposed to incorporate any portion of such lot or lots within the Development Parcel. The area of the development parcel may include land dedicated (after adoption of this Section 13.70 and prior to any application for a PUD special permit under this Section 13.70) by the owner or former owner of the lot, whether in fee or by easement, deed restriction, covenant or comparable legal instrument enforceable by the City of Cambridge or other public entity, as a public way, private way open to public use, or public open space.

13.74.21 Where the Development Parcel required in Section 13.74.2 is greater than 100,000 square feet, the applicant may at his own discretion designate a portion of Development Parcel as a Master Plan Area, within which area physical information may be presented in a more generalized way, subject to more detailed approval by the Planning Board at a time and in a manner determined by the Board in its PUD special permit decision. Within the Master Plan Area location of streets and public parks, the quantities of

proposed land uses, general building envelopes, locations and heights shall be indicated in sufficient detail that the Planning Board can reasonably assess the impact of the Master Plan and its consistency with the objectives of the PUD district and the *Eastern Cambridge Design Guidelines*.

13.74.3 ***Maximum Building Height.*** The maximum height of buildings in the PUD district shall be eighty-five (85) feet except as otherwise shown on the PUD in the North Point Residence District Height Limitation Map (Map 13.82) and as described herein. Height is further regulated by the provisions set forth in Sections 13.74.31 – 13.74.33 below.

(1) *Maximum Building Height of One Hundred and Fifty (150) Feet.* The maximum height of buildings shall be 150 feet in the following described areas:

(a) That area bounded by a line beginning as the centerline of Charlestown Avenue, then the centerline of North Point Boulevard and its southeasterly extension to the Cambridge/Boston municipal boundary line, then the Cambridge/Boston municipal boundary line, and then the centerline of O'Brien Highway (Bridge Street) to the point of origin.

(b) That area bounded by a line beginning as the centerline of Charlestown Avenue, then the centerline of O'Brien Highway, then a line northwesterly of, parallel to and 200 feet distant from the northwesterly sideline of Charlestown Avenue, then a line northerly of, parallel to and 225 feet northerly of Reference Line #1, then a line turning in a northerly direction which is the northerly extension of the centerline of Second Street to its intersection with the Cambridge/Somerville municipal boundary line, then the Cambridge/Somerville/Boston municipal boundary line to the point of origin.

(2) *Maximum Building Height of One Hundred and Twenty (120) Feet.* The maximum height of buildings shall be 120 feet in the following described area: That area bounded by a line beginning as boundary of the area described in 13.74.3 1b above; then the centerline of O'Brien Highway; then a line northwesterly of, parallel to and 325 feet distant from the northwesterly sideline of Charleston Avenue; then a line northerly of, parallel to and 100 feet distant from Reference Line #1; then the Special District 1 zoning district boundary line, then the Cambridge/Somerville municipal boundary line to the point of origin.

13.74.31 ***Portions of Buildings Limited to Sixty-five Feet.*** Any portion of a building that is within fifty (50) feet of an existing or proposed Public Open Space or single intervening street abutting that open space may exceed 65 feet only if for each floor above 65 feet, that floor is set back an additional 10 feet from the façade of the floor below, until the maximum height is attained, or until a 20

foot setback from the façade at 65 feet is attained. Alternately, a set back of 20 feet from the façade of the building at a height of 65 feet shall be permitted, and the remaining portions of the building allowed to achieve the maximum height permitted by Section 13.74.3, or any variation between the two provisions.

13.74.32 ***Additional Height to Two-hundred and Twenty Feet.*** The Planning Board may in its discretion permit no more than three residential buildings (in addition to those permitted in Section 13.74.33 below) to exceed a height of one hundred and fifty (150) feet up to a maximum height of two hundred and twenty (220) feet in that portion of the PUD in the North Point Residence District west of Charlestown Avenue, subject to the following limitations.

(1) All such buildings shall be located in that portion of the PUD in the North Point Residence District where the base height for all buildings is one hundred and fifty feet.

(2) Portions of said buildings above sixty-five feet are separated from each other by a distance of at least 500 feet.

(3) For any portion of the building above sixty-five feet, the building floor plate shall not exceed 15,000 square feet and one hundred and fifty (150) feet in any one horizontal dimension**.** For portions of the building above 150 feet, the building footprint floor plate) shall not exceed 10,500 square feet.

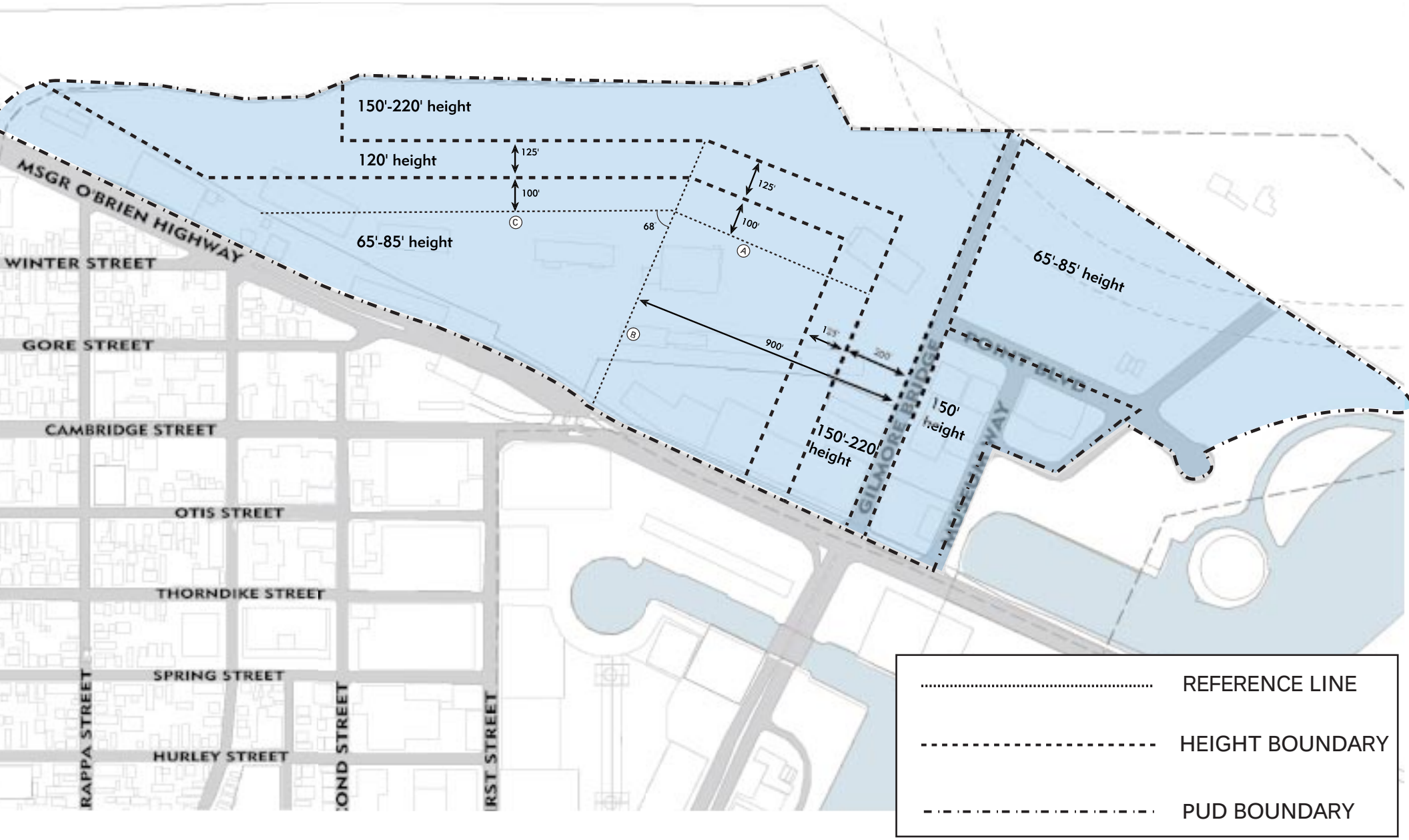
13.74.33 ***Additional Height to Two-hundred and Fifty Feet.*** The Planning Board may in its discretion permit no more than two residential buildings to exceed one hundred and fifty feet in height up to a maximum height of two hundred and fifty (250) feet in that portion of the PUD in the North Point Residence District east of Charlestown Avenue, subject to the following limitations.

(1) All such buildings shall be located in that portion of the PUD in the North Point Residence District where the base height for all buildings is one hundred and fifty feet.

(2) For any portion of the building above sixty-five feet, the building floor plate shall not exceed 15,000 square feet and one hundred and fifty (150) feet in any one horizontal dimension**.**

13.74.34 ***Description of Reference Lines.*** Reference Line #1 and Reference Line #2 shall be as described herein:

(1) Reference Line #1 is that line which is the northwesterly extension of the centerline of North point Boulevard that, at its intersection with Reference Line #2, is deflected south by 32 degrees and continues thereafter to its intersection with the Special District 1 zoning district boundary line.



Eastern Cambridge Planning Study

for the **Cambridge Community Development Department**

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

North Point PUD Height

6.20.01

GC&A

(2) Reference Line #2 is that line which is northwesterly of, parallel to, and nine hundred (900) feet distant from the northwesterly sideline of Charlestown Avenue.

13.74.4 ***Other Dimensional Requirements***. There shall be no specified minimum lot size for lots located within a Development Parcel. There shall be no minimum lot area per dwelling unit requirement. There shall be no requirement with respect to minimum lot widths or minimum front, side or rear yards in the District. The Planning Board shall approve all proposed building setbacks and lot configurations.

13.75 ***Open Space.*** Any combination of Public Open Space, Green Area Open Space or Permeable Open Space, as defined in this Ordinance, shall be provided on every Development Parcel and shall in the aggregate equal at least twenty (20) percent of the area of such Development Parcel. Owners of adjacent Development Parcels may collectively provide such open space by dedication, easement, deed restriction, covenant, or comparable legal instrument enforceable by the City of Cambridge or other public entity, in which event each such development parcel shall, for purposes of this Section 13.70 be deemed to include such portion of such open space as such owners shall allocate to it in such legal instrument**.** This open space requirement shall be subject to the following provisions.

(1) All required open space shall be generally accessible to the public for reasonable periods throughout the day for the purposes for which the open space is designed and approved by the Planning Board, which may include but not be limited to walking, bicycling, active and passive recreation. The Planning Board must approve any proposal to significantly limit public access to the required open space.

13.75.1 ***Required Public Open Space.*** Any approved Planned Unit Development whose Development Parcel consists in part or entirely of a lot or combination of lots (a) in existence as of June 1, 2001, (b) held in common ownership, and (c) is at least 250,000 square feet in size shall be obligated to allocate a portion of its open space requirement as set forth in Section 13.75 above as Public Open Space meeting the requirements set forth in Section 13.75.11 below. This obligation shall remain with such lot or combination of lots in its entirety, notwithstanding any subdivision or change of ownership that may occur after June 1, 2001. In each instance where such a lot or combination of lots, or a portion thereof, is included within a development parcel, the PUD special permit shall only be granted if it is established to the satisfaction of the Planning Board that the Public Open Space required in this Section 13.75.1 can be provided even if its location is on a portion of the lot or combination of lots not included within the Development Parcel under review.

13.75.11 ***Requirements of the Public Open Space.*** The required Public Open Space shall consist of a contiguous parcel of land of at least two and one half (2.5) acres in size at a location and designed in a manner consistent with the Eastern Cambridge Plan. As defined, the Public Open Space shall be within the control of the City of Cambridge through fee simple conveyance, easement, or other legal mechanism acceptable to the City. The Planning Board in its conditions shall establish the time by which the facility completed. In the event that the City of Cambridge does not accept the facility, the PUD permittee shall maintain the park for the use of the general public as originally designed and approved by the Planning Board in the Special Permit. The Public Open Space shall be designed and constructed by the permittee according to the conditions of the PUD Special Permit and when conveyed to the city shall be environmentally and otherwise suitable for the recreational uses for which it is designed.

Only one facility of 2.5 acres or greater shall be required within the North Point PUD District. Once the Public Open Space obligation has be met, any remaining open space required for any PUD need only be consistent with the requirements of Section 13.75 and the applicable guidelines of the Eastern Cambridge Plan. The required facility shall be created according to the following rules.

(1) Where the Development Parcel includes a lot or combination of lots defined in 13.75.1 above where that lot or combination of lots is at least 250,000 square feet in area but less than ten acres, and where the development parcel encompasses a portion of the site of the required Public Open Space as illustrated in the Eastern Cambridge Plan, the open space required in the PUD shall be allocated in the approved Final Development Plan in part or in full at the proposed location of the Public Open Space.

(2) Where the PUD Development Parcel includes all or a portion of a lot or combination of lots with an area greater than 10 acres, the PUD Final Development Plan shall be required to create in its entirety a 2.5-acre Public Open Space consistent with the Eastern Cambridge Plan; if development of a 2.5-acre Public Open Space has previously occurred in whole or in part, that portion of the Public Open Space not designated in any previously approved PUD shall be provided.

13.76 ***Parking and Loading Requirements***. Off-street parking and loading requirements shall be the same as currently specified in Article 6.000 and in the Schedule of Parking and Loading Requirements applicable to the Residence C-3, Office 3, Business B and Industry B districts, except as modified below.

13.76.1 Parking facilities may be located on the lot they serve or may be located in whole or in part in one or more pooled private or public parking facilities located anywhere within the PUD in the North Point Residence District.

13.76.2 Parking and loading requirements shall be as follows**:**

(1) Residential Uses: 1 space per unit minimum and 1.5 spaces per unit maximum.

(2) General Office Uses: 1 space per 1,250 gross square feet minimum and 1 space per 625 gross square feet maximum.

(3) Technical Office for Research and Development Uses: 1 space per 1,675 gross square feet minimum and 1 space per 840 gross square feet maximum.

(4) Retail and Consumer Services: No accessory parking shall be required if the retail and consumer service uses are located on the ground floor and front on and have a public entry directly onto a publicly accessible street.

13.76.21 Notwithstanding the provisions of Section 13.76.2 above, the total number of parking spaces serving non-residential uses in the PUD in the North Point Residence District shall not exceed 2,500 spaces allocated to each Development Parcel at the rate of 1.2 spaces per 1,000 square feet of land in the Development Parcel.

13.77 ***Approval of Roadway Plan***

No Final Development Plan shall be approved by the Planning Board without Planning Board approval of a Roadway Plan. The Planning Board shall not approve a Roadway Plan (which shall include all proposed roads, streets, driveways and other motor vehicle circulation routes) as part of the Final Development Plan unless the Planning Board finds that the impact of traffic projected to use the approved roadways is consistent with the objective of the PUD in the North Point Residence District to limit the extent of single occupancy vehicle access to the district and is consistent with the traffic findings required in Section 19.20 – Project Review Special Permit.

Notwithstanding the provisions of Section 6.22.4, all accessory parking for development approved in a Final Development Plan shall be provided within the approved PUD **area** unless the Planning Board specifically allows accessory parking at other locations, consistent with all other provisions of Article 6.000.

13.78 ***Other Provisions***

13.78.1 ***Signs.*** The sign regulations of Article 7.000 applicable to Retail, and Office Districts shall be applicable in the District.

13.78.2 ***Perimeter and Transition***. Any part of the perimeter of a planned unit development which fronts on a public open space for not less than two hundred and fifty (250) feet or is immediately adjacent to and within three hundred (300) feet of the Charles River shall be so designed as to complement and harmonize with adjacent land uses (existing or proposed) with respect to scale, density, setback, bulk, height, landscaping, and screening.

13.78.3 ***Traffic Mitigation Measures.*** In reviewing a development proposal under the provisions of this Section 13.70 and Section 19.20, the Planning Board shall determine that the proponent has demonstrated, at the time of Final Development Plan Approval, a commitment to a Transportation Demand Management program consistent with the reduced parking mandated in Section 13.70. The measures to be taken in this program must address:

(1) The amount of parking provided,

(2) The scale of development and the mix of uses proposed, and

(3) The assumptions employed with regard to the proportion of automobile use for those traveling to the site.

For examples of such Measures, the Planning Board shall refer to the *Eastern Cambridge Plan,* Article 18.000, and the requirements of Section 19.20 in establishing Transportation Demand Management measures applicable to any approved PUD.

13.78.4 *Relationship to MBTA Urban Ring Transportation Planning Project.* In all PUD application documents, the applicant shall indicate how the proposed PUD development relates physically to the most current plans developed by the MBTA for implementation of the Urban Ring transportation project.

C. Amend Section 2.000 Definitions by deleting the current definition of Public Open Space and substitute the following.

Public Open Space. An area owned or controlled by the City of Cambridge or other public entity that is intended for public use, that is open to the sky and that is designed for either environmental, scenic, or recreation purposes. Public Open Space may include but is not limited to lawns, decorative plantings, interior walkways, abutting sidewalks, active and passive recreation areas, playgrounds, fountains, and public performance areas. Public Open Space shall not include rooftop areas, patios, balconies, parking lots, or driveways. Limited paved surfaces may be designed to accommodate occasional use by motor vehicles servicing the park facility. If the facility is not held in fee simple by

the City of Cambridge or other public entity, the Public Open Space may be land remaining in private ownership but protected for public use by means of a permanent easement, conservation restriction, or other similar legal device acceptable to the City.

Eastern Cambridge Rezoning Petition

Part II

PUD at Kendall Square
(the Volpe Center Area)

PART II – PUD AT KENDALL SQUARE

Purpose

Zoning recommendations for the PUD at Kendall Square, or as it is more commonly known, the Volpe Center area, reflect the desire for housing and open space to help enliven Kendall Square during all hours of the day. Proposed zoning changes would result in a mix of uses on the site. The zoning would apply to both the privately held property and the federally-owned land currently used by the Department of Transportation should it be redeveloped for non-governmental use in the future.

Proposal

Proposed base zoning changes are intended to create a transition in land uses from Broadway to the residential neighborhoods north of Binney Street by requiring residential development to the north and mixed-use development to the south along Broadway, with a commercial district that encourages retail along Third Street. Changes proposed to the base zones are listed in the table below.

Existing District	Existing FAR	Proposed District	Proposed FAR	
			Commercial FAR	Residential FAR
Office 3A along Third Street	3.0	Business A	1.0	1.75
Office 3A north of Potter Street	3.0	Residence C-2B	1.75	1.75
Office 3A south of Potter Street	3.0	Office 2	1.5	2.0

Proposed PUD zoning for the Volpe Center area:

- *Permits an FAR of 3.0*
- *Caps commercial development to restrict traffic growth and encourage the creation of a strong residential presence in the area. Total new commercial development would be limited to 60 percent of total development on the site (approximately 750,000 square feet).*
- *Requires lower heights closer to the neighborhoods (65 feet) transitioning to taller heights closer to commercial development on Broadway (180 feet). In the area along Broadway, buildings may go up to 250 feet, with a reduced floorplate (less than 10 percent of the parcel.)*
- *Adjacent to a public park, requires that parts of a building taller than 45 feet be set back an additional 20 feet from the façade.*
- *Requires a major new public open space along a portion of Binney Street. Overall, the amount of open space on the entire block at full development would be approximately 35 percent.*

- *Encourages retail on Third Street and Broadway to create active street life in Kendall Square. Up to 50,000 square feet of ground floor retail along Third Street, Broadway, and the public park would be exempt from the cap on commercial square footage.*

- *Limits new retail development to 75,000 square feet to avoid competing with existing retail centers. Restricts the size of retail floor areas to 10,000 square feet to avoid "big box" retail.*

- *Requires general conformance with the Eastern Cambridge Plan and Eastern Cambridge Design Guidelines as determined by the Planning Board in its review of the proposed PUD.*

A. Amend the Zoning Map of the City of Cambridge

Delete the existing zoning designation Office 3A (0-3A) on the Zoning Map and substitute therefor the following three districts:

(1) The designation **BA/PUD-KS** (Business A/PUD at Kendall Square) for that area bounded by the centerline of Broadway, the centerline of Third Street, the centerline of Binney Street and a line parallel to and 100 feet distant from the northwesterly sideline of Third Street.

(2) The designation **C-2B/PUD-KS** (Residence C-2B/PUD at Kendall Square) for that area bounded by the area described in Paragraph (1) above, the centerline of Potter Street and its northwesterly extension, the centerline of the former Sixth Street (the MXD district boundary line), and the centerline of Binney Street.

(3) The designation **O-2** (Office 2) for that area bounded by the areas described in Paragraphs (1) and (2) above, the centerline of the former Sixth Street (the MXD district boundary line), and the centerline of Broadway.

B. Amend Article 13.000 of the Zoning Ordinance by creating a new Section 13.10 - PUD at Kendall Square to read as follows.

13.10 PUD AT KENDALL SQUARE: DEVELOPMENT CONTROLS

13.11 ***Purpose.*** The PUD-KS district is intended to provide for the creation of a mixed-use district of high quality general and technical office and retail activity, with a significant component of residential use. The creation of a large public park is desired. The PUD-KS district permits larger scale development and supporting commercial activities close to Kendall Square and the major public transit services located there. It encourages strong linkages between new development at Kendall Square, the East Cambridge riverfront, and the PUD-KS area and the neighborhoods of eastern Cambridge, facilitated in part by a strong retail presence along Third Street. Development in the PUD-KS district should be generally consistent with the policies set forth in the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines* dated June 2001.

13.12 ***Uses Allowed in a PUD-KS District***. The uses listed in this Section 13.12, alone or in combination with each other, shall be allowed upon permission of the Planning Board. The amount and extent of uses may be further regulated and limited as set forth elsewhere in this Section 13.10.

13.12.1 ***Residential Uses***

(1) Townhouse Development. Any special permits for parking arrangements for townhouse development required by Section 11.10 shall be granted by the Planning Board in a Planned Unit Development in a PUD-KS district.

(2) Multifamily dwellings.

13.12.11 ***Transient Residential Uses***

(1) Hotels or motels

13.12.2 ***Transportation, Communication, Utility and Institutional Uses.*** All uses listed in sections 4.32 and 4.33 and which are allowed or conditionally allowed in the base zoning district. Telephone exchange use set forth in 4.32 g (1) shall be permitted provided that any facility having a floor area greater than four hundred (400) square feet shall only be permitted in a building in existence as of June 1, 2001 that, if vacant, has not been occupied by a residential use in the five years immediately preceding the time of application for a Certificate Of Occupancy for the proposed use, or if occupied, the current use is any office and laboratory use, Section 4.34; any retail business and consumer service establishment, Section 4.35; any light industry, wholesale business or storage use, Section 4.37; or any heavy industry use, Section 4.38.

13.12.3 ***Office and Laboratory Uses***. All uses listed in Section 4.34.

13.12.4 ***Retail Business and Consumer Service Establishments***. The following retail uses shall be permitted, provided that the total amount of retail GFA in the District does not exceed 70,000 square feet and no individual establishment exceeds ten thousand (10,000) square feet of Gross Floor Area unless the Planning Board determines in writing that more retail GFA and establishments of a greater size better serve the residents within the PUD district and in adjacent districts and better advance the policies set forth in the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines.*

(1) Stationery and office supply store.

(2) Printing and reproduction service establishment, photography studio.

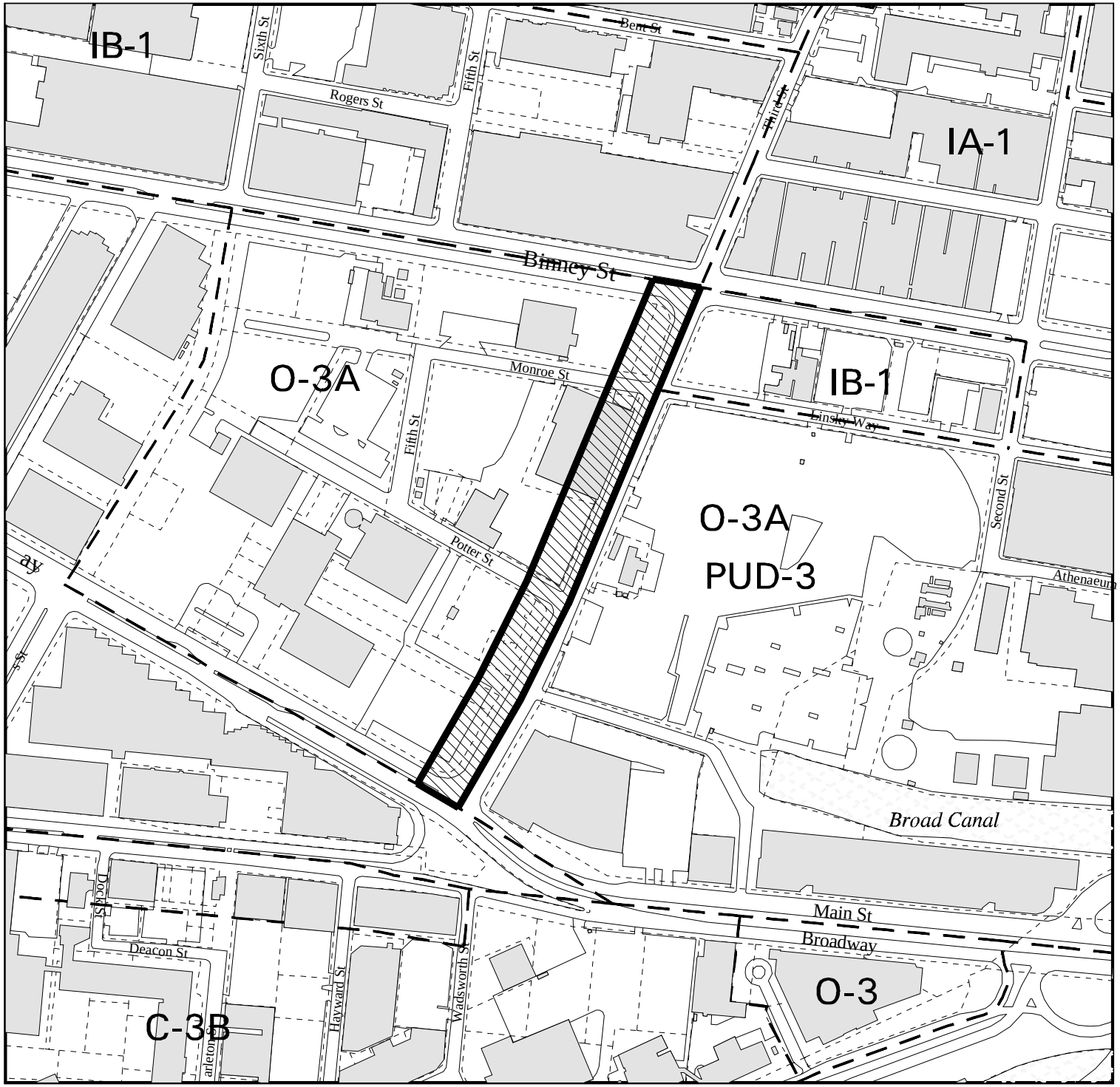
(3) Other store for retail sale of merchandise located in a structure primarily containing non-retail use provided no manufacturing, assembly or packaging occur on the premises.

(4) Barber shop, beauty shop, laundry and dry-cleaning pick-up agency, shoe repair, self-service laundry or other similar establishments.

(5) Restaurants or other eating and drinking establishments listed in Subsection 4.35 e, f, and g.

Area II (A-1)

Office 3A/PUD-3A
To Business A/PUD-KS



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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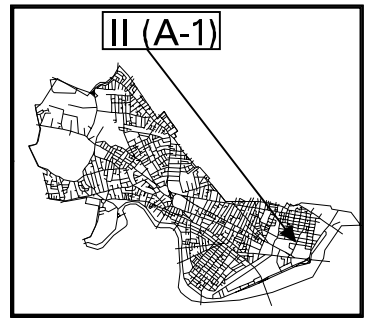
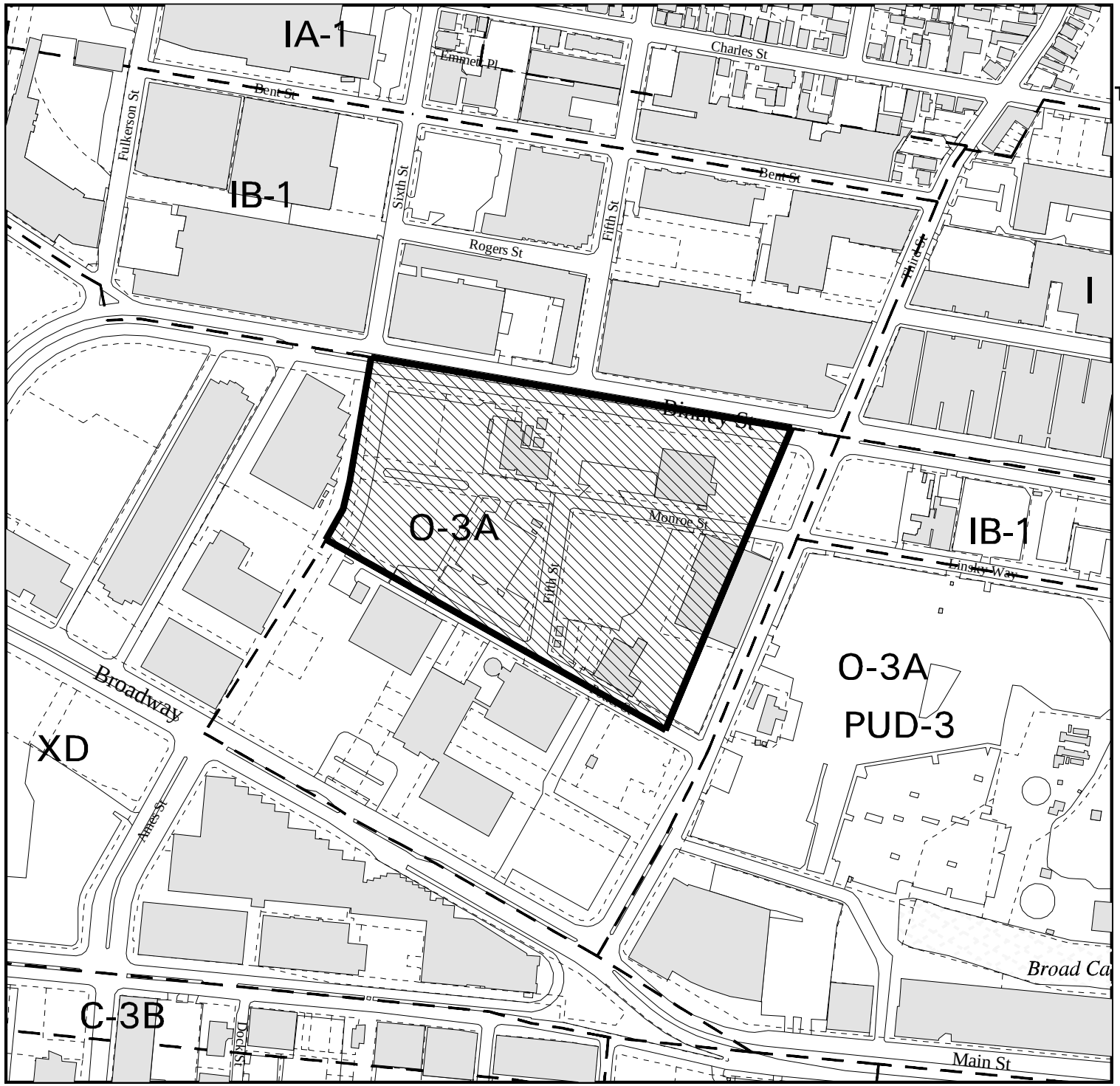
Scale
1 Inch = 300 Feet



Planning Board Citywide Rezoning Proposal
June 7, 2001



Area II (A-2)

Office 3A/PUD-3A
To Residence C-2B/PUD-KS

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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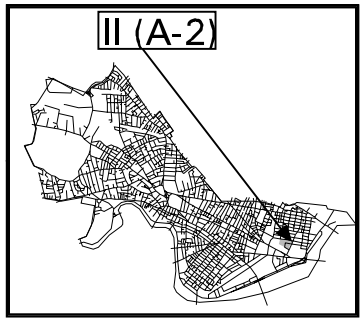
Scale
1 Inch = 300 Feet



Eastern Cambridge Rezoning Petition
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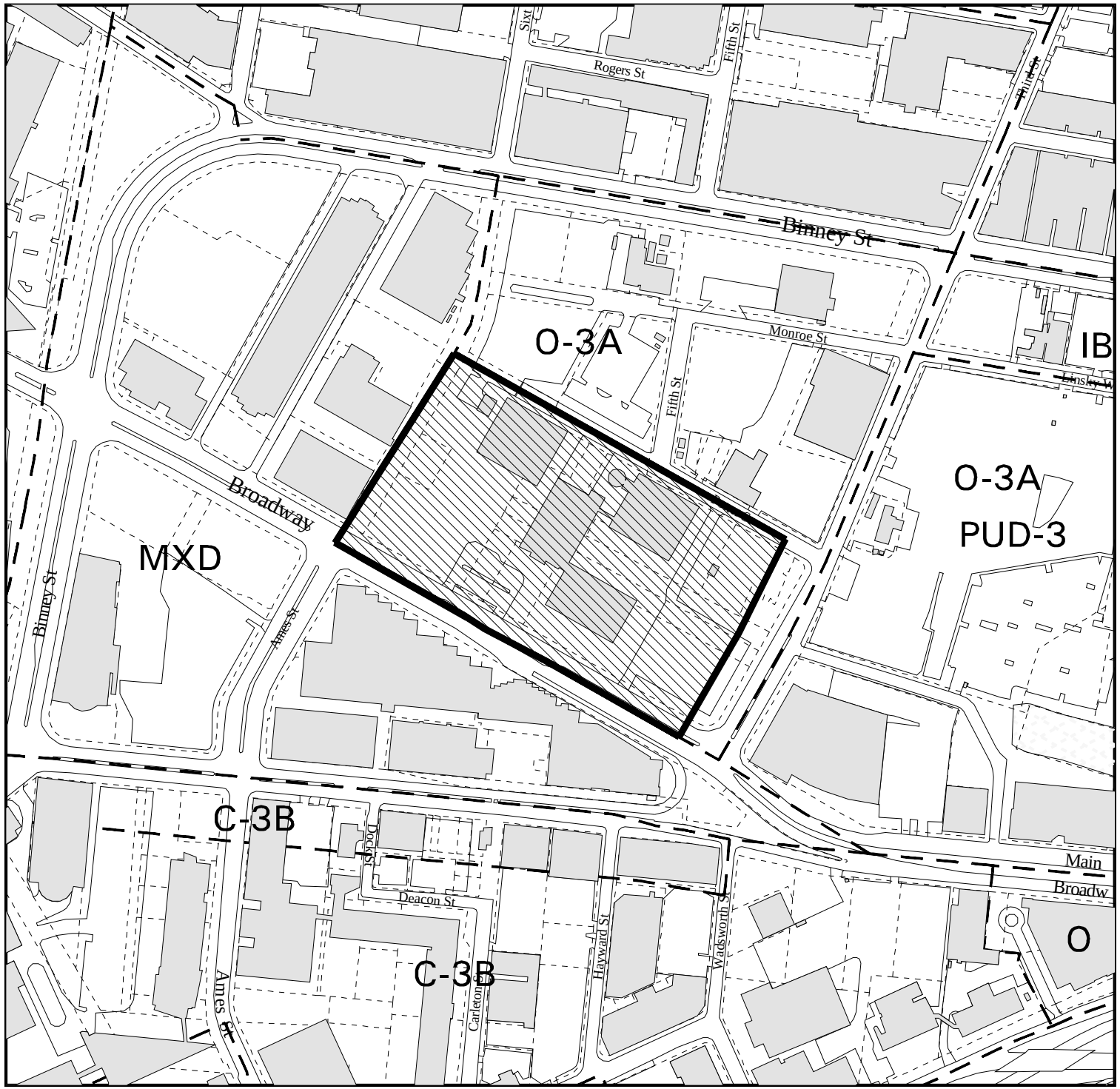
Area II (A-3)

Office 3A/PUD-3A
To Office 2/PUD-KS



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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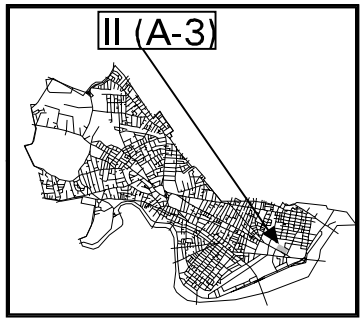
1 Inch = 300 Feet



Eastern Cambridge Rezoning Petition
June, 2001

(6) Theater or hall for public gatherings.

13.12.5 ***Other Uses***. Any use not listed in subsections 13.12.1 through 13.12.4, otherwise allowed in a Business B District may be allowed by the Planning Board only upon written determination by the Board that such use is consistent with the objectives of the PUD-KS district and the policies and guidelines set forth in the ECaPS Plan.

13.13 ***District Dimensional Regulations***.

13.13.1 ***Permitted FAR.*** In the PUD-KS District the maximum ratio of floor area to Development Parcel shall be 3.0, subject to the further use limitations set forth below in Section 13.13.11.

13.13.11 ***Limitations on Non-Residential Development.*** In the PUD-KS District all non-residential uses shall be further limited as set forth below. Where the amount of non-residential Gross Floor Area (GFA) is limited to a percentage of the total GFA authorized, the calculation shall be based on GFA authorized exclusive of any GFA that may be constructed as a result of the application of the FAR bonuses permitted in Section 11.200.

(1) For any lot or combination of lots held in common ownership as of June 1, 2001 having in total an area of less than five acres, the total GFA devoted to non-residential uses shall not exceed ten (10) percent of the total GFA authorized for that portion of any PUD containing such lot or lots, or any portion thereof, as part of the PUD Development Parcel. Further non-residential GFA shall be permitted as set forth in Paragraph (3) below.

(2) For any lot or combination of lots held in common ownership as of June 1, 2001 having in total an area of more than five (5) acres, the total GFA devoted to non-residential uses shall not exceed sixty (60) percent of total GFA authorized, inclusive of any GFA otherwise exempt from the provisions of the Cambridge Zoning Ordinance, for that portion of any PUD containing such lot or lots, or any portion thereof, as part of any PUD Development Parcel. This limitation shall not apply to any individual lot created subsequent to the Planning Board approval of the PUD development.

At least ninety-five (95) percent of the authorized non-residential GFA must be located on the portion of the Development Parcel having an Office 2 base district designation.

(3) For the entire PUD-KS district, the first 50,000 square feet of retail and customer service uses authorized in total in all approved PUDs shall not be counted toward the non-residential GFA limitations of Paragraphs (1) and (2) above provided the GFA is located on the ground floor of a multistory building, fronts on and has a public

entrance onto Third Street **Broadway,** or a public park, and for each individual establishment the GFA does not exceed 10,000 square feet.

13.13.2 ***Minimum Development Parcel Size.*** The minimum size of a Development Parcel within the PUD-KS shall be the greater of (1) 40,000 square feet or (2) seventy-five percent of the area of a lot or combination of lots (a) in existence as of June 1, 2001 and (b) held in common ownership where it is proposed to incorporate any portion of such lot or lots within the Development Parcel**.** A Development Parcel within the PUD-KS may contain noncontiguous lots elsewhere in the PUD-KS district or within a contiguous PUD district. There shall be no specified minimum lot size for lots located within a Development Parcel.

13.13.3 ***Residential Density.*** For the purpose of computing residential density, the minimum lot size for each dwelling unit shall be three hundred (300) square feet. Residential density shall be computed based on the entire development parcel.

13.13.4 ***Maximum Building Height.***

13.13.41 The maximum height permitted in the district shall be sixty-five (65) feet except as it may be further limited or permitted below. The permitted heights are further illustrated on the Building Height Regulation Map for the PUD-KS, Map 13.11.

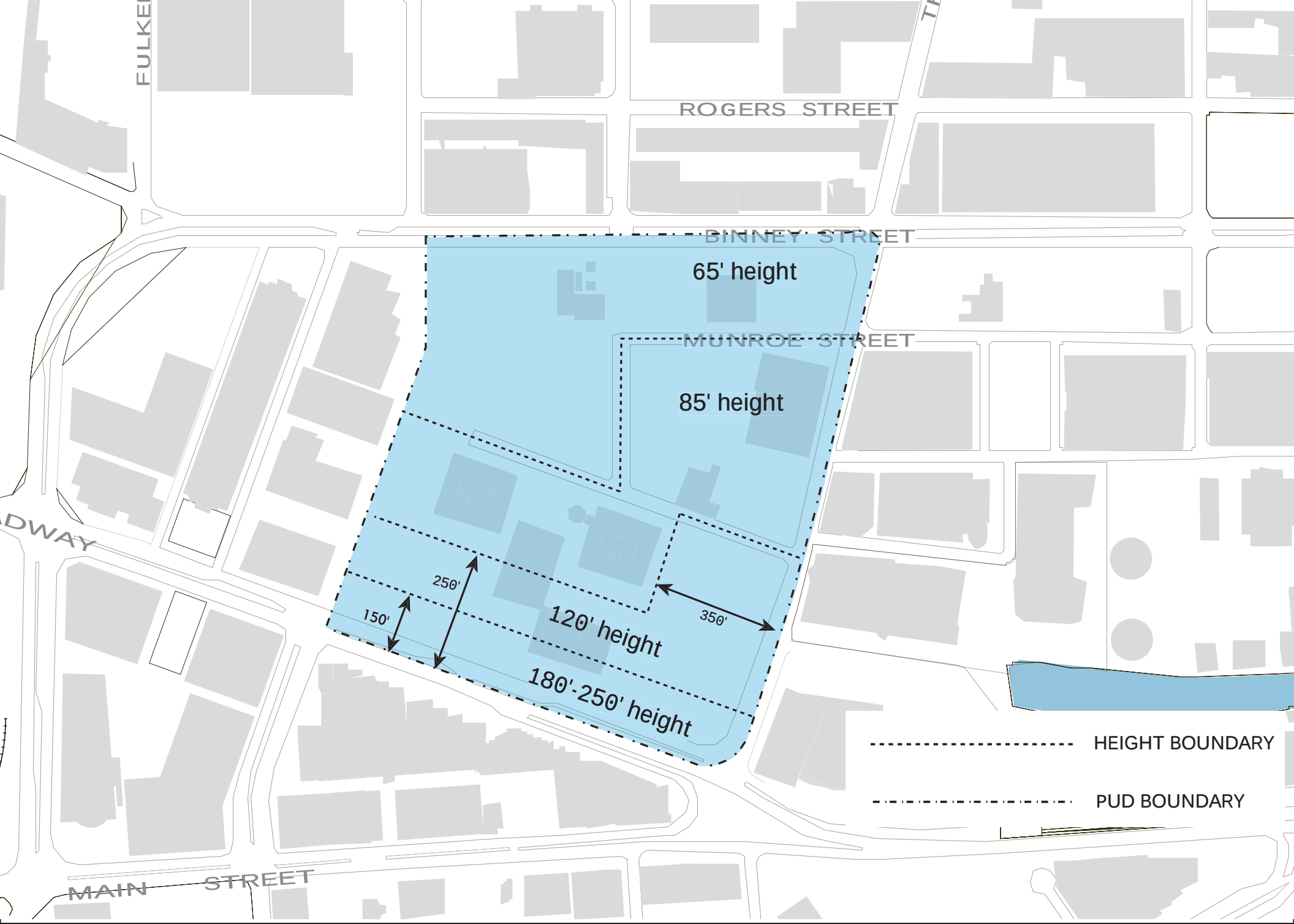
(1) ***Additional Building Height to Eighty-Five Feet.*** The maximum height shall be eighty-five (85) feet in that areas described below:

(a) An area bounded by the centerlines of Fifth Street, Monroe Street, Third Street and Potter Street.

(b) An area bounded by the centerline of Potter Street and its northwesterly extension; then the centerline of the former Sixth Street (the MXD district boundary line); then a line northeasterly of, parallel to and two hundred (200) feet distant from the northeasterly sideline of Broadway; then a line northwesterly of, parallel to, and three hundred (300) feet distant from the northwesterly sideline of Third Street, to the point of beginning.

(2) ***Additional Building Height to One Hundred and Twenty Feet***. The maximum height shall be one hundred and twenty (120) feet in that area bounded by areas described in Paragraph (1) above; then the centerline of Third Street; then a line northeasterly of, parallel to, and one hundred (100) distant from the northeasterly sideline of Broadway; then the centerline of the former Sixth Street (the MXD district boundary line) to the point of beginning.

(3) ***Additional Building Height to One Hundred and Eighty Feet with Portions to Two Hundred and Fifty Feet.*** The maximum height shall be one hundred and eighty (180) feet in that area bounded by the area described in Paragraph (2) above; then the centerline of Third Street; then the centerline of Broadway; and then the centerline of



EASTERN CAMBRIDGE PLANNING STUDY

for the **Cambridge Community Development Department**

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

PUD KS - BUILDING HEIGHTS REGULATION MAP

6.20.01

GC &A

the former Sixth Street (the MXD district boundary line) to the point of beginning. However, portions of buildings may rise above one hundred and eighty (180) feet to no more than two hundred and fifty (250) feet provided the area of all floorplates of portions of buildings above 180 feet do not exceed ten percent of the total area of the Development Parcel.

(4) ***Portions of Buildings limited to Forty-five Feet***. Notwithstanding the provisions of Paragraphs (1) – (3) above, any portion of a building that is within fifty (50) feet of an existing or proposed Public Open Space or single intervening street abutting that open space may exceed 45 feet only if for each floor above 45 feet, that floor is set back an additional 10 feet from the façade of the floor below, until the maximum height is attained, or until a 20 foot setback from the façade at 45 feet is attained. Alternately, a set back of 20 feet from the façade of the building at a height of 45 feet shall be permitted, and the remaining portions of the building allowed to achieve the maximum height permitted in Paragraphs (1) – (3) above or any variation between the two provisions.

13.13.42 The Planning Board shall not approve any Final Development Plan in the PUD-KS District not in conformance with the regulations of Section 13.13.4 above. In the portion of the PUD-KS that allows buildings to 200 feet or more, the Planning Board may approve a building up to 250 feet if other buildings or portions of buildings in that portion of the Development Parcel are no higher than one hundred and fifty (150) feet.

13.13.43 In evaluating a development proposal providing building height in excess one hundred and twenty (120) feet, the Planning Board shall give consideration to evidence presented on the following:

(a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent that if the building height did not exceed one hundred and twenty (120) feet;

(b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space, and monotonous development;

(c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristic of the particular location through more harmonious relationships to the terrain and to the proposed and existing buildings in the vicinity that have functional or visual relationships to the proposed building;

(d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area; and

(e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development parcel.

(f) The additional height permits accommodation of GFA transferred from the Eastern Cambridge Development Rights Transfer Donating District.

13.13.5 ***Other Dimensional Requirements.*** There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no minimum required front, rear and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such lot sizes and building setbacks.

13.14 ***Open Space*****.** The following Open Space requirements shall be met on each Development Parcel.

(1) For that portion of a Development Parcel consisting of lots described in Section 13.13.11, Paragraph (1) above, any combination of Public Open Space, Green Area Open Space or Permeable Open Space, as defined in this Ordinance, shall be provided on the Development Parcel and shall in the aggregate equal at least twenty (20) percent of the area of that portion of the Development Parcel.

(2) For that portion of a Development Parcel consisting of lots described in Section 13.13.11, Paragraph (2) above, any combination of Public Open Space, Green Area Open Space or Permeable Open Space, as defined in this Ordinance, shall be provided on the Development Parcel and shall in the aggregate equal at least Forty-two (42) percent of the area of that portion of the Development Parcel, subject to the further limitations set forth in Section 13.14.1 below.

Owners of adjacent Development Parcels may collectively provide the required open space by easement, deed restriction, covenant, or comparable legal instrument enforceable by the City of Cambridge or other public entity. In that event each Development Parcel shall, for purposes of this Section 13.10 be deemed to include that portion of such open space as the owners shall allocate to it in chosen legal instrument.

All required open space shall be generally accessible to the public for reasonable periods throughout the day for the purposes for which the open space is designed and approved by the Planning Boar, which may include but not be limited to walking, bicycling, active and passive recreation. The Planning Board must approve any proposal to significantly limit public access to the required open space.

13.14.1 ***Required Public Open Space.*** For that open space required in Section 13.14, Paragraph (2) above, the required open space shall consist in part of a contiguous 7.5

acre Public Open Space to be located in the northwest quadrant of the PUD-KS district as further described and located in the *Eastern Cambridge Plan*. The Public Open Space shall be under the control of the City of Cambridge through fee simple conveyance, easement, or other legal mechanism acceptable to the City. In the event that the City of Cambridge does not accept the facility, the PUD permittee shall maintain the park for the use of the general public as originally designed and approved by the Planning Board in the Special Permit. The Public Open Space shall be designed and constructed by the permittee according to the conditions of the PUD special Permit and when conveyed to the City shall be environmentally and otherwise suitable for the recreational uses for which it is designed.

However, where circumstances related to the transfer of property from the federal government to other governmental or private entities (for the purpose of private development on a portion or all of the land in the control of the federal government) limit the feasibility of creation of a 7.5 acre park, the Planning Board may at its discretion approve a Final Development Plan providing a contiguous Public Open Space of less than 7.5 acres. In approving such a Final Development Plan the Planning Board shall find that a smaller facility continues to meet the objectives of the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines,*

13.14.2 The Planning Board shall encourage development that is located adjacent to a Public Open Space to be physically and functionally integrated with the open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, and similar techniques.

13.15 ***Perimeter and transition***. Any part of the perimeter of a PUD-KS which fronts on an existing street or public open space should be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping, and screening. Developments in the PUD-KS district should provide integrated pedestrian circulation systems, with particularly strong linkages among the riverfront, Kendall Square, and the Eastern Cambridge neighborhoods.

13.17 Parking and Loading Requirements. Development the PUD-KS District shall conform to the off street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 13.17.

13.17.1 Off street parking facilities shall be provided as follows:

(1) Residence: 1 space per unit minimum, 1.5 spaces per unit maximum.

(2) Public Assembly: Number of seats requiring one space: 15.

(3) Institutional: I space per 1,800 Square feet.

(4) Retail (except as noted in Section 13.17.2 below) and Office:

Ground floor: 1,125 square feet

Other level: 1,800 square feet

13.17.2 ***Ground Floor Retail and Customer Service Uses***. Retail and customer service uses fronting on and having a public entrance onto a public street or a public open space, located at the first floor level of a multistory building, and not exceeding 10,000 square feet for each separately leased establishment shall not be required to provide any accessory parking. Where parking is provided it shall be subject to Section 13.17.1 above.

13.18 ***Traffic Mitigation Measures.*** In reviewing a development proposal under the provisions of this Section 13.70 and Section 19.20, the Planning Board shall determine that the proponent has demonstrated, at the time of Final Development Plan approval, a commitment to a Transportation Demand Management Program consistent with the reduce parking mandated in this PUD. The measures to be taken in this program must address:

(1) The amount of parking provided,

(2) The scale of development and the mix of uses proposed, and

(3) The assumptions employed with regard to the proportion of automobile use for those traveling to the site.

For examples of such Measures, the Planning Board shall refer to the *Eastern Cambridge Plan*, Article 18.000, and the requirements of Section 19.20 in establishing Transportation Demand Management measures applicable to any approved PUD.

13.19 ***Relationship to MBTA Urban Ring Transportation Planning Project.*** In all PUD application documents, the applicant shall indicate how the proposed PUD development relates physically to the most current plans developed by the MBTA for implementation of the Urban Ring transportation project.

Eastern Cambridge Rezoning Petition

Part III

Eastern Cambridge Housing Overlay District (ECHO)

PART III - EASTERN CAMBRIDGE HOUSING OVERLAY DISTRICT (ECHO)

Purpose
The intent of the Eastern Cambridge Housing Overlay District is to improve transitions between residential and commercial areas and to encourage the development of housing adjacent to existing residential neighborhoods.

Proposal
Base zoning changes are summarized in the table below.

Existing District	Existing FAR	Proposed District	Proposed FAR	
			Commercial FAR	Residential FAR
Industry B-1 between Binney St and Bent St.	3.0	Industry A-1	1.25	1.5
Industry B north of Binney St	4.0	Industry A-1	1.25	1.5

The Eastern Cambridge Housing Overlay District:

- *Allows existing commercial uses to remain in the ECHO area as conforming uses.*
- *Creates a 2:1 differential between residential and commercial FARs in two areas:*
  - *The transition area bordered by Binney, Charles, Cardinal Medeiros, and Second Streets currently zoned or proposed to be rezoned Industry A-1, which has a commercial FAR of 1.25 under the Citywide Rezoning Petition. The residential FAR would be 2.5.*
  - *An area along O'Brien Highway currently zoned Business A, which has a commercial FAR of 1.0. The residential FAR would be 2.0.*
- *Applies new, finely graduated height limits in the Binney transition area that would establish a maximum height of 35 feet adjacent to the residential neighborhood along Charles Street, stepping up to maximum heights of 45 and 55 feet closer to Binney, and a maximum height of 65 feet along Binney.*

A. Zoning Map Change to Base Districts

Amend the Zoning Map of the City of Cambridge as follows:

1. Delete the existing zoning designation IB-1 (Industry B-1) and substitute therefor the designation **IA-1 (Industry A-1)** for that entire Industry B-1 district generally bounded by the centerline of Binney Street, the centerline of the railroad right of way, the centerline of Bent Street and its northwesterly extension, and the centerline of Third Street.

2. Delete the existing zoning designation IB (Industry B) and substitute therefor the designation **IA-1 (Industry A-1)** for that entire Industry B district generally bounded by the centerline of Binney Street, the centerline of the railroad right of way, the Residence C-1 zoning district line and the centerline of Cardinal Medeiros Avenue.

B. Amend the Zoning Map of the City of Cambridge to Establish the ECHO on the Zoning Map.

Amend the Zoning Map of the City of Cambridge by establishing the Eastern Cambridge Housing Overlay District for the two areas described below.

1. Establish a new overlay district designation **ECHO (Eastern Cambridge Housing Overlay District)** on the Zoning Map for an area bounded by a line starting at the intersection of the centerlines of Binney Street and Second Street;

Thence northerly along the centerline of Second Street to its intersection with the centerline of Charles Street;

Thence westerly along the centerline of Charles Street to its intersection with the centerline of Fulkerson Street;

Thence northerly along the centerline of Fulkerson Street to its intersection with the easterly extension of the southerly sideline of Lot #105 on Assessor's Plat #33;

Thence westerly along the southerly side line of Lot #105 on Assessor's Plat #33 and its easterly and westerly extensions to its intersection with the centerline of the railroad right of way;

Thence in a southerly direction along the centerline of the railroad right of way to its intersection with the existing Industry B/Residence C-1 zoning district line;

Thence westerly along the Industry B/Residence C-1 zoning district line and its extension to its intersection with the centerline of Cardinal Medeiros Avenue;

Thence in a southerly direction along the centerline of Cardinal Medeiros Avenue to its intersection with the centerline of Binney Street;

Thence in an easterly direction along the centerline of Binney Street to its intersection with the centerline of Second Street, the point of origin.

2. Establish a new overlay district designation **ECHO (Eastern Cambridge Housing Overlay District)** on the Zoning Map for that portion of the Business A zoning district bounded on the north by the centerline of O'Brien Highway and on the south by a line north of and one hundred feet distant from the northerly sideline of Cambridge Street.

C. Create a new Section 20.40 - Eastern Cambridge Housing Overlay District (ECHO)

Amend the Text of the Zoning Ordinance by creating a new Section 20.40 to read as follows:

Section 20.40 - ***Eastern Cambridge Housing Overlay District***

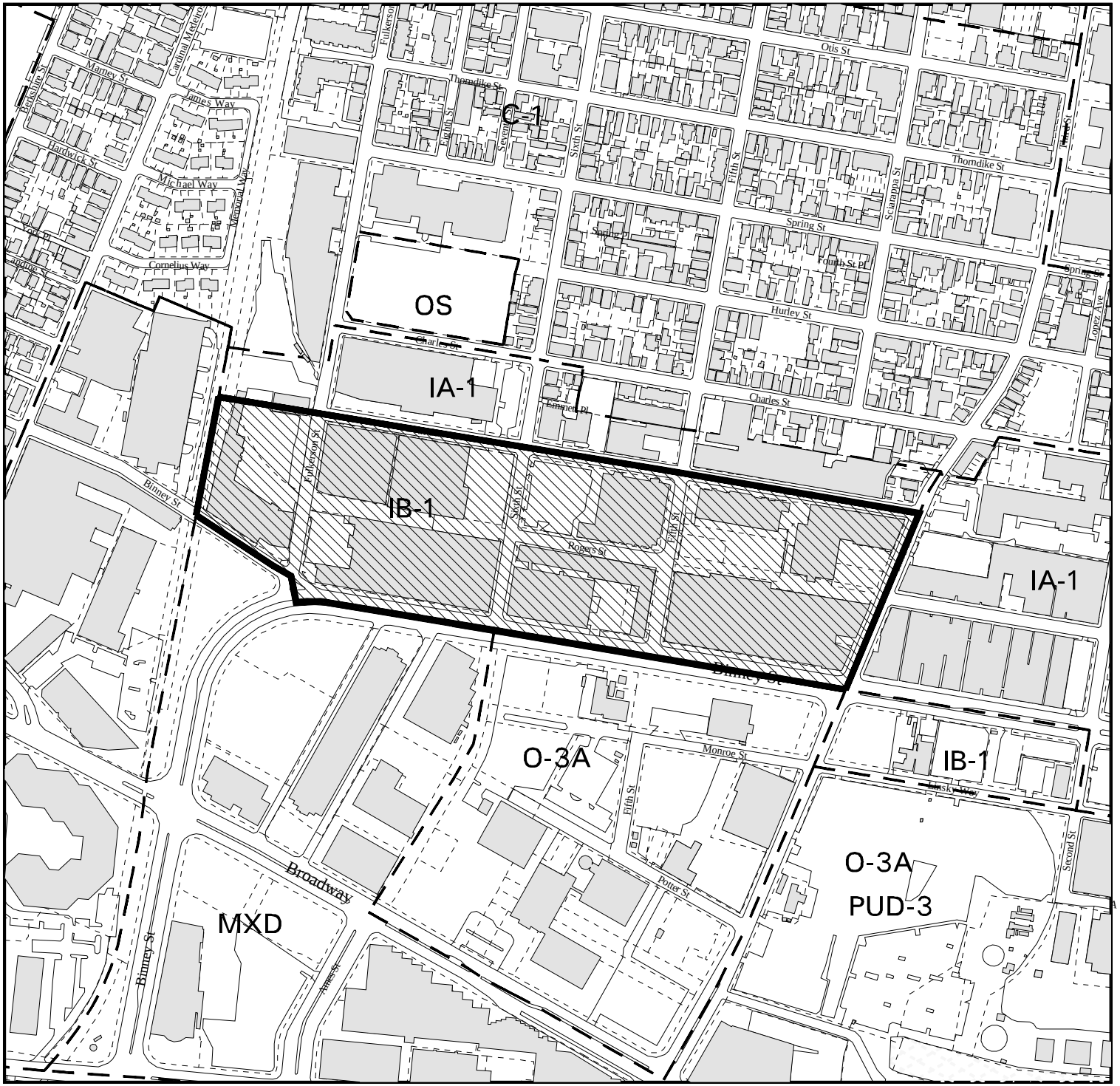
Section 20.41 - ***Purpose.*** It is the intent of this Section 20.40 to provide an incentive for residential development within the designated ECHO district as an extension of the existing residential neighborhood and to permit housing to be developed in combination with other uses permitted on a lot where a mix of uses is desirable. It is the intent of this Section 20.40 to provide an incentive through additional development potential to convert a lot devoted to non-residential uses to residential use.

Section 20.42 - ***Applicability.*** The ECHO District shall be an overlay district on the zoning map established in Section 3.20. Buildings and land uses shall be controlled by the pertinent regulations within the applicable base zoning districts and any other regulations that may apply in the City of Cambridge Zoning Ordinance, including Section 5.30, except as modified by the provisions of this Section 20.40. Except as modified by the provisions of this Section 20.40, the base district regulations shall apply. Where reference is made in this Section 20.40 to residential uses, it shall mean residential uses as set forth in Section 5.30.11.

Section 20.43 - ***Residential Development Density***. The maximum permitted FAR for all residential uses shall be twice the non-residential FAR permitted in the underlying base zoning district, except that for those areas whose underlying base zoning district is Residence C-1 the FAR shall be 0.75. For all areas having a non-residential base zoning district, the permitted number of dwelling units on a lot shall not exceed one dwelling unit for every 300 square feet of total lot area provided the proposed development as a FAR of at least 2.0.

Area III (A-1)

Industry B-1
To Industry A-1/ECHO



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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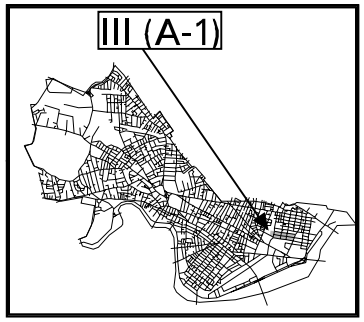
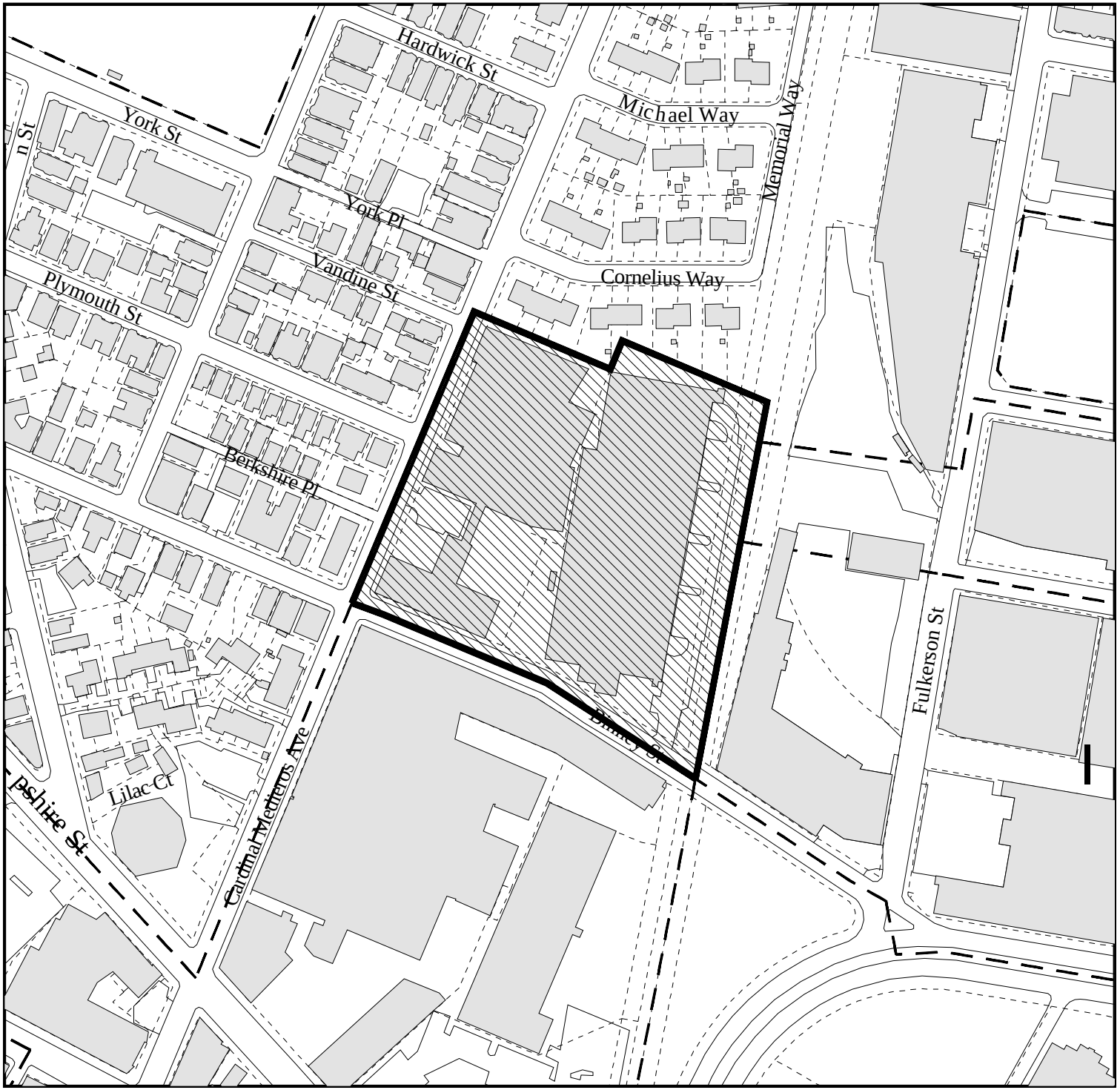
Scale
1 Inch = 400 Feet



Planning Board Citywide Rezoning Proposal
June 7, 2001

Area III (A-2)

Industry B
To Industry A-1/ECHO



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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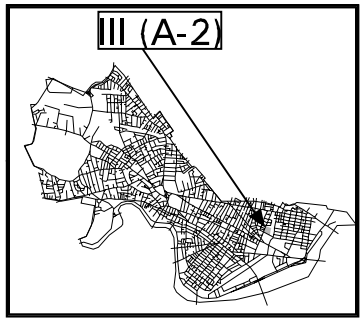
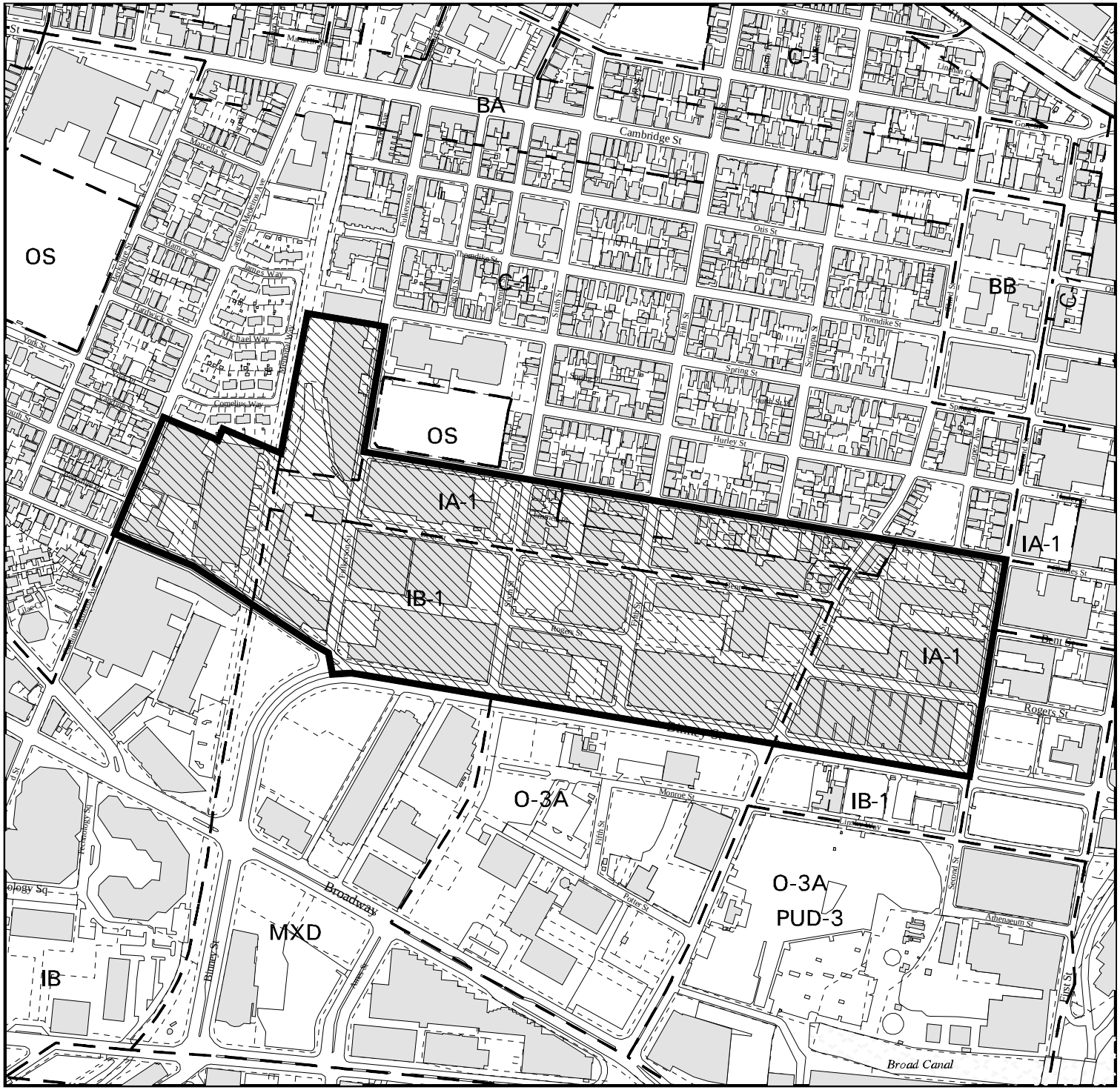
Scale
1 Inch = 200 Feet



Eastern Cambridge Rezoning Petition
June, 2001

Area III (B)

Eastern Cambridge Housing Overlay



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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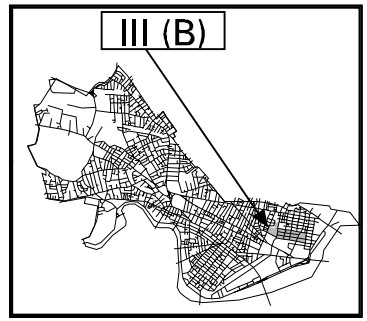
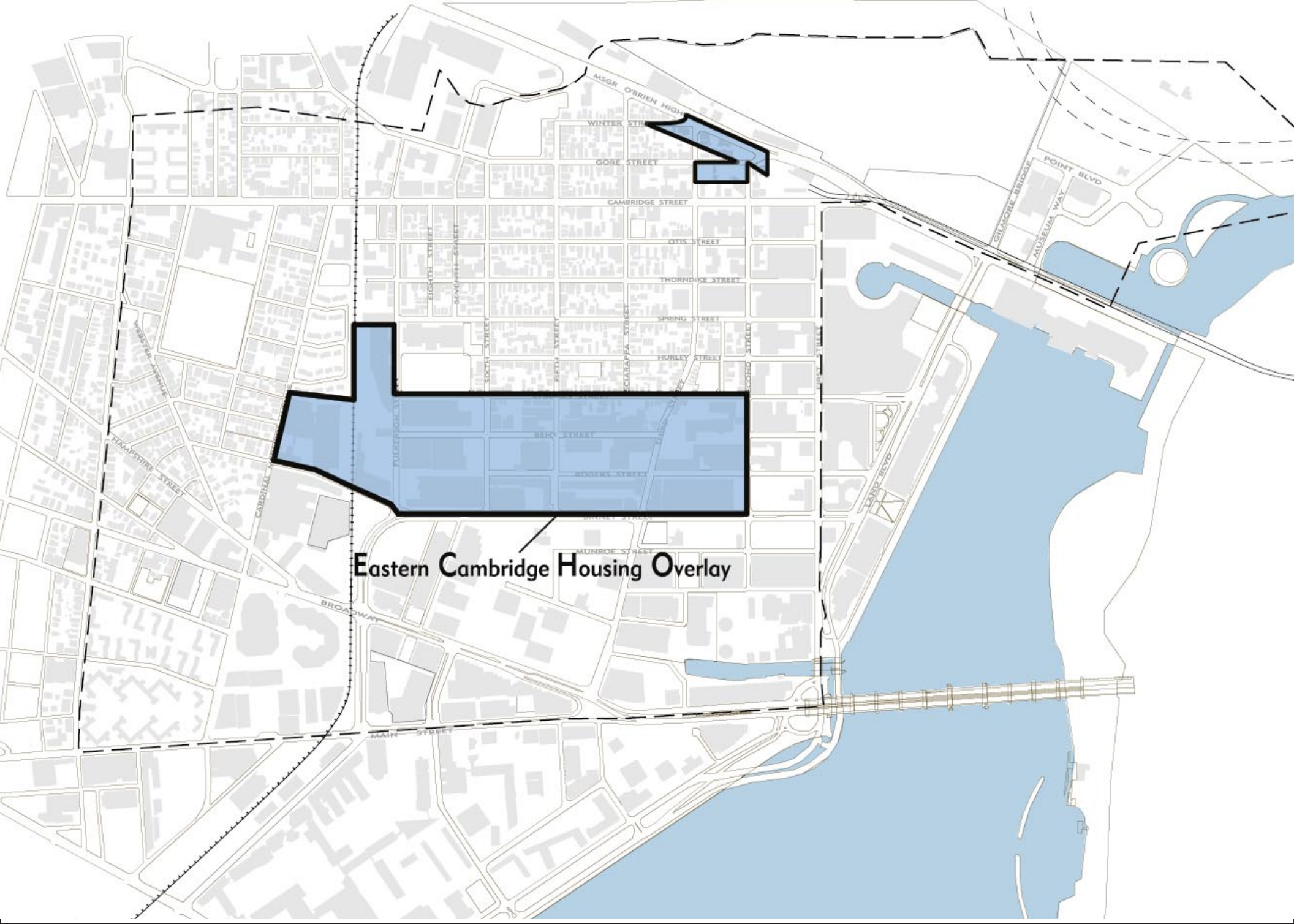
Scale
1 Inch = 500 Feet



Eastern Cambridge Rezoning Proposal
June, 2001



Eastern Cambridge Planning Study

for the **Cambridge Community Development Department**

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

Eastern Cambridge housing Overlay

6.20.01

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Section 20.44 - *Maximum Height of Buildings*. The following limitations as to height of buildings shall only apply to new buildings or additions to existing buildings. The permitted heights are set forth on the Eastern Cambridge Housing Overlay District Height Limitation Map, Map 20.41. The permitted heights are further described below. Where the maximum height permitted in this Section 20.44 is thirty-five feet, it shall apply to all uses permitted in the applicable base-zoning district. Where the height permitted is forty-five feet or greater, it shall apply only to permitted residential uses. For any location not appearing on Map 20.41 or described below, the permitted heights shall be those permitted in the base zoning district.

20.44.1 Maximum Height in that area between the centerline of Fulkerson Street and the centerline of Second Street**.**

1. 35 feet: from the centerline of Charles Street to a line one hundred (100) feet distant from and parallel to the southerly sideline of Charles Street, which is approximately the mid block between Charles and Bent Street.

2. 45 feet: from the mid block between Charles and Bent Streets described in (1) above to a line one hundred (100) feet distant from and parallel to the southerly sideline of Bent Street, which is approximately the mid block between Bent Street and Rogers Street.

3. 55 feet: from the mid block between Bent Street and Rogers Street described in (2) above to a line one hundred (100) feet distant from and parallel to the southerly sideline of Rogers Street, which is approximately the mid block between Rogers Street and Binney Street.

4. 65 feet: from the mid block of Rogers Street and Binney Street described in (3***)*** above to centerline of Binney Street.

20.44.2 – Maximum Height in that area between the centerline of Fulkerson Street and the centerline of the of the railroad right-of-way.

1. 35 feet: extension of the area described in Section 20.43.1, Paragraph (1) above westerly from the centerline of Fulkerson Street to the centerline of the railroad right of way.

2. 65 feet: from the centerline of Binney Street and the centerline of the railroad right-of-way to a line 100 feet distant from the northerly sideline of Binney Street and 100 feet from the northwesterly sideline of Fulkerson Street to the areas intersection with the area described in Paragraph (1) above.

3. 45 feet: extension of the area described in 20.43.1, paragraph (2), above to its intersection with the northeasterly sideline of the area described in Paragraph (2) of this Section 20.43.2

4. 55 feet: extension of the area described in 20.43.1, paragraph (3), above to its intersection with the northeasterly sideline of the area described in Paragraph (2) of this Section 20.43.2

20.44.3 – Maximum Height in that area between the centerline of the railroad right-of way and the centerline of Cardinal Medeiros Way.

1. 85 feet except as described in Paragraph (2) below.

2. 35 feet in that area bounded by the centerline of Binney Street, then the centerline of Medeiros Avenue; then the Residence C-1 zoning district line; then the centerline of the railroad right of way; then a line one hundred (100) feet distant from, parallel to, and southerly or easterly of the Residence C-2 zoning district line and the easterly sideline of Medeiros Avenue, to the point of origin.

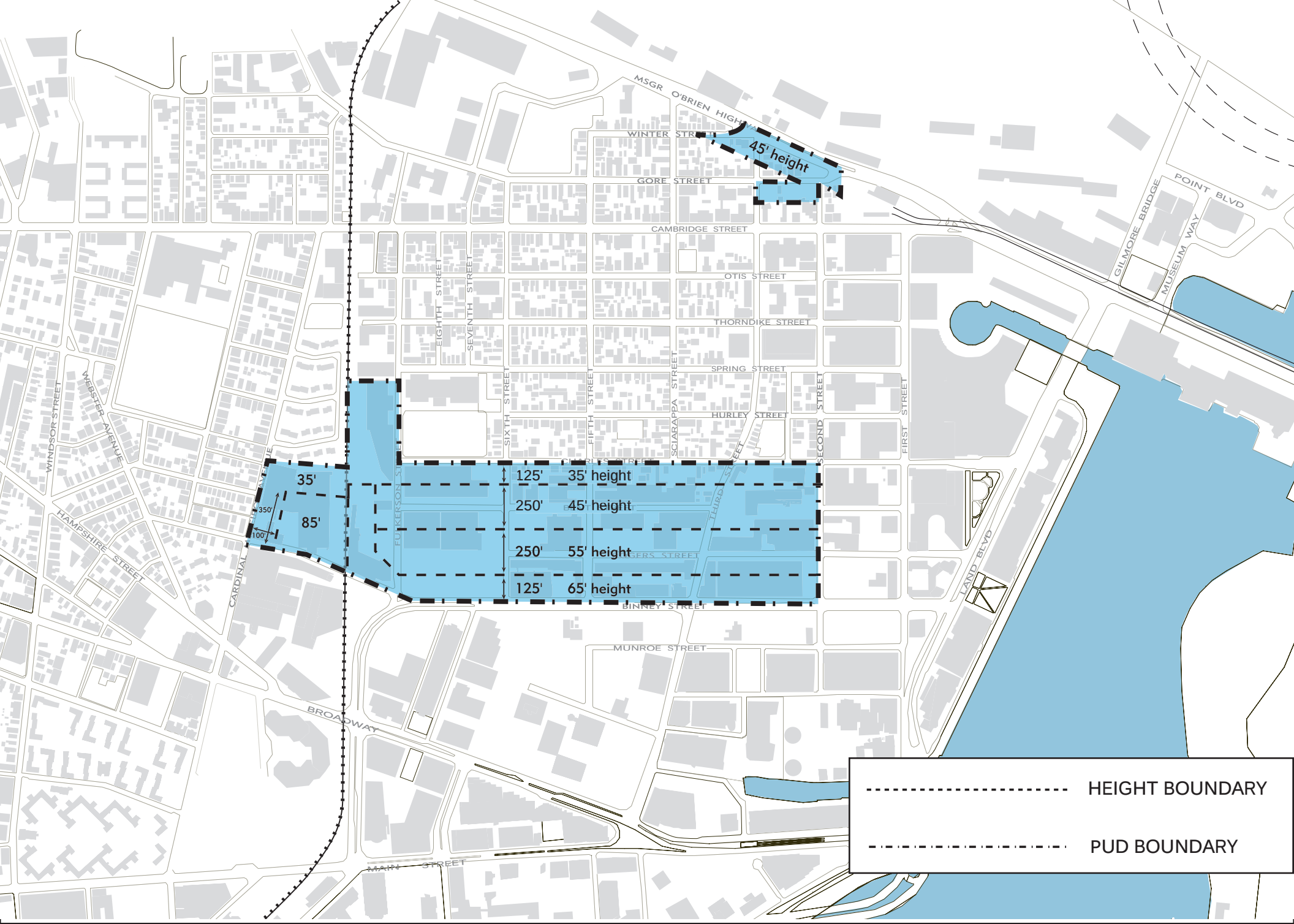
20.44.4 – Maximum Height in all areas having a base Residence C-1 zoning district.

1. 35 feet.

20.44.5 – Maximum Height at all other Locations. At all other locations the maximum height permitted shall be the maximum height permitted in the base zoning district for residential uses

Section 20.45 - *Eastern Cambridge Design Guidelines*. In reviewing any special permit that may be required for development in the ECHO District, the permit granting authority shall be guided by the development policies set forth in the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines* dated June 2001. Any development permitted as-of-right is encouraged to be consistent with these Guidelines.

Section 20.46 - *Transfer of Development Rights*. Development capacity may be transferred from the areas designated within the ECHO District consistent with the regulations set forth in Section 20.30 of this Ordinance.



Eastern Cambridge Planning Study

for the Cambridge Community Development Department

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

Eastern Cambridge Housing Overlay Heights

6.20.01

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Eastern Cambridge Rezoning Petition

Part IV

PUD 4, 4A, and 4B Districts

PART IV - PUD 4, 4A AND 4B DISTRICTS

Purpose
The intent of the PUDs between First and Second Streets is the development of an active, medium density, mixed-use area, while providing a strong incentive for housing through the Planned Unit Development (PUD). The PUDs encourage a mix of uses with a substantial component of housing located, where possible, adjacent to the existing residential neighborhood. Base zoning district changes are proposed, as well as the creation of two new PUDs.

Proposal
Base district rezoning would involve changes summarized in the table below.

Existing District	Existing FAR	Proposed District	Proposed FAR	
			Commercial FAR	Residential FAR
Residence C1 (in PUD 4A area)	0.75	Residence C-2B	n.a.	1.75
Industry A-2 (in PUD 4A area)	4.0	Residence C-2A	n.a.	2.5
Industry A-2 (in PUD 4 area)	4.0	Business A	1.0	1.75
Industry A-2 (in PUD 4B area)	4.0	Business A	1.0	1.75
Industry B-1 (in PUD 4B area)	3.0	Industry A-1	1.25	1.5

New PUD 4A:
This includes the Duran Candy Factory site and the existing Lechmere station site. This district creates a high density residential base with low heights allowed as-of-right. The base zones are proposed to be Residence C-2A and Residence C-2B. Taller heights would be allowed under the PUD. The PUD:

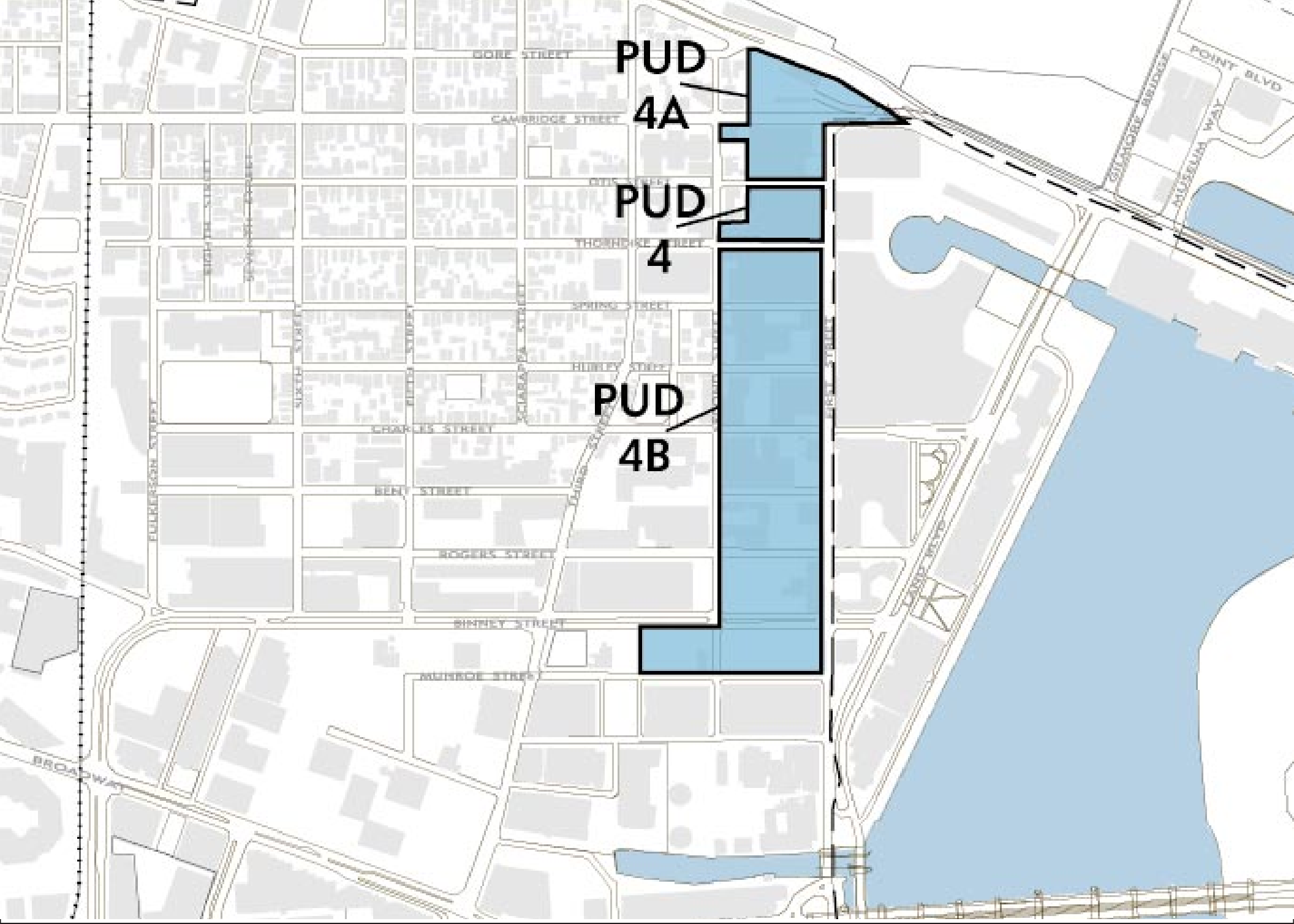
- *Permits an FAR of 2.5*
- *Limits non-residential uses to 50 percent of the GFA in the PUD.*
- *Encourages the reuse of existing historic industrial structures for mixed residential, retail and office uses*
- *Provides height limits for a transition from 45 feet adjacent to the residential neighborhood to 65 feet elsewhere.*
- *Requires that ground floor building spaces oriented toward public streets contain primarily retail or consumer service office uses to the extent possible.*

PUD 4:
This small section of an existing PUD on the east of First Street covers the block containing the Davenport building. The base district here is proposed to be rezoned from an Industry A-2 to Business A, a low-density business district that allows a variety of office and retail uses. This is an extension of the PUD on the east of First Street. PUD 4 does the following:

- *Allows an FAR of 2.0*
- *Limits height in the PUD to 85 feet.*
- *Requires that ground floor building spaces oriented toward public streets must contain primarily retail or consumer service office uses to the extent possible.*

New PUD 4B:
The base districts are proposed to be Industry A-1 and Business A. Specific provisions of the PUD-4B:

- *Allow twice as much housing as commercial use (2.0 in areas with a Business A base, and 2.5 in areas with an Industry A-1 base), thereby providing an incentive for the development of housing and for the conversion of commercial structures to housing.*
- *Provide height limits varying from 45 feet on blocks abutting the residential neighborhoods to 85 feet farther away.*
- *Require that ground floor building spaces oriented toward public streets contain primarily retail or consumer service office uses to the extent possible.*



EASTERN CAMBRIDGE PLANNING STUDY

for the **Cambridge Community Development Department**

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

EASTERN CAMBRIDGE PUD 4 DISTRICTS

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A. Amend the zoning Map of the City of Cambridge by rezoning the following base districts and applying the appropriate Planned Unit Development Overlay district as set forth below:

1. Delete the existing zoning designation C-1 (Residence C-1) and substitute therefor the designation **C-2B/PUD-4A (Residence C-2B/Planned Unit Development 4A)** for that area bounded by the centerline of O'Brien Highway, the centerline of Cambridge Street and the westerly side lot line of Lot #104 on Assessor's Plat #20 and its northerly and southerly extensions.

2. Delete the existing zoning designation IA-2 (Industry A-2) and substitute therefor the designation **C-2A/PUD-4A (Residence C-2A/Planned Unit Development 4A)** for the entire existing Industry A-2 zone bounded by the centerline of Otis Street, the centerline of First Street, the centerline of Cambridge Street, and the Business A, Residence C-1/Industry A-2 zoning district line.

3. Delete the existing zoning designation IA-2 (Industry A-2) and substitute therefor the designation **BA/PUD-4 (Business A/Planned Unit Development 4)** for the entire existing Industry A-2 district bounded by the centerline of Otis Street, the centerline of First Street, the centerline of Thorndike Street, the centerline of Second Street, and the Residence C-1/Industry A-2 zoning district line.

4. Delete the existing zoning designation IA-2 (Industry A-2) and substitute therefor the designation **BA/PUD-4B (Business A/Planned Unit Development 4B**) for the entire Industry A-2 district bounded by the centerline of Thorndike, the centerline of Second Street, the centerline of Spring Street and the Business A/Industry A-2 zoning district line.

5. Delete the existing zoning designation IB-1 (Industry B-1) and substitute therefor the designation **IA-1/PUD-4B (Industry A-1/Planned Unit Development 4B)** for that area bounded by the centerline of Binney Street, the centerline of Second Street, the centerline of Linsky Way, and the westerly side lot line of Lot #25 on Assessor's Plat #15 and its northerly and southerly extensions.

B. Amend the zoning Map by establishing a new a PUD-4A District and a new PUD-4B District in the areas described below (areas in addition to those created in section A above):

1. Delete the existing designation BA (Business A) and substitute therefor the zoning designation **BA/PUD-4A (Business A/Planned Unit Development 4A)** for that portion of the Business A zone bounded by the centerlines of Cambridge

Street and Second Street and the existing Residence C-1/Business A and the existing Industry A-2/Business A zoning district lines.

2. Delete the existing designations BA/PUD-4 (Business A/Planned Unit Development 4) and IA-1 (Industry A-1) and substitute therefor **BA/PUD-4B (Business A/Planned Unit Development 4B)** and **IA-1/PUD-4B (Industry A-1/Planned Unit Development 4B)** for that area bounded by the centerlines of Thorndike Street, Second Street, Linsky Way, and First Street.

C. Create new PUD-4A and PUD-4B districts and alter the provisions of the PUD-4 district by amending Section 13.50 of the Ordinance as follows.

13.50 ***PUD-4, PUD-4A and PUD-4B DISTRICTS: DEVELOPMENT CONTROLS***

Unless otherwise indicated in this Section 13.50, the following provisions apply equally to all PUD-4 Districts.

13.51 ***Purpose.*** The PUD-4 districts are intended to provide the opportunity for creation of a highly active, medium density commercial and residential area with a mix of retail, office and residential uses. Development in the PUD-4 districts shall be generally consistent with the development policies set forth in the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines* dated June 2001 and with the *East Cambridge Riverfront Plan*. The PUD-4A and 4B districts are intended to encourage a mix of uses with a substantial component of housing, with the housing, where possible, located within the development parcel adjacent to the existing residential neighborhood. In the PUD-4A District reuse of existing historic industrial structures for mixed residential, retail and office uses is encouraged. It is the intent of these Districts to encourage an active urban setting around the Lechmere Canal and along public and private streets both during and after customary business hours. Ground floor building spaces oriented toward the Canal and public streets should primarily contain retail or consumer service office uses to the extent possible. Extensive ground level building frontage along the Canal developed to institutional or office uses is not encouraged.

13.52 ***Uses Allowed in PUD-4 Districts***. The uses listed in this Section 13.52, alone or in combination shall be allowed. However, the amount and extent of uses may be further regulated and limited in each PUD district as set forth elsewhere in this Section 13.50.

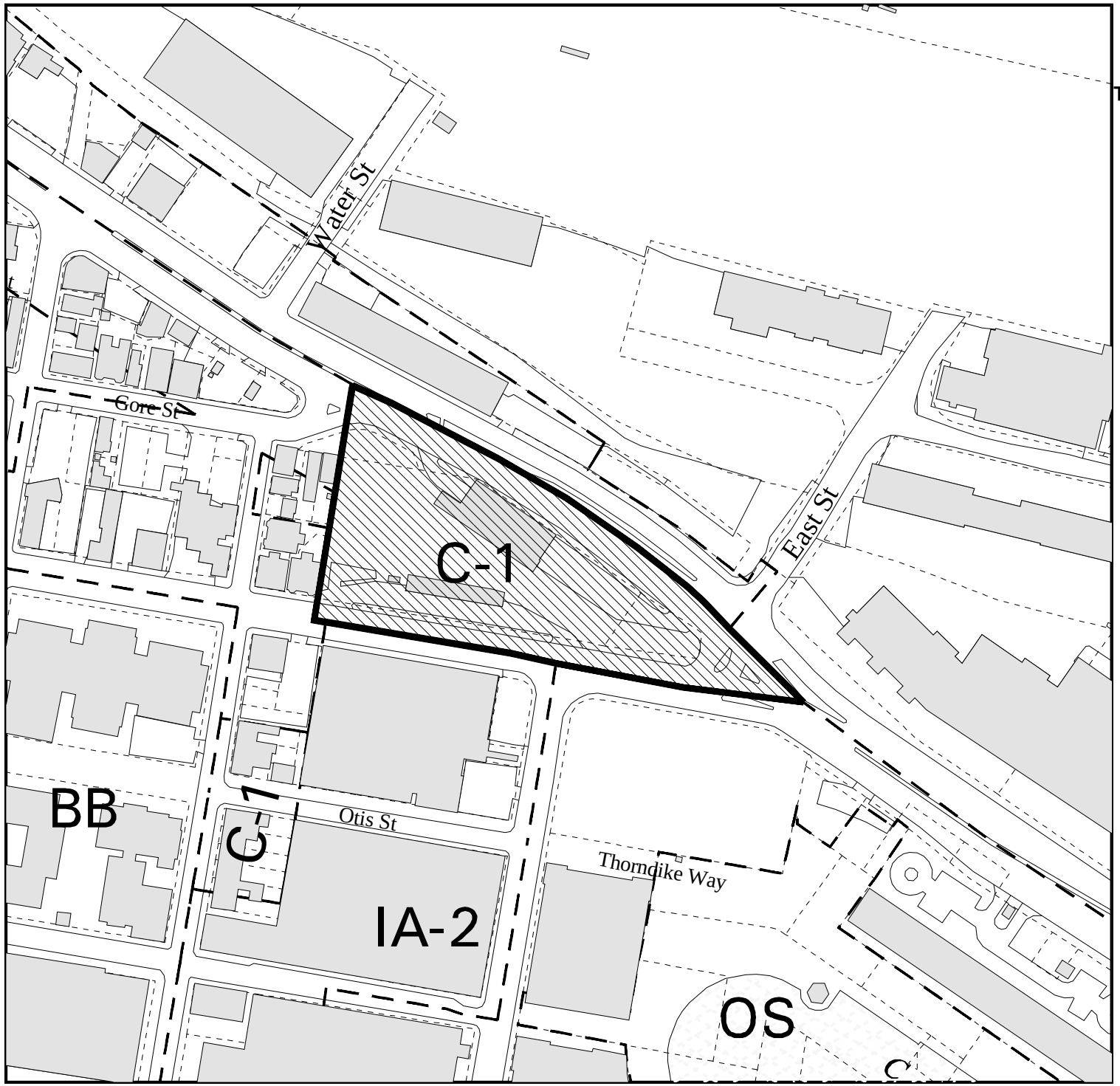
13.52.1 ***Residential Uses***. All uses listed in Section 4.31 a-h, and i2.

13.52.2 ***Transportation, Communications and Utility Uses and Institutional Uses***. All uses listed in Sections 4.32 and 4.33, which are allowed or conditionally allowed in the applicable base zoning districts.

13.52.3 ***Office and Laboratory Uses***. All uses listed in Section 4.34.

Area IV (A-1)

Residence C-1
To Residence C-2B/PUD-4A



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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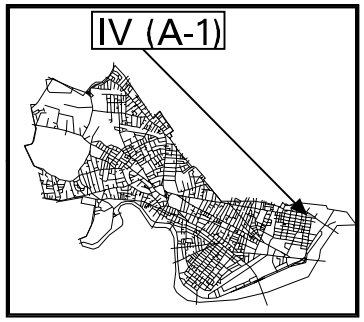
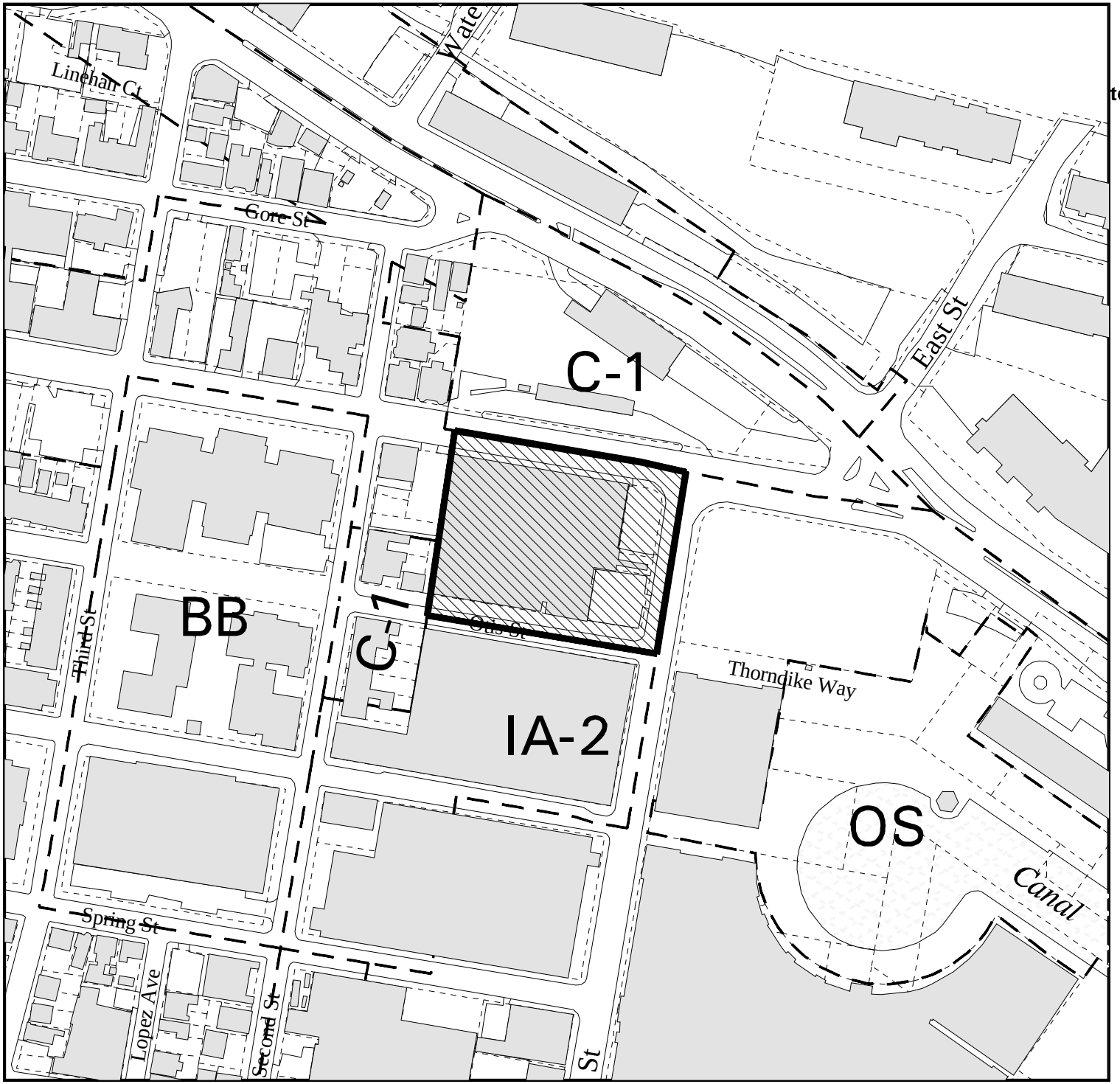
Scale
1 Inch = 200 Feet



Eastern Cambridge Rezoning Petition
June, 2001



Area IV (A-2)

Industry A-2
to Residence C-2A/PUD-4A

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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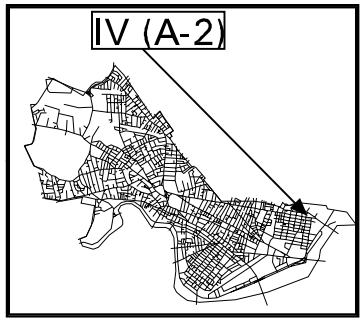
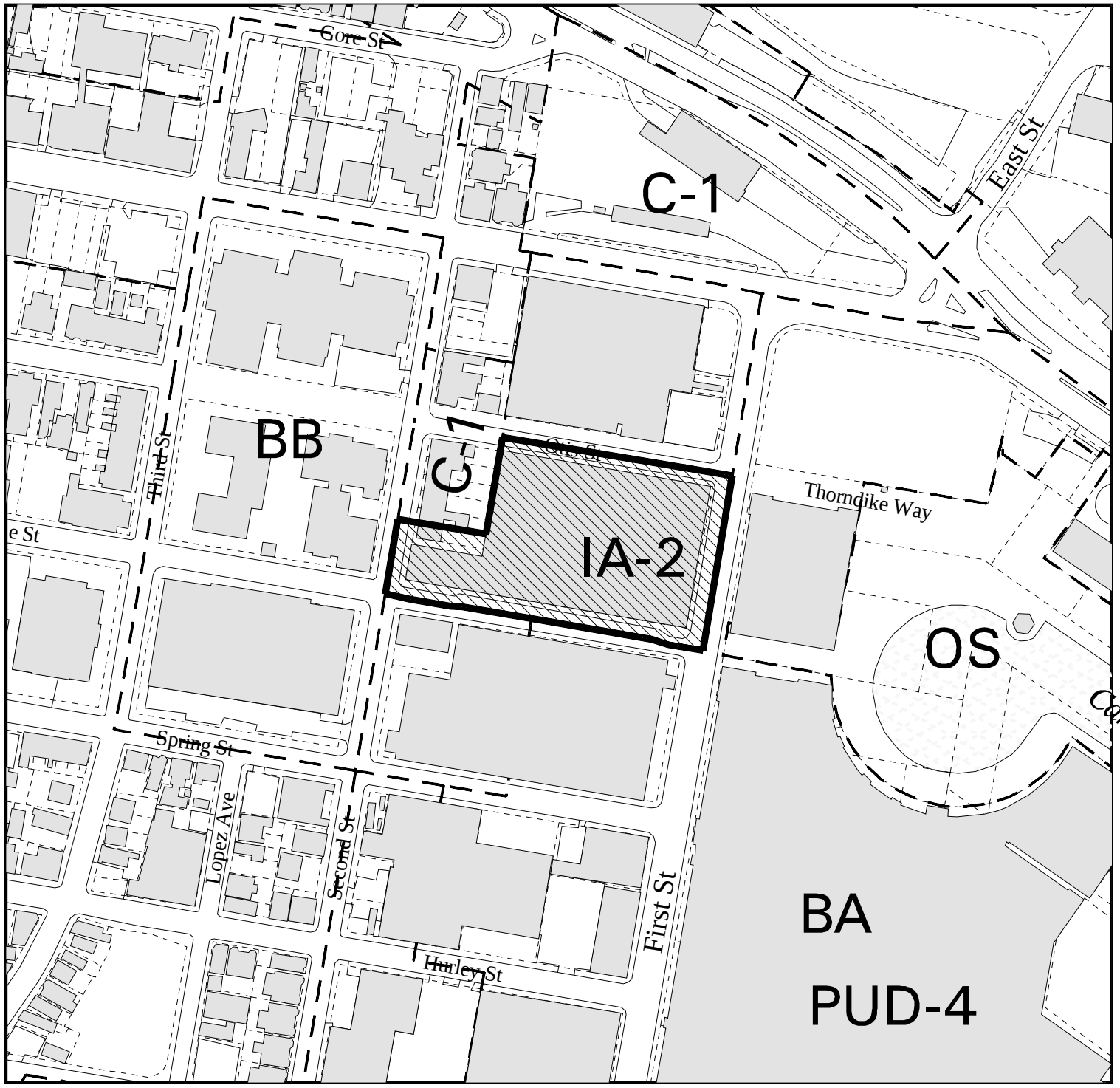
Scale
1 Inch = 200 Feet



Eastern Cambridge Rezoning Petition
June, 2001

Area IV (A-3)

Industry A-2
To Business A/PUD-4



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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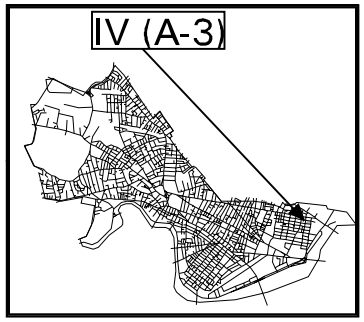
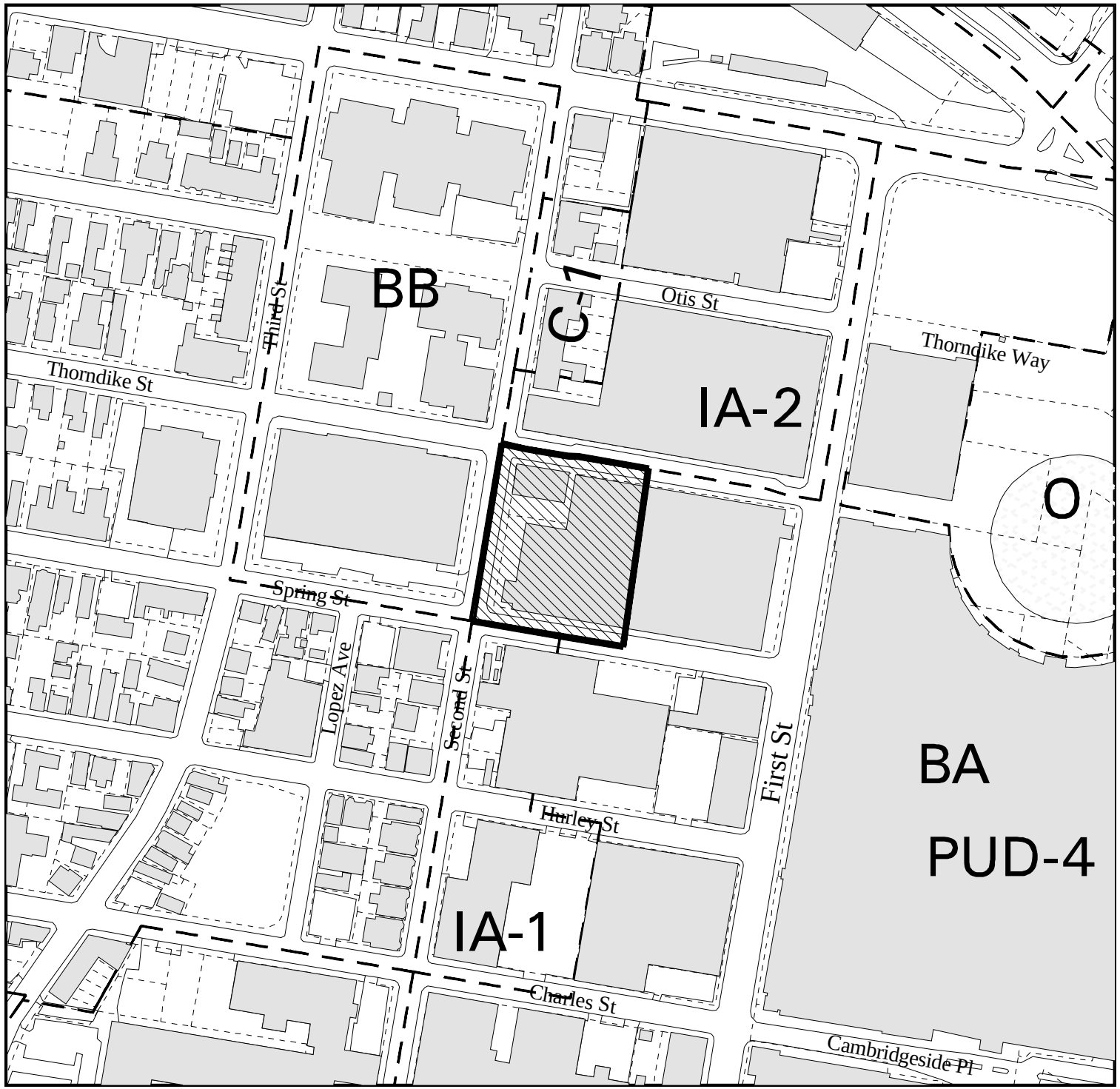


Eastern Cambridge Rezoning Petition
June, 2001

Area IV (A-4)

Industry A-2
To Business A/PUD-4B



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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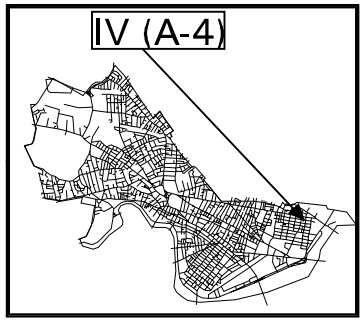
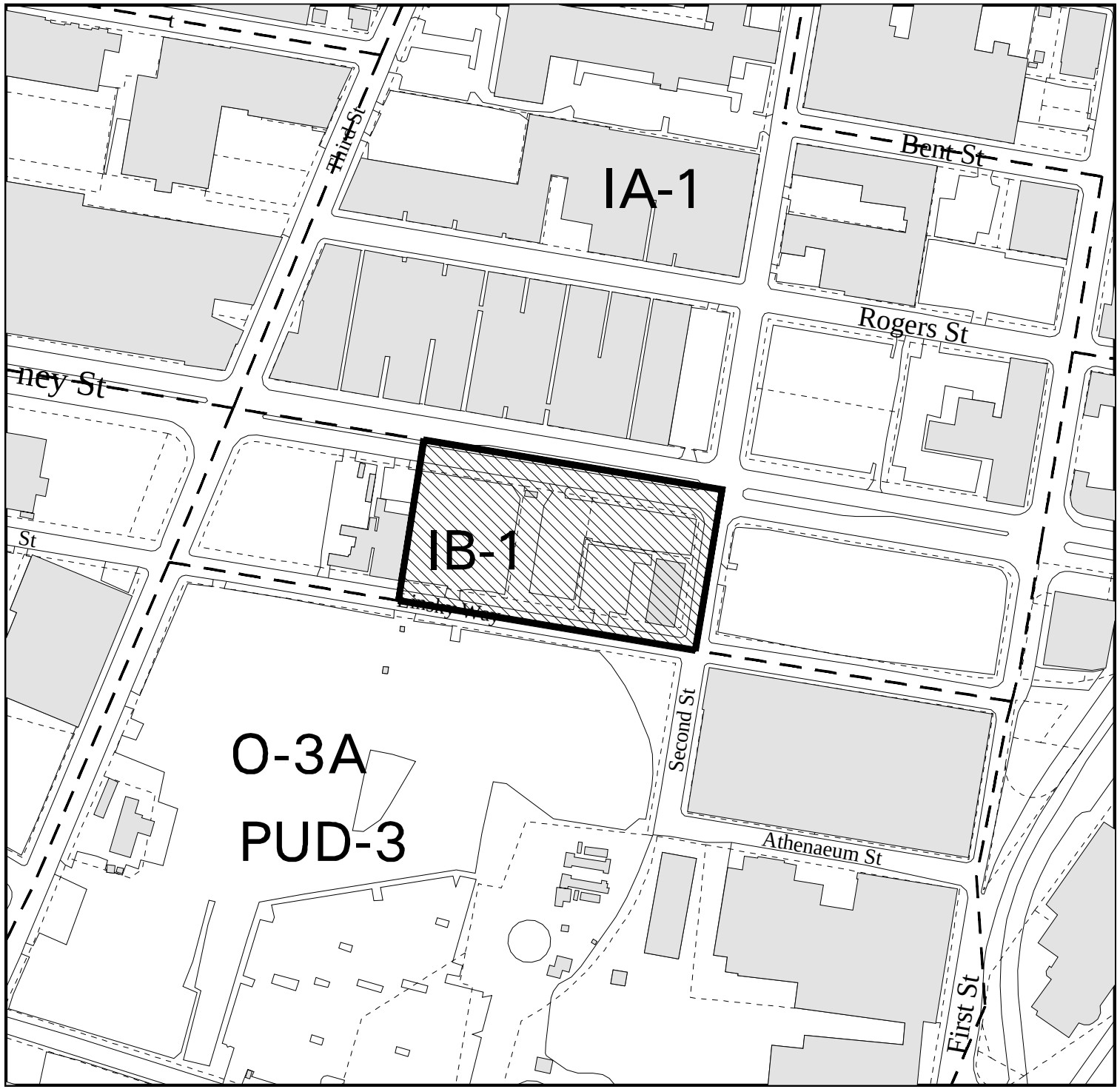
1 Inch = 200 Feet



Eastern Cambridge Rezoning Petition
June, 2001

Area IV (A-5)

Industry B-1
To Industry A-1/PUD-4B



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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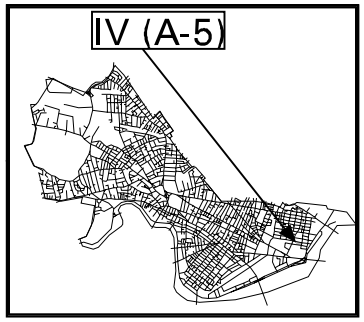
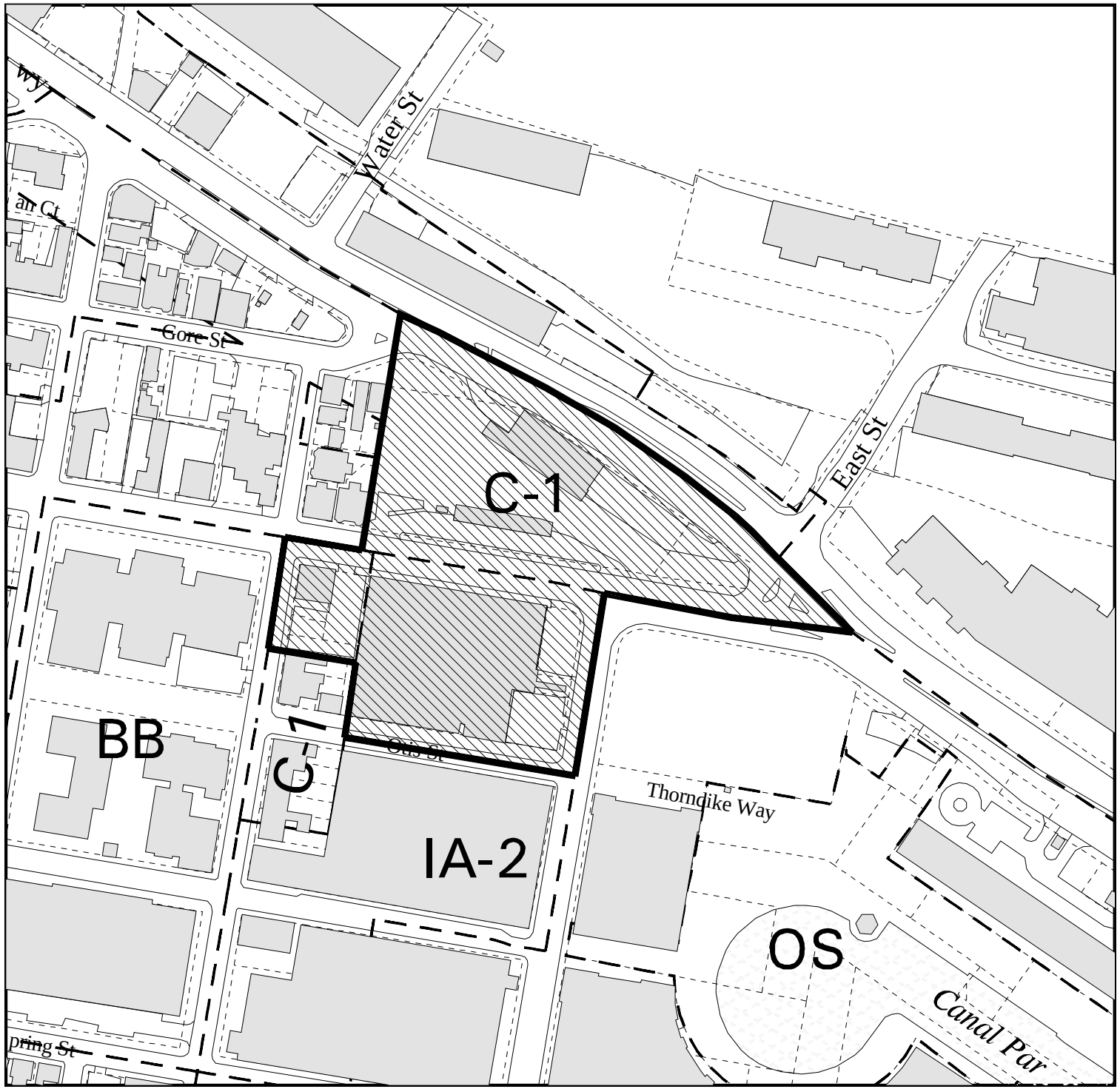
Scale
1 Inch = 200 Feet



Eastern Cambridge Rezoning Petition
June, 2001

Area IV (B-1)

PUD-4A



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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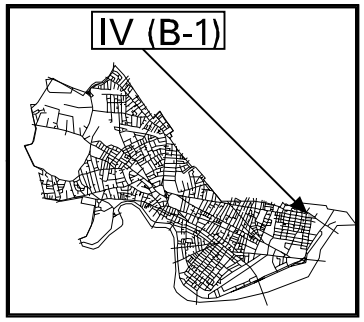
Scale
1 Inch = 200 Feet



Eastern Cambridge Rezoning Petition
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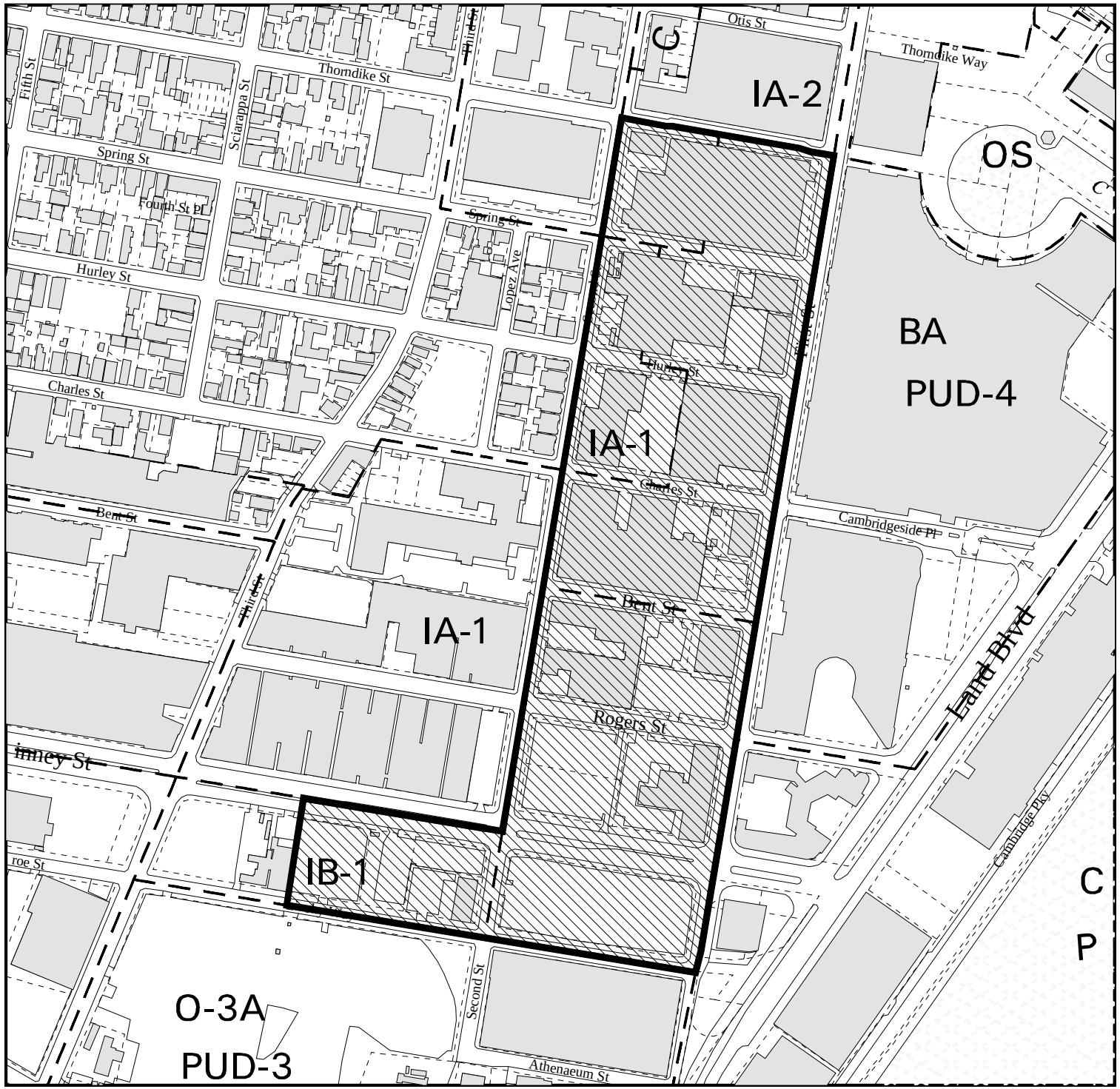
Area IV (B-2)

PUD-4B



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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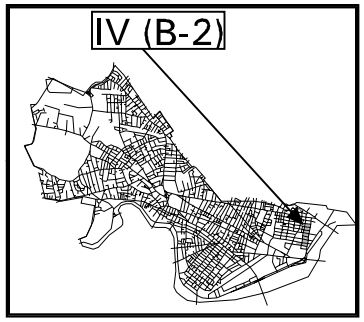
Scale
1 Inch = 300 Feet



Eastern Cambridge Rezoning Petition
June, 2001

13.52.4 Retail Business and Consumer Service Establishments. All uses listed in Section 4.35.

13.52.5 ***Open air or Drive in Retail and Service Uses***.

(1) sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors; commercial greenhouse or warehouse;

(2) open air place of entertainment;

(3) automobile service station where no major repairs are made provided that all lubrication and repairs are carried out within the building and further provided the service station will be located within or attached to a parking garage or other structure as accessory use.

13.52.6 ***Other Uses***. Any use not listed in Subsections 13.52.1 - 13.52.5 shall be allowed only upon written determination by the Planning Board that such use is compatible with the Lechmere Canal and Square district in the *East Cambridge Riverfront Plan* and the policies set forth in the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines* and that it is necessary to support the predominant uses in the PUD-4 districts.

13.53 ***District Dimensional Regulations***.

13.53.1 ***Maximum Floor Area Ratio.*** The maximum ratio of floor area to the total area of the development parcel shall be as set forth below. For purposes of this Section 13.53.1, residential use shall mean those use set forth in Section 4.31 a-h.

(1) *PUD-4 District*: 2.0 for all uses plus any additional GFA above that resulting from the application of an FAR of 2.0 to the Development Parcel that is located in buildings existing within the proposed development parcel at the time of application for a PUD special permit.

(2) *PUD-4A District*: 2.5 for all uses plus any additional GFA above that resulting from the application of an FAR of 2.5 to the development parcel that is located in buildings existing within the proposed Development Parcel at the time of application for a PUD special permit. In no case may non-residential uses exceed fifty (50) percent of the total GFA authorized by a PUD special permit.

(3) *PUD-4B*: An FAR twice that permitted for non-residential uses in the applicable base zoning district (i.e. 2.0 in the Business A District; 2.5 in the Industry A-1 district). In no case, however, may the GFA of the non-residential uses authorized by a PUD special permit exceed that resulting from the application of the non-residential FAR permitted in the applicable base zoning district to the PUD parcel area (i.e. 1.0 in a Business A district and 1.25 in an Industry A-1 district).

13.53.2 ***Minimum Development Parcel.*** The minimum size of the Development Parcel for a PUD shall be twenty-five thousand (25,000) square feet. A Development Parcel within the PUD-4 district**s** may contain non-contiguous lots elsewhere in any one of the PUD-4 district**s** or within a contiguous PUD district. There shall be no specified minimum lot size for lots located within a Development Parcel.

The Planning Board shall approve all lot sizes located within a development parcel.

13.53.3 ***Dwelling Unit Density.*** For the purpose of computing residential dwelling unit density, the minimum land area for each dwelling unit shall be four hundred and fifty (450) square feet. Residential density shall be computed based on the entire development parcel.

13.53.4 ***Other Dimensions.*** There shall be no minimum width for the development parcel and no minimum width for lots within the development parcel. There shall be no minimum required front, rear and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.54 ***Maximum Height.*** The maximum height for any building shall be as set forth below:

(1) PUD-4 district: Eighty-five (85) feet.

(2) PUD-4A district: Sixty-five (65) feet except as provided for below:

(a) Alterations and additions within the footprint of any building or group of abutting buildings existing on the site at the time of the application for a PUD special permit may exceed sixty-five feet but may be no higher than the highest portion of the existing buildings within the Development Parcel.

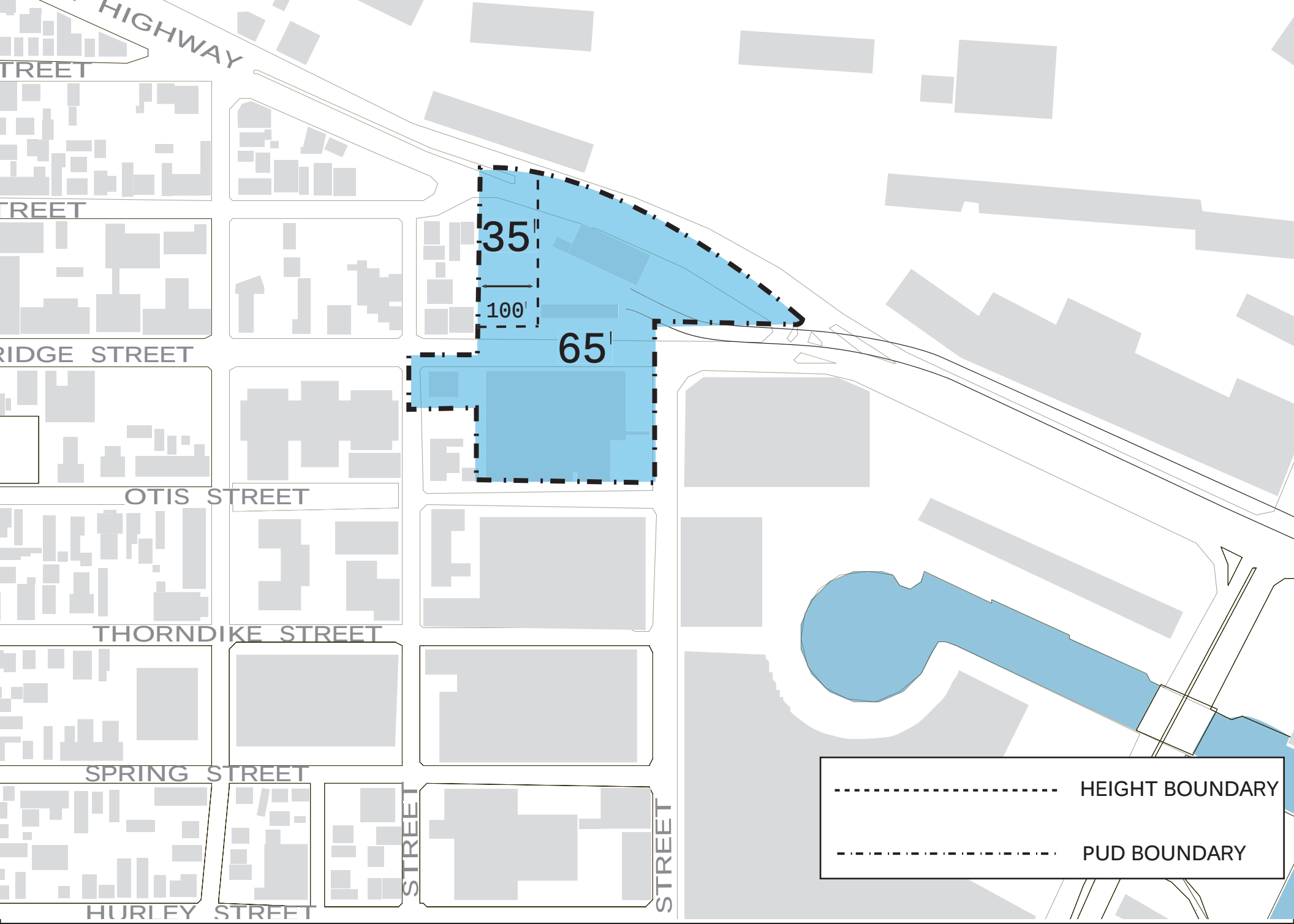
(b) Building height shall be thirty-five (35) feet in that area bounded by the centerline of Cambridge Street; then by a line easterly of, parallel to and one hundred (100) feet distant from the westerly boundary line of the PUD-4A; then the centerline of O'Brien Highway; then the westerly boundary line of the PUD-4A, to the point of origin.

(3) PUD-4B district: Sixty-five (65) feet except as further limited or permitted below:

(a) In the block bounded by First, Rogers, Second and Athenaeum Streets the building height shall be eighty-five (85) feet.

(b) Between Thorndike Street and Bent Street building height shall be forty-five (45) feet within 200 feet of the easterly sideline of Second Street.

In approving heights in a PUD development the Planning Board shall be guided by the intent of this Section 13.50 to provide transitions in height between the higher density development along First and Binney Streets and lower density development and lower height along Second Street adjacent to the residential neighborhood.



Eastern Cambridge Planning Study

for the Cambridge Community Development Department

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

PUD 4A-Building Heights Regulation Map

6.20.01

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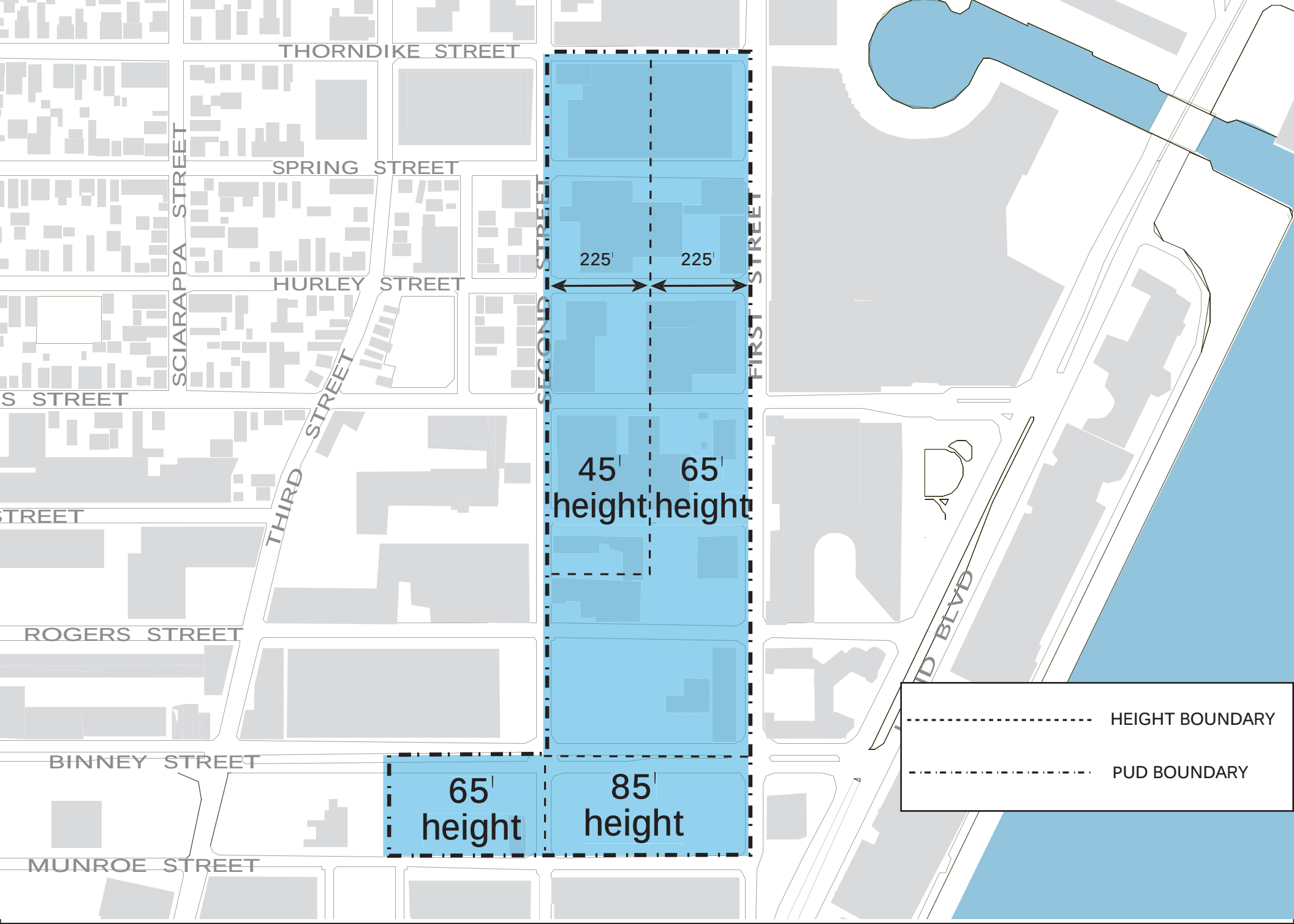

Eastern Cambridge Planning Study

for the Cambridge Community Development Department

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

PUD 4B - Building Heights Regulation Map

6.20.01

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13.55 ***Open Space.*** The minimum ratio of open space to the total area of the development parcel shall be twenty (20) percent except as modified below. The open space may be any combination of Useable, Permeable, Green Area or Publicly Beneficial Open Space as defined in Article 2.000 and further regulated in Section 5.22 of the Ordinance.

13.55.1 The Planning Board may reduce the open space requirement if the development is located adjacent to a Public Open Space and if the development is physically and functionally integrated with that open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors. The open space requirement may also be reduced to the extent that the Planning Board finds that such reduction facilitates preservation and reuse of existing historic structures, facilitates the conversion of such structures to residential use, or otherwise advances the urban design objectives as they apply to a PUD's specific location.

13.55.2 Open space may include parks, plazas, landscaped areas open to the sky, playgrounds, balconies, roofs developed for recreational or leisure usage, and pedestrian ways, such as bridges, decks, arcades, loggias, and gallerias as permitted by the Planning Board.

13.55.3 Open space at the ground level held in private ownership to serve the needs of residents and employees of buildings within the PUD should be located and designed to complement and to be connected with existing and planned public open space in the district. In approving a final development plan, the Planning Board may specify certain landscaping and other site design details to assure the PUD will be compatible with public improvement in the districts and with the development policies outlined in the East Cambridge Riverfront Plan and the *Eastern Cambridge Plan*.

13.56 ***Perimeter and Transition***. Any part of the perimeter of a planned unit development which fronts on an existing street or public open space should be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping and screening.

13.57 ***Parking and Loading Requirements***. Development in the PUD-4 districts shall conform to the off street Parking and Loading Requirements set forth in Article 6.000, except as modified by Section 13.57**.**1 below.

13.57.1 The parking requirements specified in this Section 13.57 may be satisfied in total or in part by a lease agreement between the developer and the City, other public entity, or private consortium for use of parking spaces in the public or pooled private parking facility located within the District. The total number of parking spaces leased and constructed for the planned unit development shall be at least equivalent to the requirements specified in Article 6.000.

13.58 ***Relationship to MBTA Urban Ring Transportation Planning Project.*** In all PUD application documents, the applicant shall indicate how the proposed PUD development relates physically to the most current plans developed by the MBTA for implementation of the Urban Ring transportation project.

Eastern Cambridge Rezoning Petition

Part V

Eastern Cambridge Development Rights Transfer Districts

PART V - EASTERN CAMBRIDGE DEVELOPMENT RIGHTS TRANSFER DISTRICTS

Purpose

The transfer of development rights provision is intended to encourage reduced commercial density close to existing residential neighborhoods, while moving commercial and mixed-use development to areas of Eastern Cambridge that are closer to transit and are more fully developed.

Proposal

The transfer of development rights provision establishes two overlay districts: the Eastern Cambridge Transfer Donating District (TDD) and the Eastern Cambridge Transfer Receiving District (TRD). The TDD is the area north of Binney Street and adjacent to the residential neighborhoods from which development rights may be moved. The TRD is the largely commercial area between Binney Street and Main Street and is the district to which additional development may be transferred.

Donating districts allow transfer of existing or allowed non-residential development densities, plus allowed residential densities. After the transfer of development rights, the uses permitted on the donating lot would be residential or public park, with a nominal component (10 percent) of retail or office allowed. Transfers of development rights are to be allowed only by special permit from the Planning Board. This allows review of and public comment on the proposed use of the development rights on both the donating and the receiving site.

A. In Article 20.000 – Overlay Districts, create a new Section 20.30 to read as follows.

20.30 - Eastern Cambridge Development Rights Transfer Districts (TDD and TRD)

20.31 – *Purpose*. It is the intent of this Section 20.30 to (1) reduce the density of development close to the existing residential neighborhoods and (2) encourage housing construction compatible with the existing residential neighborhoods through the transfer of existing or potential development to other locations. It is also intended to facilitate the construction of additional residential, office, research and development, retail, and manufacturing uses in areas of eastern Cambridge that are close to transit services, and on sites now fully developed that can more effectively serve the city's Urban Design Objectives, as set forth in Section 19.30 of the Ordinance, with additional building construction. For the purposes of this Section 20.30, residential use shall be as defined in Section 5.30.11.

20.32 - *Establishment and Scope*. There is hereby established the Eastern Cambridge Development Rights Transfer Districts which shall be governed by the regulations and procedures specified in this Section 20.30. These regulations shall apply to areas described below ***or*** as they may be otherwise identified on the Zoning Map, which shall be designated as "Eastern Cambridge Development Rights Transfer Donating District " (TDD) or "Eastern Cambridge Development Rights Transfer Receiving District" (TRD) on the Zoning Map of the City of Cambridge established in Section 3.20.

20.32.1 - *Boundaries of the Districts.*

The boundaries of the districts shall be as described below.

a. The *Eastern Cambridge Development Rights Transfer Donating District* shall be conterminous with the boundaries of the Eastern Cambridge Housing Overlay District (Section 20.40 below) and the portion of the PUD-4B District located north of Binney Street**.** The Donating District shall be that area from which Gross Floor Area **(**GFA) is moved or removed for use on a lot in the Receiving District. A Donating Lot shall be a lot in the Donating District from which GFA is removed.

b. The *Eastern Cambridge Development Rights Transfer Receiving District* shall be (1) that area bounded by the centerlines of Binney Street to the north, First Street to the east, Main Street to the south, and on the west a line parallel to, easterly of, and one hundred and fifty feet distant from the easterly sideline of Portland Street and Cardinal Medeiros Avenue, and (2) that portion of the Industry B zone located south of Main Street and bounded by the centerlines of Albany Street; Massachusetts Avenue; Windsor Street; a line southerly of, parallel to, and one hundred and fifty feet distant from the southerly sideline of Main Street; a line easterly of, parallel to and one hundred and fifty feet distant from the southwesterly extension of the centerline of Portland Street north of Main Street; and then Main Street to the point of beginning . The Receiving District shall be that area where GFA from a Donating Lot is used for development. A Receiving Lot shall be a lot in the Receiving District to which GFA is moved.

20.33 - *Procedure*. The transfer of GFA from the Donating District to the Receiving District shall be permitted by special permit from the Planning Board and shall be subject to further provisions set forth below in Section 20.36. The transfer shall be permitted between non-contiguous lots that may be held in separate ownership, notwithstanding any definition of lot set forth in Article 2.000 of this Ordinance.

20.34 – *Limitations, Requirements, and Conditions Applicable to Lots in the Sending District*

20.34.1 – ***Non Residential Gross Floor Area Available for Transfer from a Lot in the Donating District to Any Lot in the Receiving District***. The total GFA that may be transferred from any Donating Lot to any Receiving Lot shall be the greater of the following:

(1) The total amount of non-residential GFA permitted on a lot in any non-residential zoning district in the Donating District at the time of application to permit the transfer, or

(2) The existing amount of non-residential GFA contained on a lot in any zoning district in the Donating District at the time of application to permit the transfer.

20.34.2 – ***Residual Gross Floor Area Available for Residential Development on a Donating Lot after the Non-residential GFA Transfer has been Authorized***. The total Gross Floor Area available for residential development on any Donating Lot shall be the greater of the following:

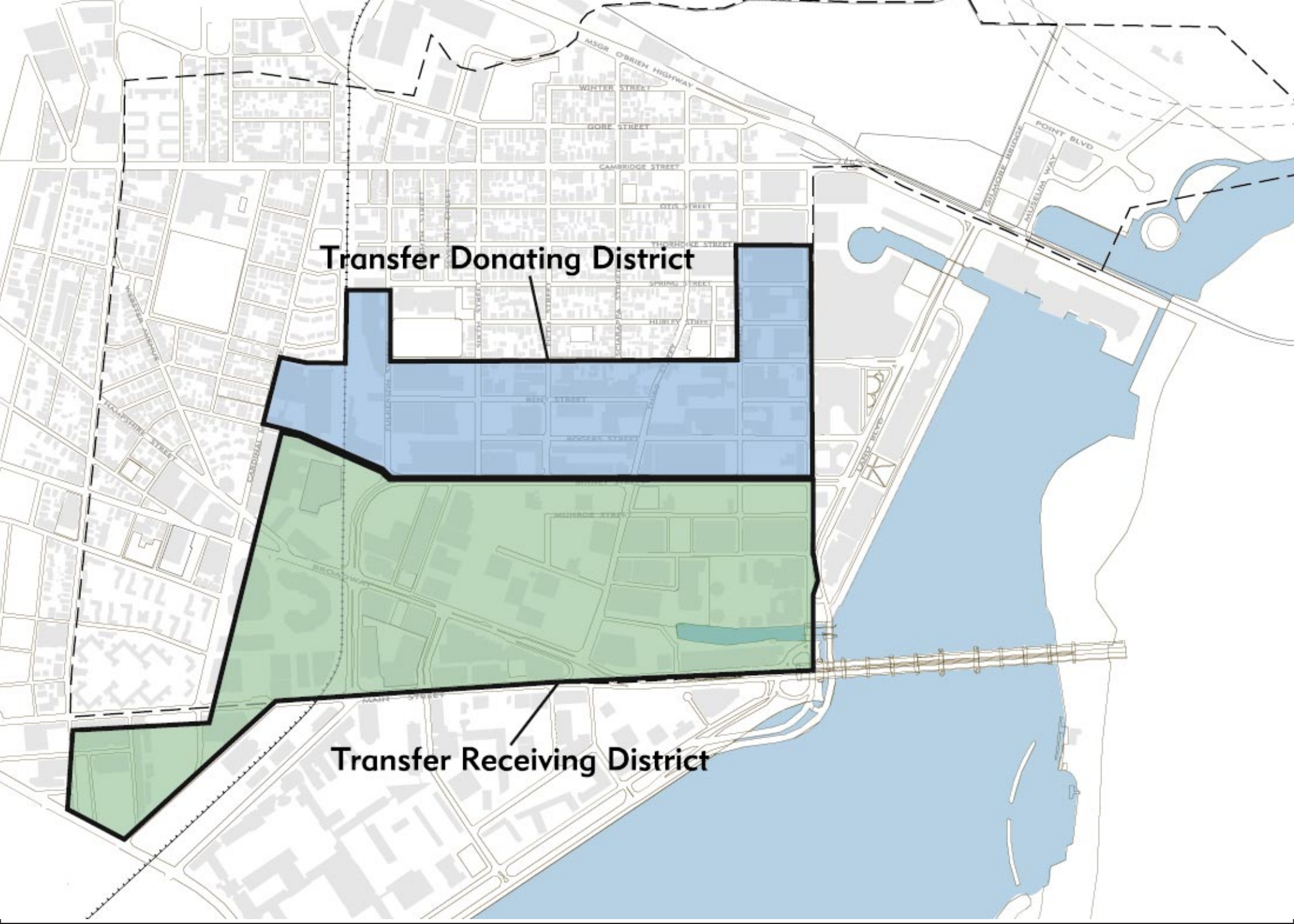
(1) The total amount of residential GFA permitted on the Donating Lot after the non-residential GFA has been transferred, including existing residential GFA and residential GFA allowed through the application of the provisions of Section 5.28.2 – C*onversion of Non-Residential Structures to Residential Use*, where it is proposed to reuse a non-residential structure for residential use, or.

(2) The GFA resulting from an FAR of 0.**75** in Residence C-1 base district or 1.25 in any non-residential base district.

20.34.21 – ***Residual Residential Gross Floor Area on a Donating Lot Available for Transfer to a Lot in the Receiving District***. The residential GFA permitted on a lot in any residential or non-residential zoning district as determined by Section 20.34.2 above may be transferred to any **receiving** lot **provided** the **future** residential development potential on the Donating Lot is not reduced below an FAR of 0.75.

20.34.3 – ***Restrictions on the Donating Lot after Transfer is Authorized.***

(1) All non-residential GFA existing or permitted under the zoning district regulations applicable on the Donating Lot**,** whichever is greater**,** must be transferred, held for future transfer, or abandoned**.** No non-residential development potential shall remain on the Donating Lot and no use variance may be granted to reestablish non-residential uses after the transfer of GFA has occurred. Any active non-residential use shall be discontinued.



EASTERN CAMBRIDGE PLANNING STUDY
for the **Cambridge Community Development Department**
Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

EASTERN CAMBRIDGE TRANSFER DONATING AND RECEIVING DISTRICTS
6.20.01

(2) Development on the Donating Lot is limited to residential use or a public park. Where residential development is proposed to be established, the future residential development shall not have an FAR of less than 0.75. All existing gross floor area not redeveloped to residential use shall be demolished where housing is to be established on the site. The entire site shall be cleared if it is to be developed as a public park.

(3) No building or structure determined to be a Preferably Preserved Significant Building by the Cambridge Historical Commission, as provided in Ordinance No. 965 of the Ordinances of the City of Cambridge, may be demolished. Any such building required to remain shall be converted to a permitted residential use.

(4) Notwithstanding the provisions of Paragraphs (1) – (3) above, or other provisions of this Section 20.30, the remaining residential GFA on a Donating Lot may contain any office or retail use permitted in the applicable base district up to ten (10) percent of the permitted residential GFA.

20.35.1 – ***Dimensional and Use Limitations on the Receiving Lot***. The GFA transferred from any Donating Lot to a Receiving Lot shall be subject to the following provisions:

(1) The transferred GFA shall not be subject to any FAR or GFA limitations applicable to the receiving lot.

(2) Non-residential GFA transferred may be used for any use permitted on the Receiving Lot. However, where any non-residential use is limited to a maximum amount of total development on any lot or Development Parcel, the transferred GFA shall be subject to that limitation unless the transferred GFA is in addition to, and not a substitute for, the GFA and use limitations otherwise required on the lot or Development Parcel.

(3) Residential GFA transferred, as permitted in Section 20.34.21 above, shall only be used for residential uses on the receiving lot.

(4) All other dimensional limitations applicable to the receiving lot shall apply to the transferred GFA.

20.36 – *Special Permit Procedures*.

20.36.1 – *Required Information*.

In applying for a special permit to permit the transfer of GFA from one or more Donating Lots to one or more Receiving Lots, the following information shall be provided:

(1) The location of all Donating Lots and all Receiving Lots.

(2) Enumeration of the GFA to be transferred, GFA to be retained on the Donating Lot, and the total GFA to be accommodated on the Receiving Lot; the calculations by which the proposed GFA on all sites has been determined.

(3) Schematic development plans showing the proposed development on both the donating and the receiving lots.

(4) A narrative describing the plan's compliance with all requirements of this Section 20.30 and consistency with the *Eastern Cambridge Design Guidelines.*

(5) The schedule by which necessary demolition will take place and authorized construction will commence and be completed. Where it is proposed to occupy transferred GFA before the Donating Lot has been brought into compliance with the requirements of Section 20.34.3 above, the legal instruments proposed by which the requirements of Section 20.34.3 will be met.

(6) The status of leaseholds for tenants in any non-residential GFA on the Donating Lots in structures that are required to be demolished or converted to residential uses, and the mechanisms by which those non-residential uses will be terminated and the site brought into compliance with the requirements of this Section 20.30.

20.36.2 – *Special Permit Conditions.*

The Planning Board shall establish in its Decision granting a special permit under the provisions of this Section 20.30 conditions that address at a minimum, the following:

(1) The sequence by which construction and demolition are to occur on both the Donating and Receiving Lots;

(2**)** The binding commitments to be executed if occupancy of new GFA on the Receiving Lot is to occur before demolition of GFA transferred out from the Donating lot or before new residential or park construction is to occur on the Donating Lot.

(3) The legal instruments by which a proposed park is to be made available to the general public as a public park.

(**4**) The process by which final development plans are to be approved by the Planning Board.

In granting a special permit the Planning Board shall determine that the authorized development is generally consistent with the development policies set forth in the *Eastern Cambridge Plan* and the *Eastern Cambridge Design Guidelines* dated June 2001.

20.36.3 – *Reservation of Gross Floor Area by Owners of Donating Lots.*

To provide flexibility over time in the utilization of GFA available to be transferred, the Planning Board may issue a special permit to permit the reservation of GFA from a Donating Lot to be applied at a later date to a Receiving Lot through a second special permit process. The reservation may be for any length of time acceptable to the Planning Board. The Board, in granting the special permit, shall approve the development plan for the Donating Lot.

20.37 – *Application for a Building Permit on a Donating Lot.*

> No building permit application will be accepted by the Superintendent of Buildings for any construction on any lot in the Donating District without a certification provided by the applicant from the Community Development Department that the GFA to be constructed on the lot as set forth in the application is accurate and in conformance with any special permit issued under the provisions of this Section 20.30.

B. Amend the Zoning Map of the City of Cambridge by establishing the Eastern Cambridge Development Rights Transfer Districts (TDD and TRD) as overlay districts for those areas described in Section 20.32.1 above.

Eastern Cambridge Rezoning Petition

Part VI

Additional Zoning Changes

PART VI – ADDITIONAL ZONING CHANGES

Purpose
The intent of these recommendations is to bring zoning into closer conformity with neighborhood and citywide goals in areas that fall outside North Point, the Volpe Center area, and the Eastern Cambridge Housing Overlay district. These include changes proposed in the Citywide Rezoning Petition, as well as additional recommendations, particularly in the transition area between the Area 4, Wellington-Harrington residential neighborhoods and commercial areas of Kendall Square.

Proposal
The proposals in this section fall under four categories:

> ***Zoning district changes:*** *Address rezoning of certain areas to encourage housing by rezoning to residential districts; create appropriate transitions adjacent to residential districts; more accurately reflect existing uses; and create open space.*

Area	Existing District	Existing FAR	Proposed District	Proposed FAR	
				Commercial FAR	Residential FAR
Area A	Industry A	2.0	Business A	1.0	1.75
"	Business C	2.0	Business A	1.0	1.75
"	Residence C-1	0.75	Business A	1.0	1.75
Area B	Industry B	4.0	Office -1	0.75	0.75
Area C-1	Residence C-1	0.75	Open Space	0.25 (for permitted uses)	
Area C-2	Industry A-1	1.25	Open Space	0.25 (for permitted uses)	
"	Industry B-1	3.0	Open Space	0.25 (for permitted uses)	
"	Residence C-1	0.75	Open Space	0.25 (for permitted uses)	
Area E	Business A	1.0/1.75	Residence C-2B	n.a.	1.75
Area F	Business A-2	1.0/1.75	Residence C-2B	n.a.	1.75
Area 0	Industry A-1	4.0	Residence C-2B	n.a.	1.75

Adjustments to amount of development allowed: *These include changes in the amount of commercial development allowed on a lot and in some cases, reductions in height.*

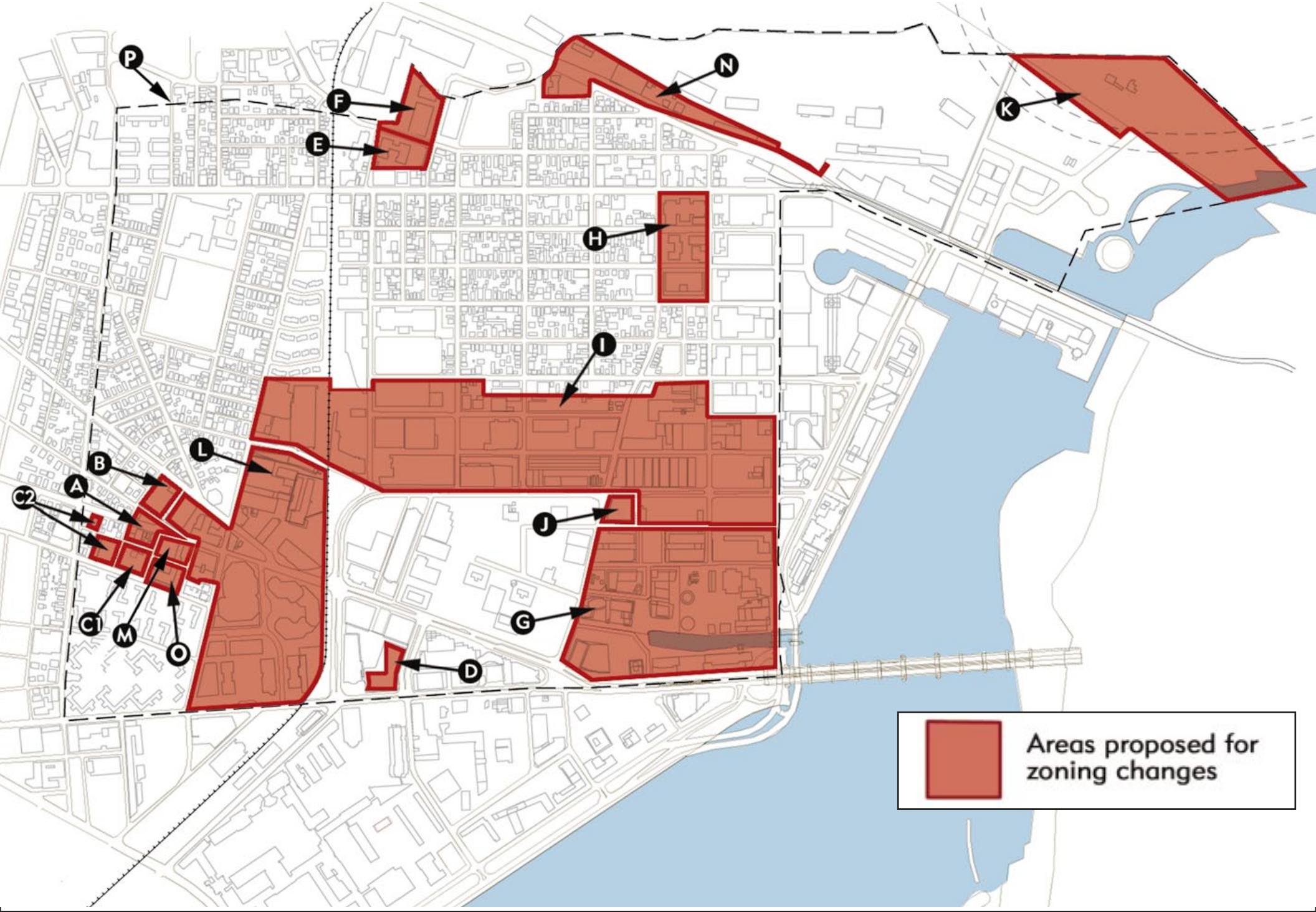
Area	ZoningDistrict	Existing FAR	Proposed FAR	
			Commercial FAR	**Residential FAR**
Area D	MXD			Additional 200,000 sq. ft. of residential allowed
Area G	O-3A/PUD-3	3.0	2.0	3.0
Area H	Business B	3.0	2.75	3.0
Area I	Industry A-1	1.25	1.25	1.5
Area J	Industry B-1	3.0	1.5	3.0
Area K	Industry A	2.0	1.25	1.5
Area L	Industry B	4.0	2.75	4.0
Area M	Industry A-2	4.0	2.75	4.0
Area N	Special District 1	3.0	1.5	3.0

Permit ground floor retail: *Currently, ground floor retail is not permitted in the Industry B-1 district. In order to meet the goal of creating active ground floors and vibrant pedestrian environments, it is recommended that a change be made to permit ground floor retail in this district.*

Area J. Retail uses in the Industry B-1 district

Design guidelines: *To allow the Planning Board to use the Eastern Cambridge Design Guidelines when issuing a project review special permit, it is proposed that the guidelines be referenced in the Citywide Urban Design Objectives for project review.*

Area P. The entire Eastern Cambridge Planning Study area



Eastern Cambridge Planning Study

for the **Cambridge Community Development Department**

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

Additional Zoning Recommendations

6.20.01

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Area A. Industry A, Business C, and Residence C-1 zones at Broadway.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation IA (Industry A), BC (Business C), and C-1 (Residence C-1) on the Zoning Map at this location and substitute therefor the designation **BA (Business A)** for that area bounded by the centerlines of Market, Clark, Dickinson, and Moore Streets and Broadway.

Area B. Industry B zone at Clark Street.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation IB (Industry B) on the Zoning Map and substitute therefor the designation **O-1 (Office 1)** for that portion of the existing Industry B district bounded by the centerlines of Market, Clark and Hampshire Streets and a line 150 feet distant from and parallel to the southeasterly sideline of Clark Street.

Area C. Residence C-1 zone between Hampshire and Dickinson Streets and Industry A-1, Industry B-1 and Residence C-1 zones between Hampshire Street and Broadway

Area C1. Residence C-1 zone between Hampshire and Dickinson Streets.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation C-1 (Residence C-1) on the Zoning Map and substitute therefor the designation **OS (Open Space)** for that area bounded by the centerlines of Clark, Dickinson, Moore, and Hampshire Streets, but excluding the area encompassed by Lots #92 and 93 and their side lot line projections on Assessor's Plat #42 to the centerline of Dickinson Street and Broadway, which shall remain Residence C-1.

Area C2. Industry A-1, Industry B-1 and Residence C-1 zones between Hampshire Street and Broadway.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation IA-1 (Industry A-1), IB-1 (Industry B-1), and C-1 (Residence C-1) on the Zoning Map and substitute therefor the designation **OS (Open Space)** for that area bounded by a line beginning at the intersection of the centerline of Broadway and the northeasterly extension of the northwesterly sideline of Lot #94 on Assessor's Plat #76. Thence moving along the centerlines of Broadway, Dickinson, Clark and Harvard Streets to the line's intersection with the southwesterly extension of the northwesterly sideline of Lot #60 on Assessor's Plat #76. Thence moving along the southwesterly and northwesterly side lot lines of Lots #60, 122, 90, and 89 on Assessor's Plat #76 to the point of origin.

Area D. MXD District.

D1. Additional Residential Gross Floor Area

In Article 14.000, amend Section 14.32.1 to read as follows.

14.32 *District Development Limitations.* There shall be limitations on the overall amount of development within the District as specified below.

14.32.1 The aggregate gross floor area (GFA) of development in the District shall not exceed 2,773,000 square feet plus 200,000 square feet that shall be limited to residential uses as permitted in Section 14.21.4 (1). The 200,000 square feet of GFA restricted to housing use, however, may only be used in that portion of the MXD district located between Main Street and Broadway. Aggregate GFA of development in the District is at any time the sum of the GFA (as defined in Article 2.000 of this Ordinance) of all buildings (i) which are then located in the District, (ii) which are being constructed or may be constructed in the District pursuant to then effective building permits, and (iii) which, pursuant to then outstanding contracts (including options) with Cambridge Redevelopment Authority and so stated in certificates from the Authority to the Superintendent of Buildings, may be constructed in the District in the future. Notwithstanding the definition in Article 2.000 for Gross Floor Area and the provisions of Section 5.25, parking garages and accessory parking facilities shall be exempt from the requirements as to Floor Area Ratio and shall not be included in the calculation for Gross Floor Area on a lot.

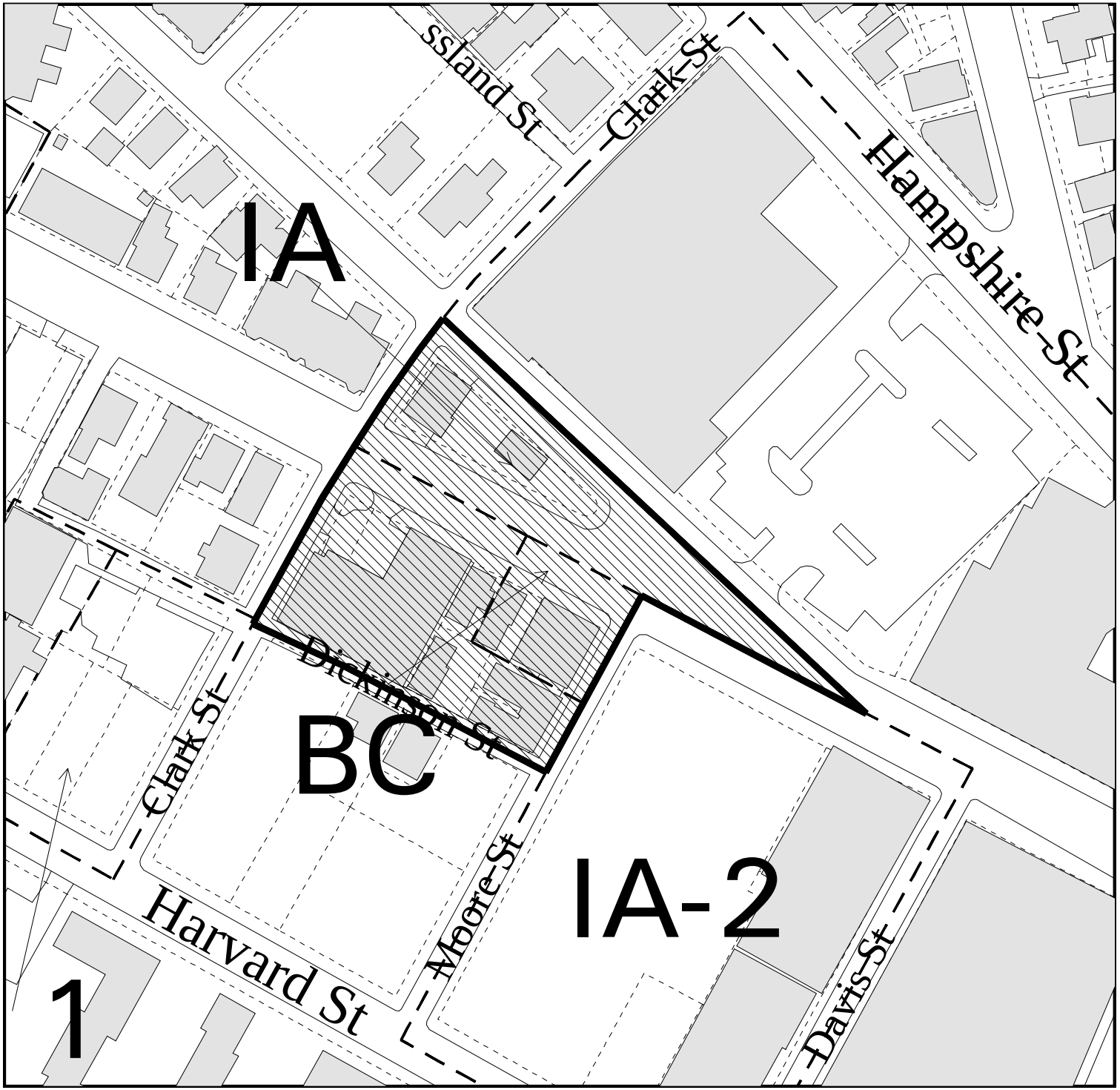
D2. Applicability of Project Review Procedure.

In Article 14.000, create a new Section 4.32.4 to read as follows:

14.32.4 ***Applicability of Section 19.20 for Residential Uses.*** Notwithstanding the provisions of Section 19.22 (1), a structure, any portion of which contains residential uses as set forth in Section 14.21.4 (1) above, shall be subject to the provisions of Section 19.20 – Project Review Special Permit.

Area E. Business A zone between Cambridge Street and Gore Street. (Per Citywide Recommendation)

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation BA (Business A) on the Zoning Map and substitute therefor the designation **C-2B (Residence C-2B)** for the portion of the Business A district bounded by the centerlines of Lambert, Gore and Seventh Streets and a line parallel to and 100 feet north of the northerly sideline of Cambridge Street.



Area VI (A)

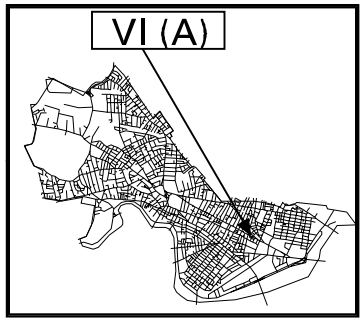
Industry A, Business C and Residence C-1 to Business A

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

N
S

Scale
1 Inch = 100 Feet



Eastern Cambridge Rezoning Petition
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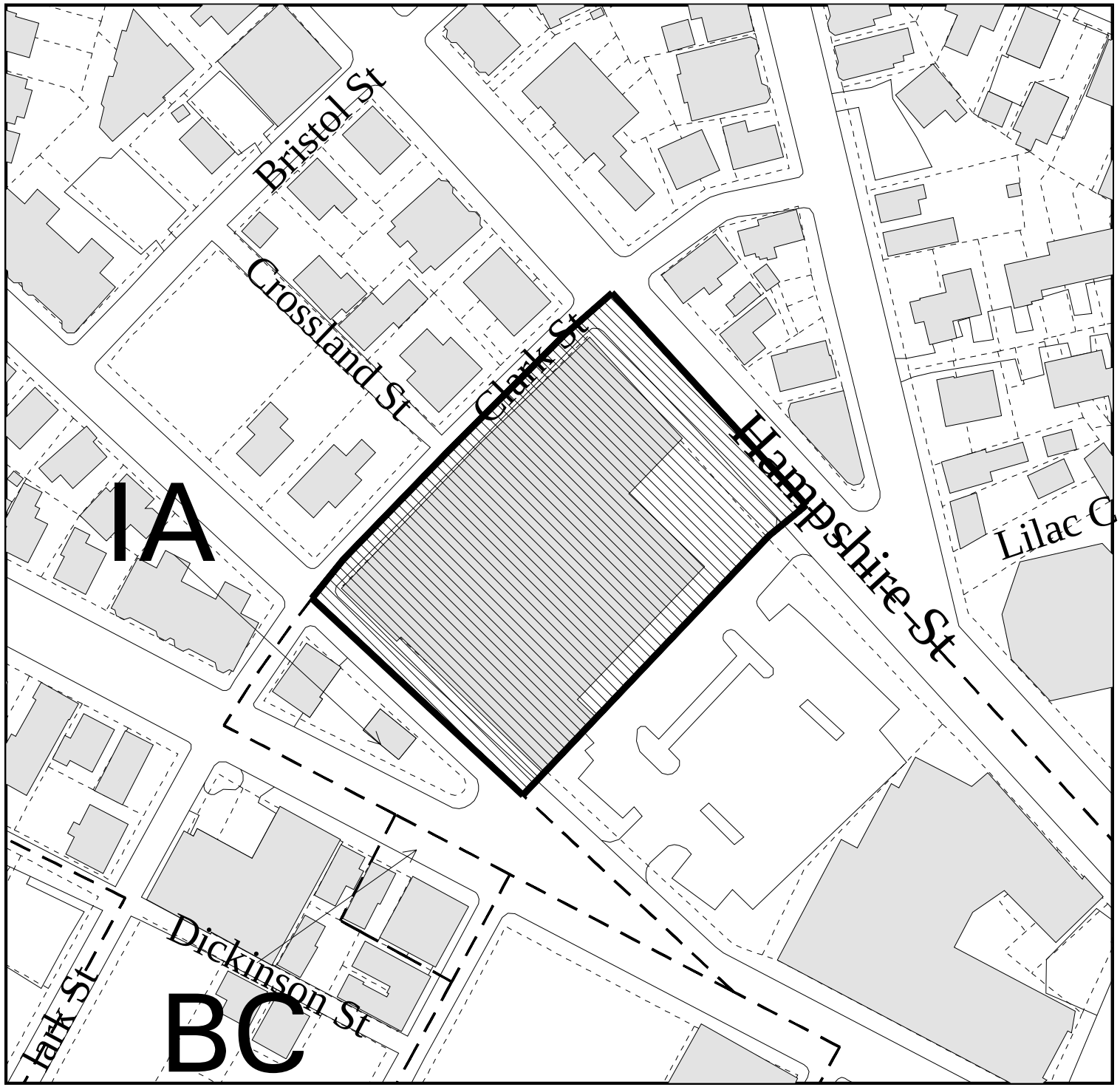

Area VI (B)

Industry B to Office 1

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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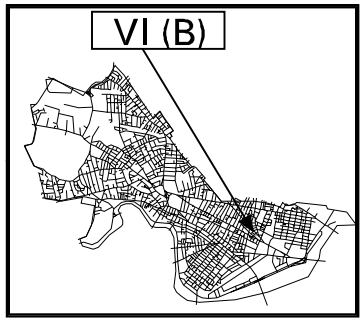
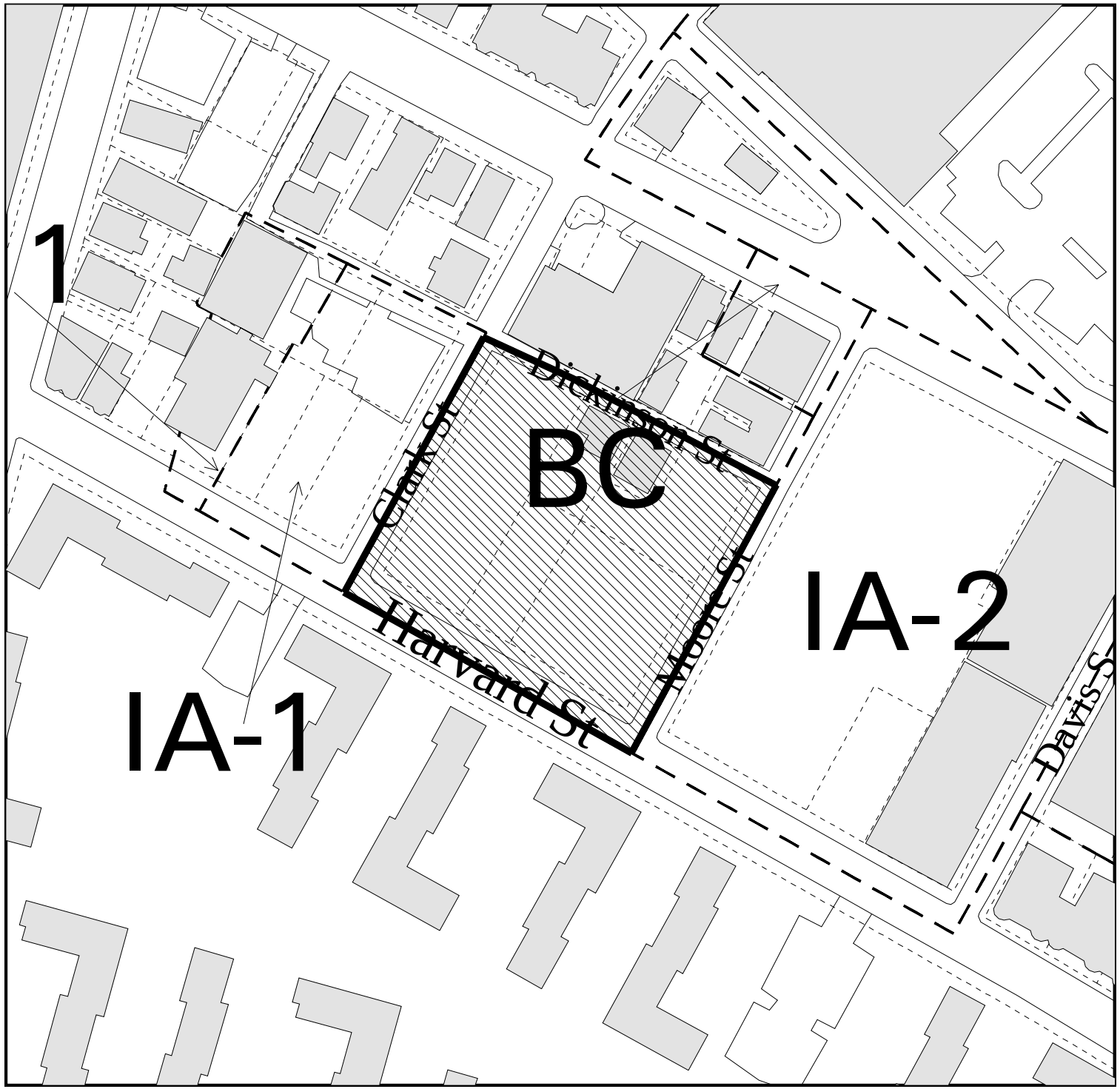
S

Scale
1 Inch = 100 Feet



Eastern Cambridge Zoning Proposal
June, 2001



Area VI (C-1)

Residence C-1 to Open Space

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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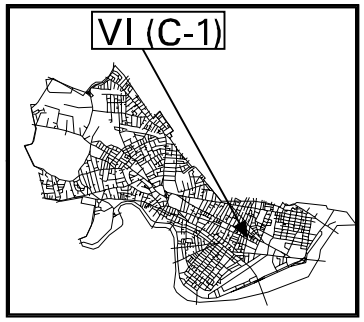
S

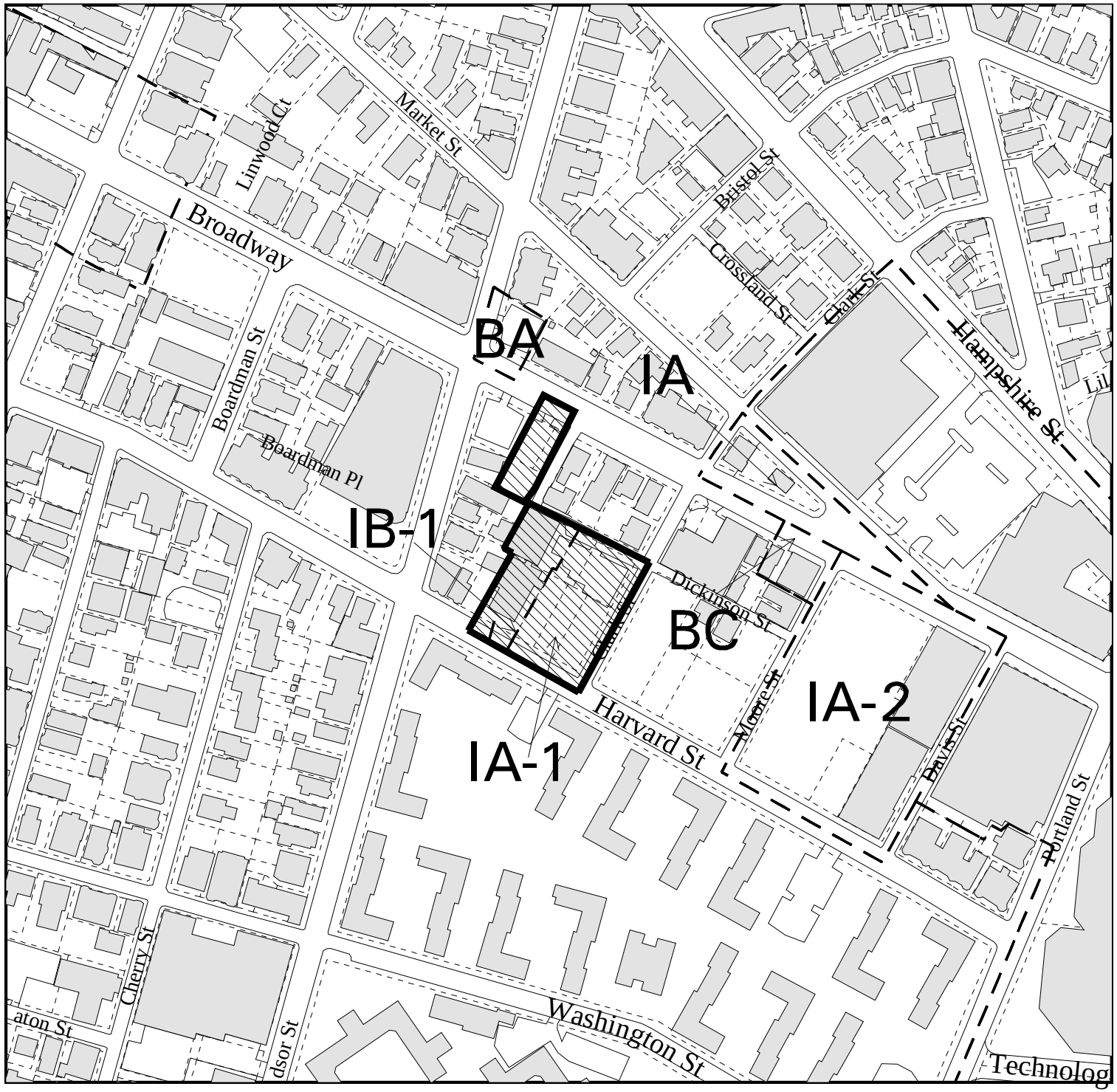
Scale
1 Inch = 100 Feet



Eastern Cambridge Zoning Proposal
June, 2001

Area VI (C-2)

Industry A-1, Industry B-1 and Residence C-1 to Open Space



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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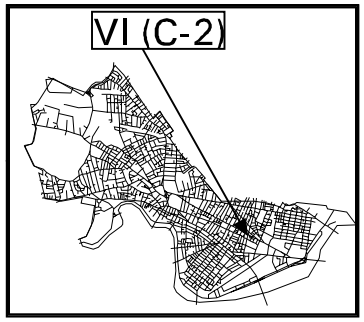
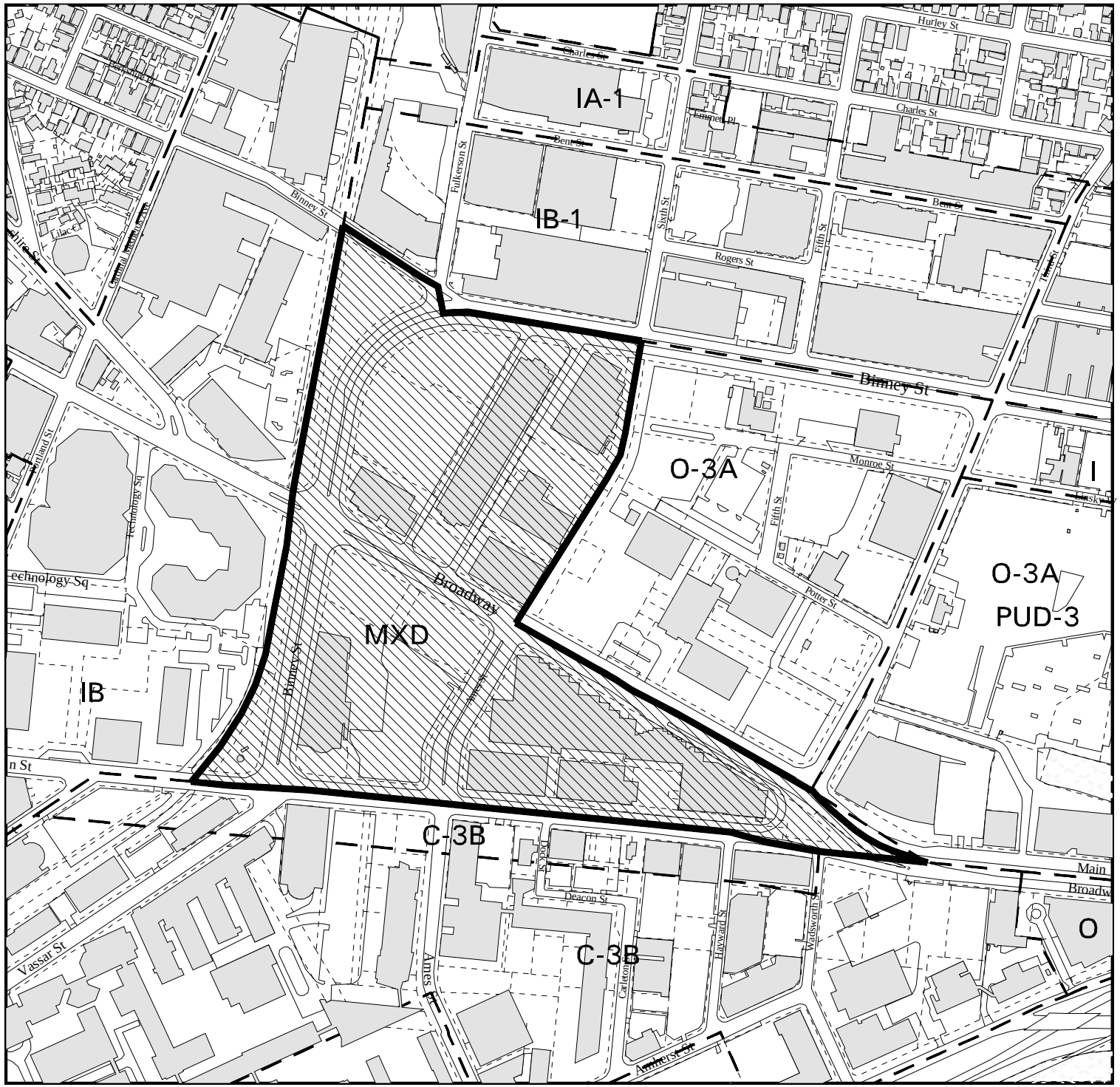
Scale
1 Inch = 200 Feet



Eastern Cambridge Zoning Proposal
June, 2001

Area VI (D)

MXD District



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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S

Scale
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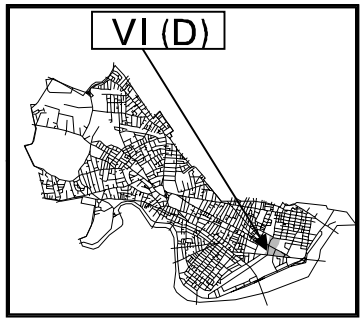
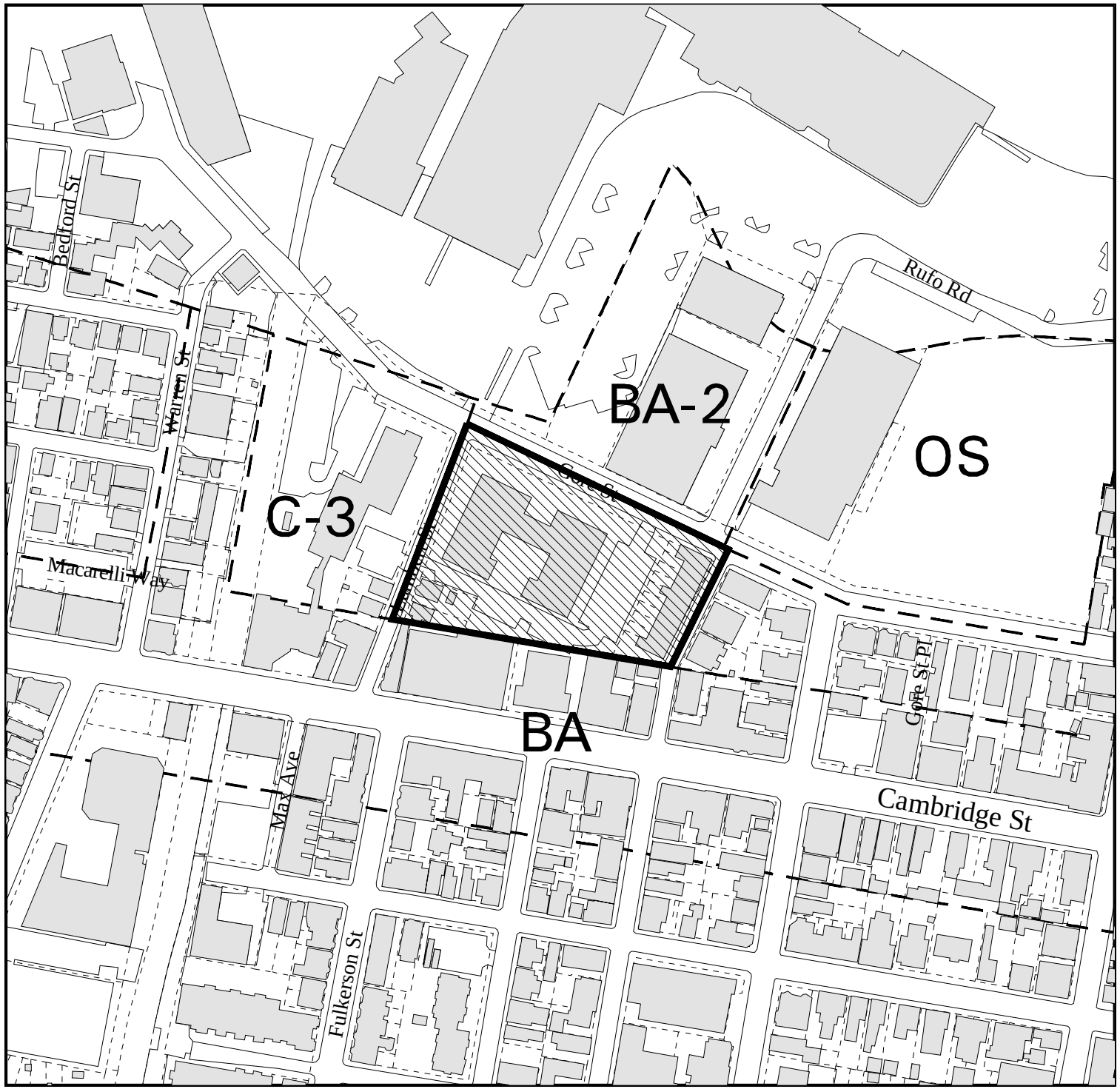


Eastern Cambridge Zoning Proposal
June, 2001

Area VI (E)

Business A
To Residence C2-B

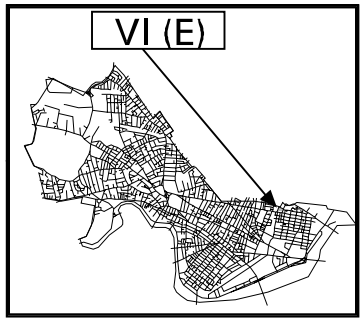


Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

N
S

Scale
1 Inch = 200 Feet



Eastern Cambridge Zoning Proposal
June, 2001

Area F. Business A-2 zone at Gore Street.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation BA-2 (Business A-2) on the Zoning Map and substitute therefor the designation **C-2B (Residence C-2B)** for the entire Business A-2 district bounded by the centerline of Gore Street, the Cambridge/Somerville municipal boundary line, and the Open Space zoning district line.

Area G. Changes to O-3A (PUD-3). (Per Citywide Recommendation)

1. Changes to the Dimensional Requirements of Office Districts

Amend the text of the Zoning Ordinance in Section 5.32 by Amending Table 5-2, Table of Dimensional Requirements – Office Districts in the line headed "Office 3A" by deleting the existing FAR and Height provisions in Column 1 and Column 6 and substituting therefor the following:

5.32 *Office Districts*

1. The following dimensional requirements, set forth in Table 5-2 and modified elsewhere in this Ordinance, shall be applicable to development in Office districts:

Table 5-2. Table of Dimensional Requirements - Office Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet: Front	Side	Rear	(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
Office 3A	**2.0**/3.0	5,000	300	50	$\frac{H+L}{5}$ (b)	$\frac{H+L}{6}$	$\frac{H+L}{5}$ (c)	**90**/120	10%

2. Amend a portion of PUD 3 so that it reads as follows.

13.43 *District Dimensional Regulations.*

13.43.1 The maximum ratio of floor area to the total area of the development parcel shall be 3.0 **for Residential Uses, Section 4.31 a-h, and Dormitory Uses, Section 4.33 b (7), and 2.0 for all other permitted uses.**

A portion or portions of the existing or former Broad Canal without reference to ownership may be counted in calculating the area of the development parcel. Each portion so counted shall be included in computing the development parcel area for one planned unit development.

Area H. Changes to the Dimensional Requirements of Business Districts. (Per Citywide Recommendations)

1. Amend the text of the Zoning Ordinance in Section 5.33 by Amending Table 5-3, Table of Dimensional Requirements – Business District in the line headed "Bus. B" by deleting the Footnote (t) in Column 1 and Column 6.

5.33 *Business Districts*

1. The following dimensional requirements, set forth in Table 5-3 and modified elsewhere in this Ordinance, shall be applicable to development in business districts:

Table 5-3 Table of Dimensional Requirements - Business Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet Front	Side	Rear	(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
Bus. B	2.75/3.0~~(t)~~	none	300	none	none	none	none	80~~(t)~~	none

2. Amend the text of the Zoning Ordinance in Section 5.33, Paragraph (2) – Footnotes by deleting in its entirety Footnote (t).

2. Footnotes

~~(t) Except that for that area bounded by the centerline of Main Street on the south, the centerline of Windsor Street on the west, the line along the Cambridge/Somerville/Boston municipal boundary lines to its intersection with Bridge Street/O'Brien Highway on the north, and the line along the centerline of First Street to Cambridge Street to O'Brien Highway to its intersection with the Boston municipal boundary line on the east, the FAR in any Business B zone shall be 3.0 for residential uses and 4.0 for all other uses and the height shall be 120 feet.~~

Area I, J, K, L, M. Changes to the Dimensional Requirements of Industrial Districts (Per Citywide Recommendations)

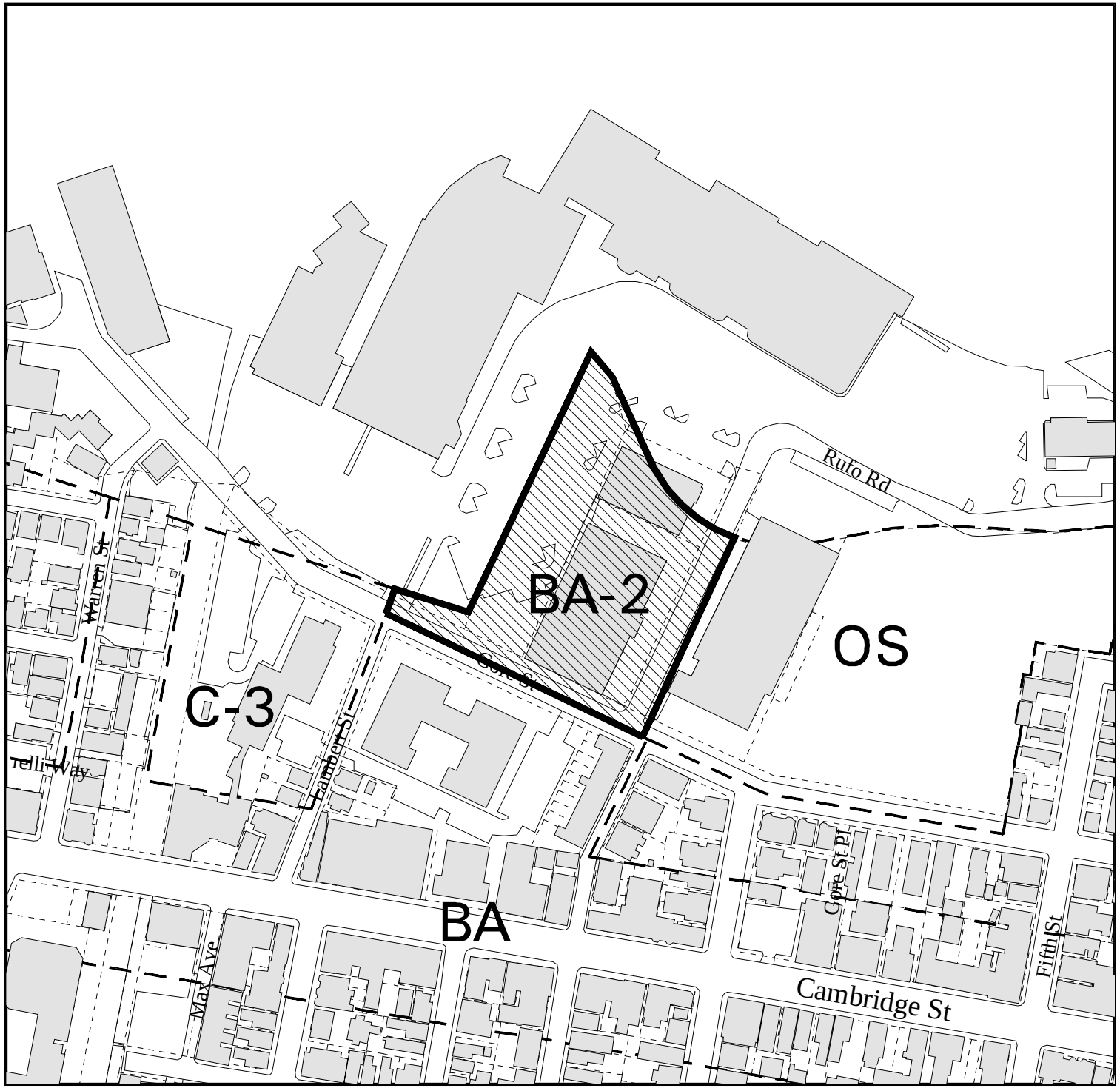
1. Amend the text of the Zoning Ordinance in Section 5.34 by Amending Table 5-4, Table of Dimensional Requirements – Industrial Districts in the line headed "Ind. A-1" by deleting "1200" in Column (3) and substituting therefor "700", and by deleting the reference to footnote "a".

2. Amend the text of the Zoning Ordinance in Section 5.34 by Amending Table 5-4, Table of Dimensional Requirements – Industrial Districts in the lines headed "Ind. A-1", "Ind. A", and "Ind. B" by deleting the Footnote (t) in Column 1 and Column 6, and

3. Amend the text of the Zoning Ordinance in Section 5.34 by Amending Table 5-4, Table of Dimensional Requirements – Industrial Districts in the lines headed "Ind. A-2"

Area VI (F)

Business A-2
To Residence C2-B



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

N
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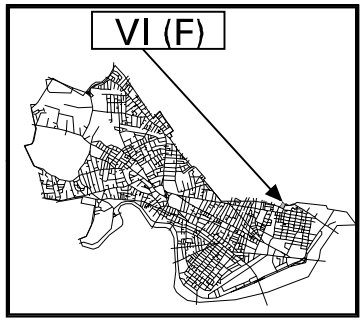
Scale
1 Inch = 200 Feet



Eastern Cambridge Zoning Proposal
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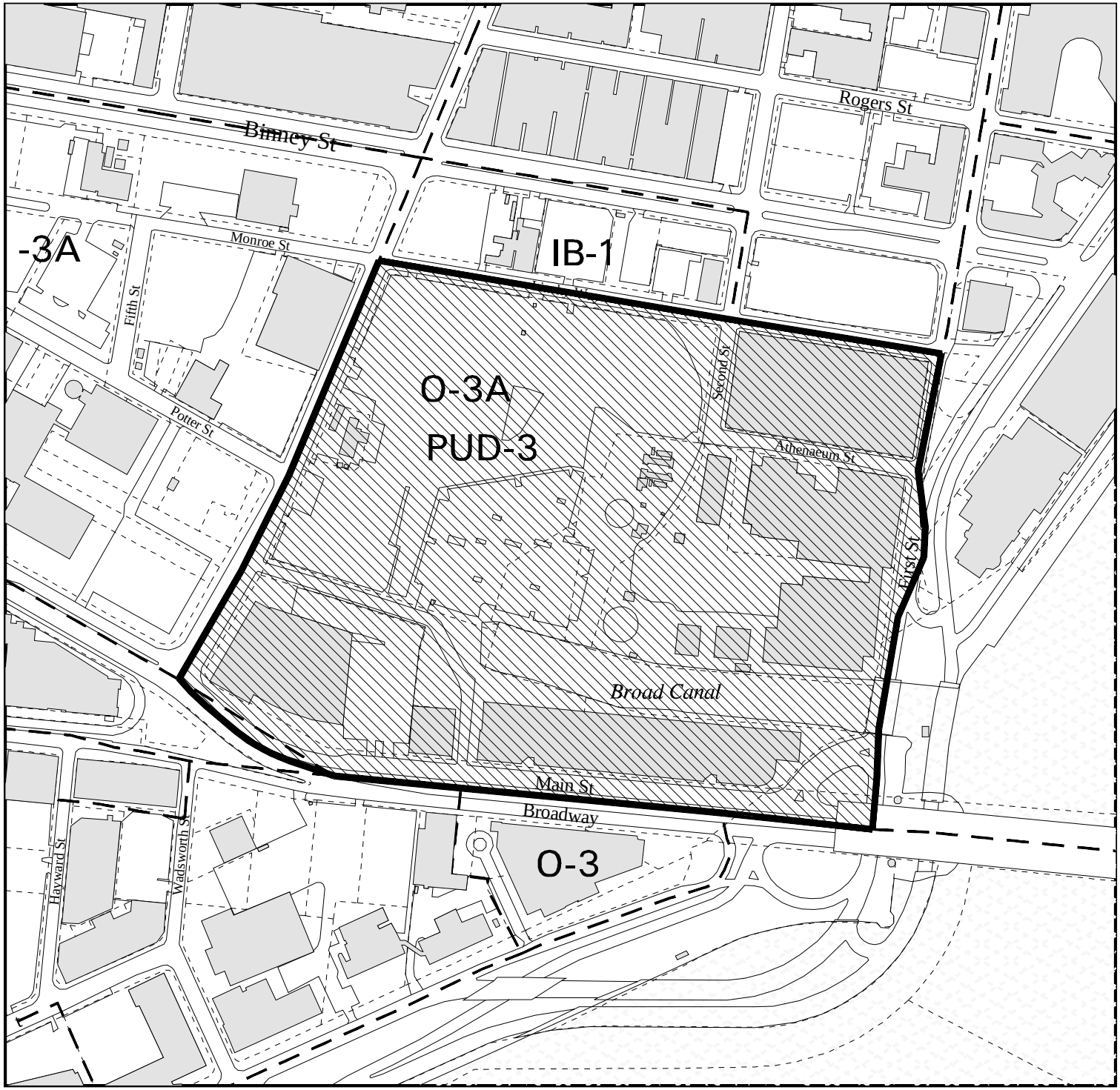
Area VI (G)

Office 3A/PUD-3
No Map Change



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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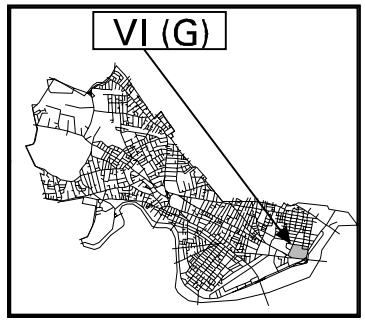
Scale
1 Inch = 300 Feet



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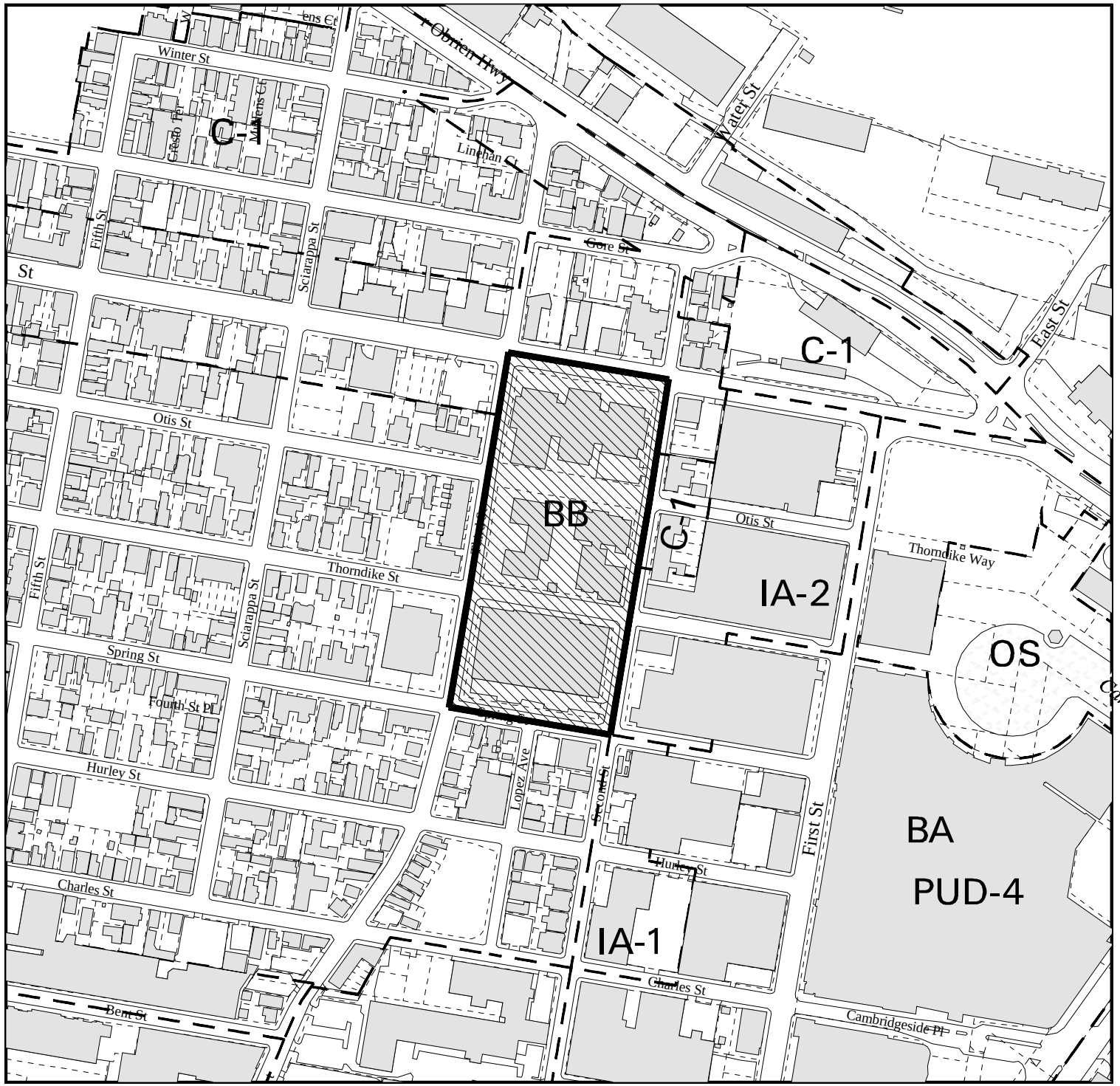
Area VI (H)

Business B
No Map Change



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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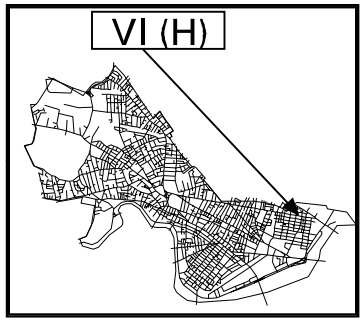
Scale
1 Inch = 300 Feet



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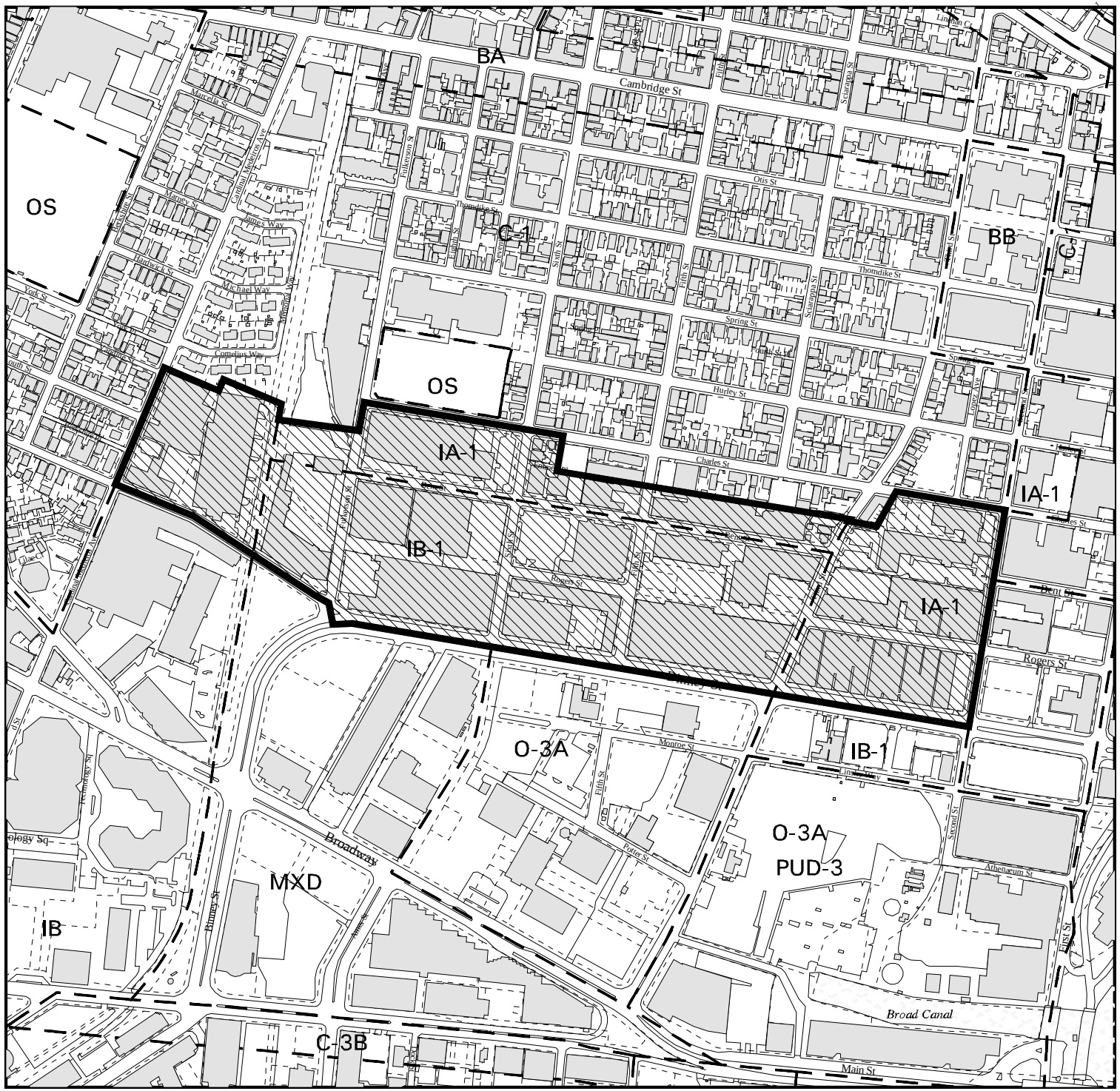
Area VI (I)

Industry A-1



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

N

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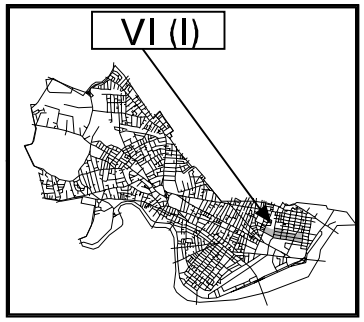
Scale

1 Inch = 500 Feet



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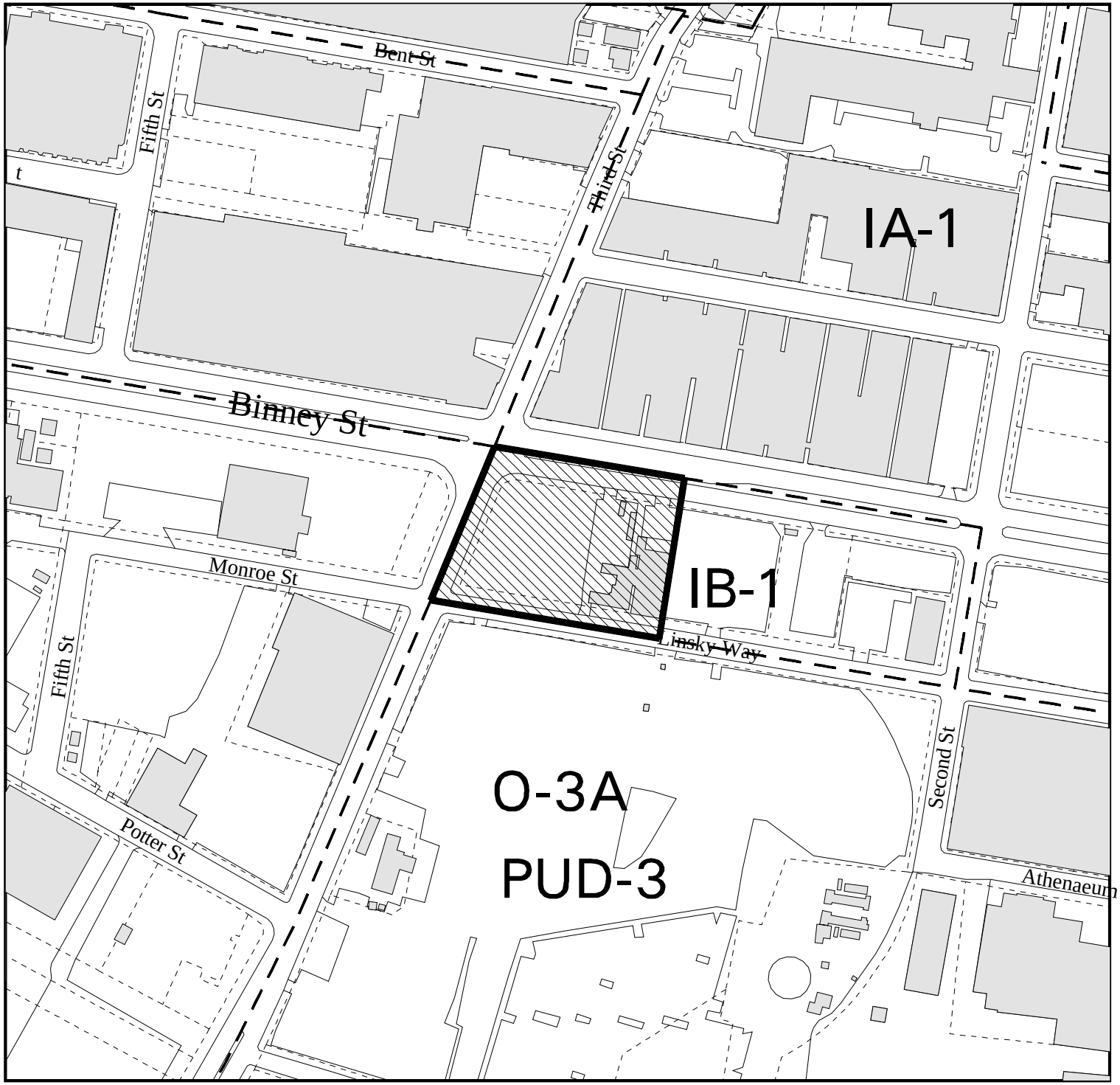
Area VI (J)

Industry B-1
No Map Change



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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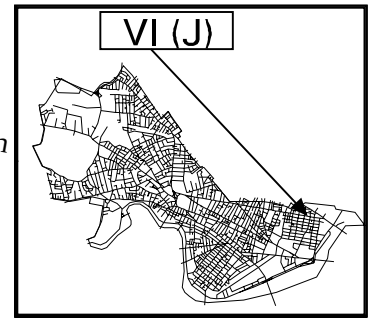
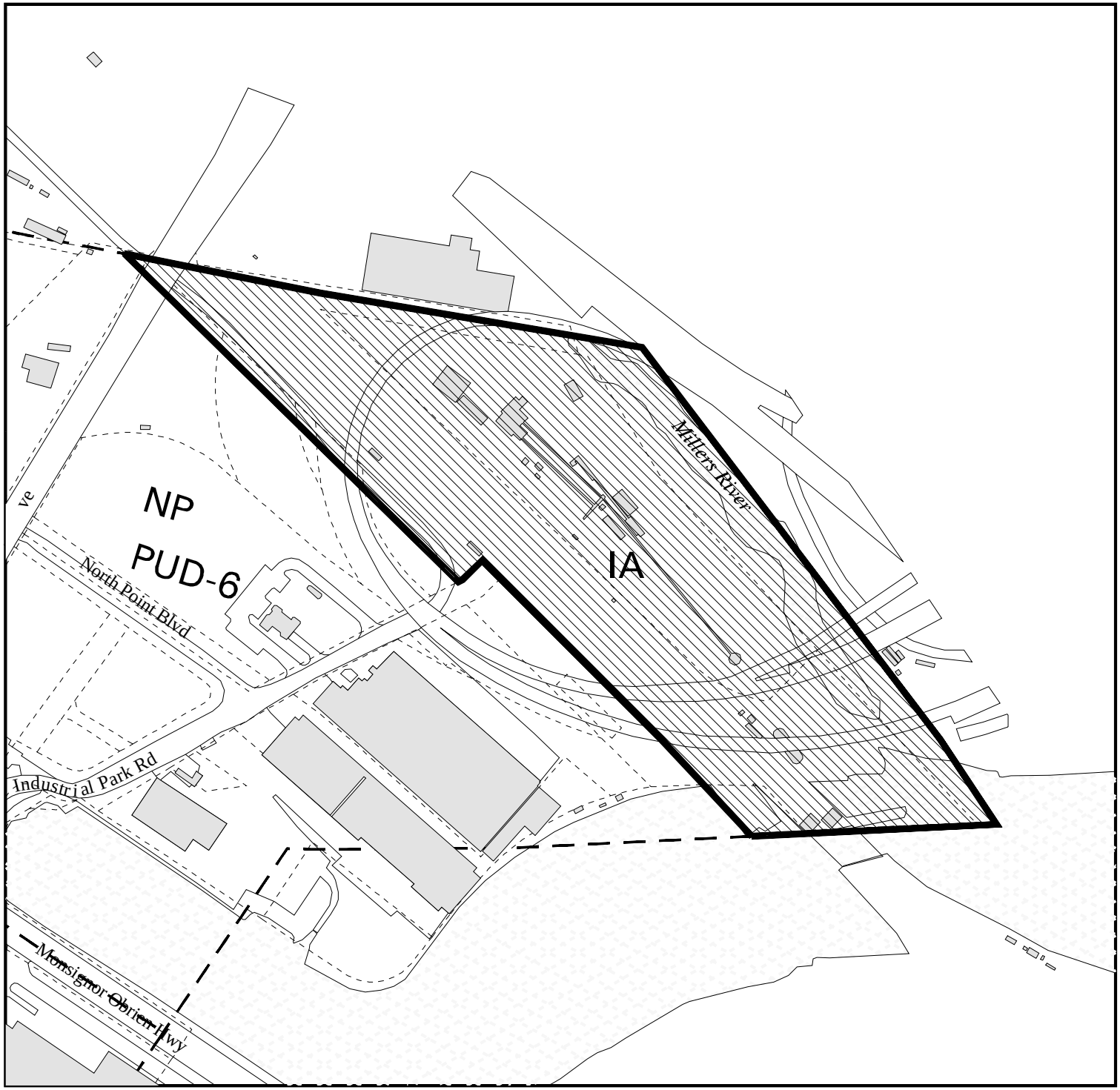
Scale
1 Inch = 200 Feet



Eastern Cambridge Zoning Proposal
June, 2001

Area VI (K)

Industry A



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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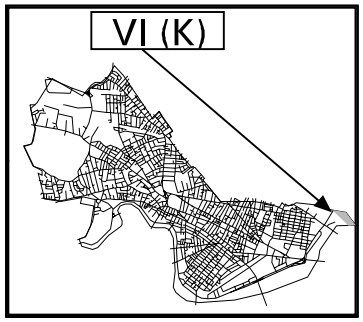
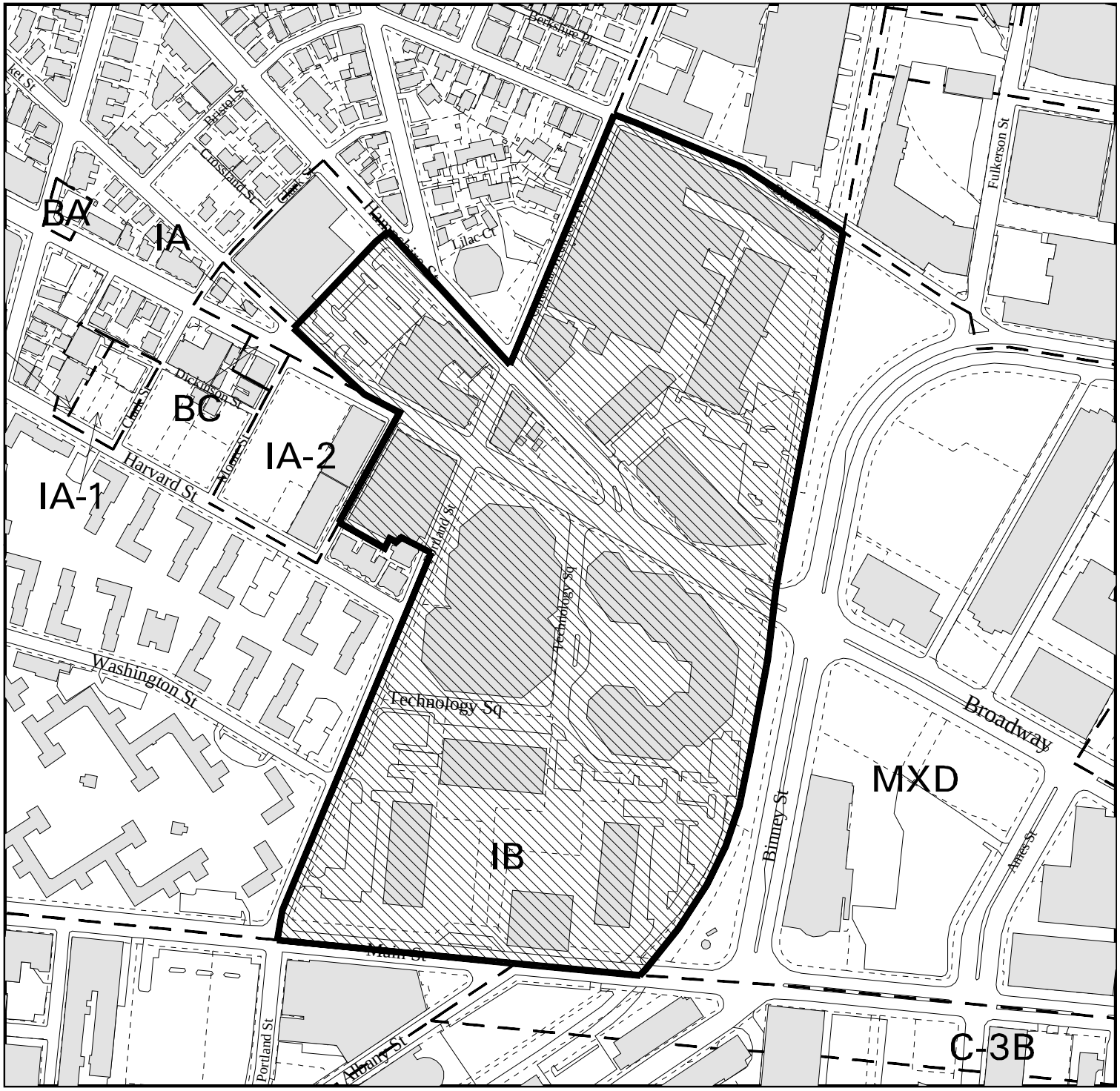
Scale
1 Inch = 300 Feet



Eastern Cambridge Zoning Proposal
June, 2001

Area VI (L)

Industry B



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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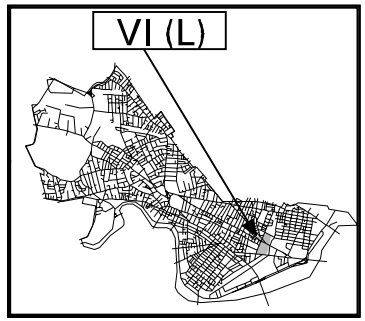
Scale
1 Inch = 300 Feet



Eastern Cambridge Zoning Proposal
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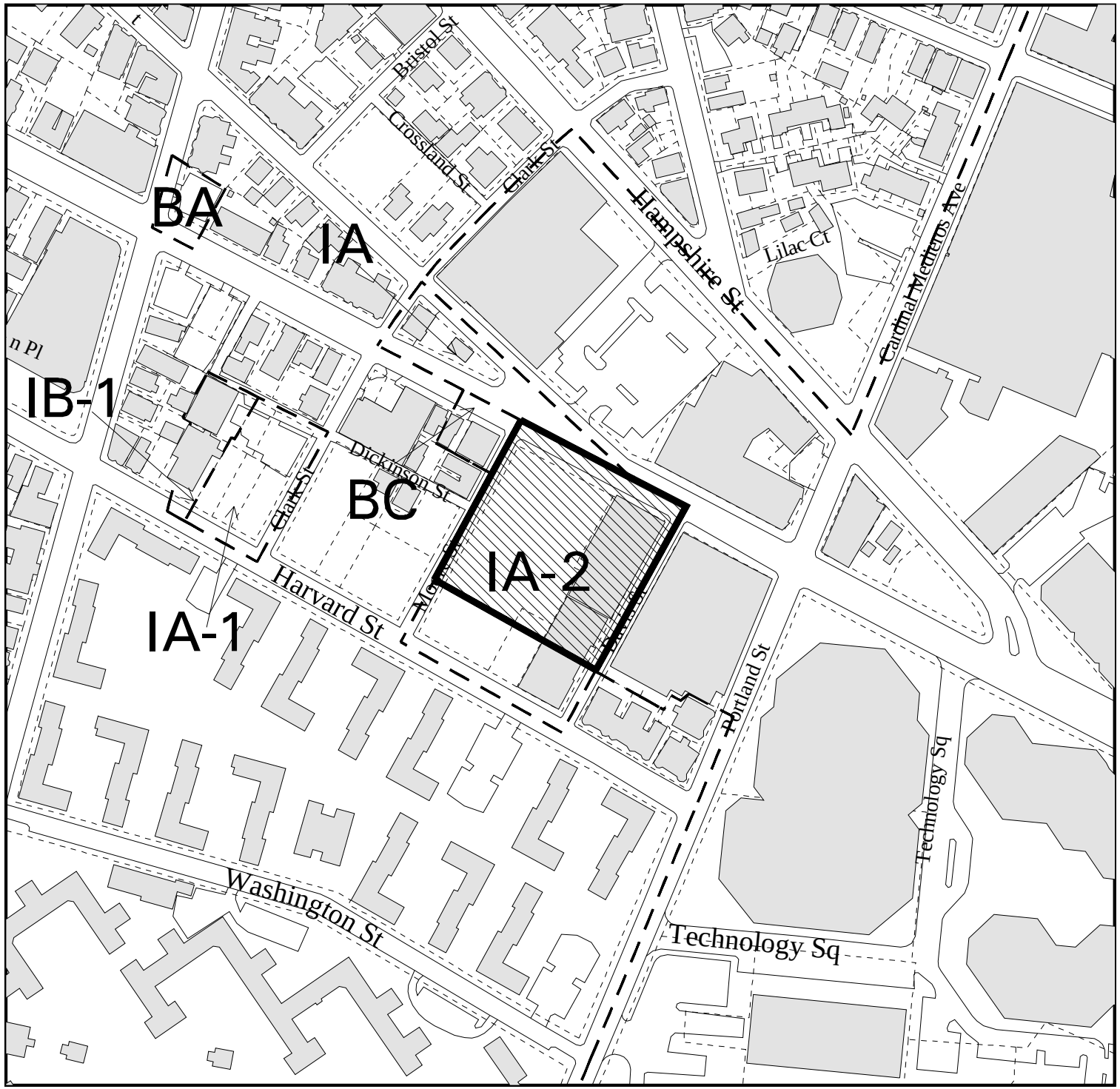
Area VI (M)

Industry A-2



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

N
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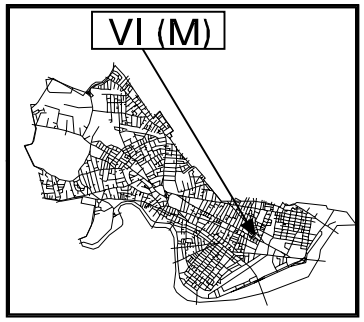
Scale
1 Inch = 200 Feet



Eastern Cambridge Zoning Proposal
June, 2001

and "Ind. B-1" by deleting the existing FAR and Height provisions in Column 1 and Column 6 and substituting therefor the following:

5.34 Industrial Districts

1. The following dimensional requirements, set forth in Table 5-4 and modified elsewhere in this Ordinance, shall be applicable to development in office districts:

Table 5-4 Table of Dimensional Requirements - Industrial Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet Front	Side	Rear	(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
Ind. A-1	1.25/1.50~~(t)~~	5,000	**700** ~~**1,200**~~~~(a)~~	50	0	0(b)	0(b)	45	none
Ind. A-2	**2.75**/4.0	5,000	none	50	0	0(b)	0(b)	70	none
Ind. A	1.25/1.50~~(t)~~	none	none	none	none	none	none	45/85(d,~~t~~)	none
Ind. B-1	**1.5**/3.0	5,000	none	50	0	0	0	**60**/70	none
Ind. B	2.75/4.0~~(t)~~	none	none	none	none	none	none	120	none

4. Amend the text of the Zoning Ordinance in Section 5.34, Paragraph (2) – Footnotes by deleting in their entirety Footnotes (a) and (t).

2. Footnotes

~~(a) This requirement may be reduced to nine hundred (900) square feet per dwelling unit for conversion of nonresidential buildings in existence on April 1, 1978, to residential use.~~

~~(t) Except that for that area bounded by the centerline of Main Street on the south, the centerline of Windsor Street on the west, the line along the Cambridge/Somerville/Boston municipal boundary lines to its intersection with Bridge Street/O'Brien Highway on the north, and the line along the centerline of First Street to Cambridge Street to O'Brien Highway to its intersection with the Boston municipal boundary line on the east, the following FAR and Maximum Height provisions shall apply to the zoning districted listed below:~~

~~Industry A: FAR of 2.0 for all uses and Maximum Height of 85 feet~~

~~Industry A-1: FAR of 1.25~~

~~Industry B: FAR of 4.0 for all uses and Maximum Height of 120 feet~~

Area J: Retail uses in the Industry B-1 district.

1. In Table 4.30 – Table of Use Regulations in the Column headed "Ind. B-1, B-2", establish a new footnote "50" for all uses in Section 4.35 – Retail Business and Consumer Service Establishments.

2. Establish a new Footnote 50 in Section 4.40 – Footnotes to the Table of Use Regulations to read as follows.

50. Permitted in the Industry B-1 district as the use would be permitted as or right or by special permit in the Business B district subject to the following limitations:

(a). The retail use is located on the ground floor or in the basement of a building containing other uses,
(b) The retail use constitutes no more than 25% of the GFA of the building in which it is located, exclusive of GFA devoted to parking uses,
(c) The retail use fronts on a public street and has a direct public access to that street, and
(d) No separately leased establishment may exceed 10,000 square feet in GFA.

Area N. Amend a portion of Special District 1 so that it reads as follows. (Per Citywide Recommendations)

17.13 *Dimensional Regulations*

17.13.1 Maximum FAR

(1) The maximum FAR for any lot in the district shall not exceed 3.0 as of right **for Residential Uses, Section 4.31 a-h, and 1.50 for all other permitted uses**;

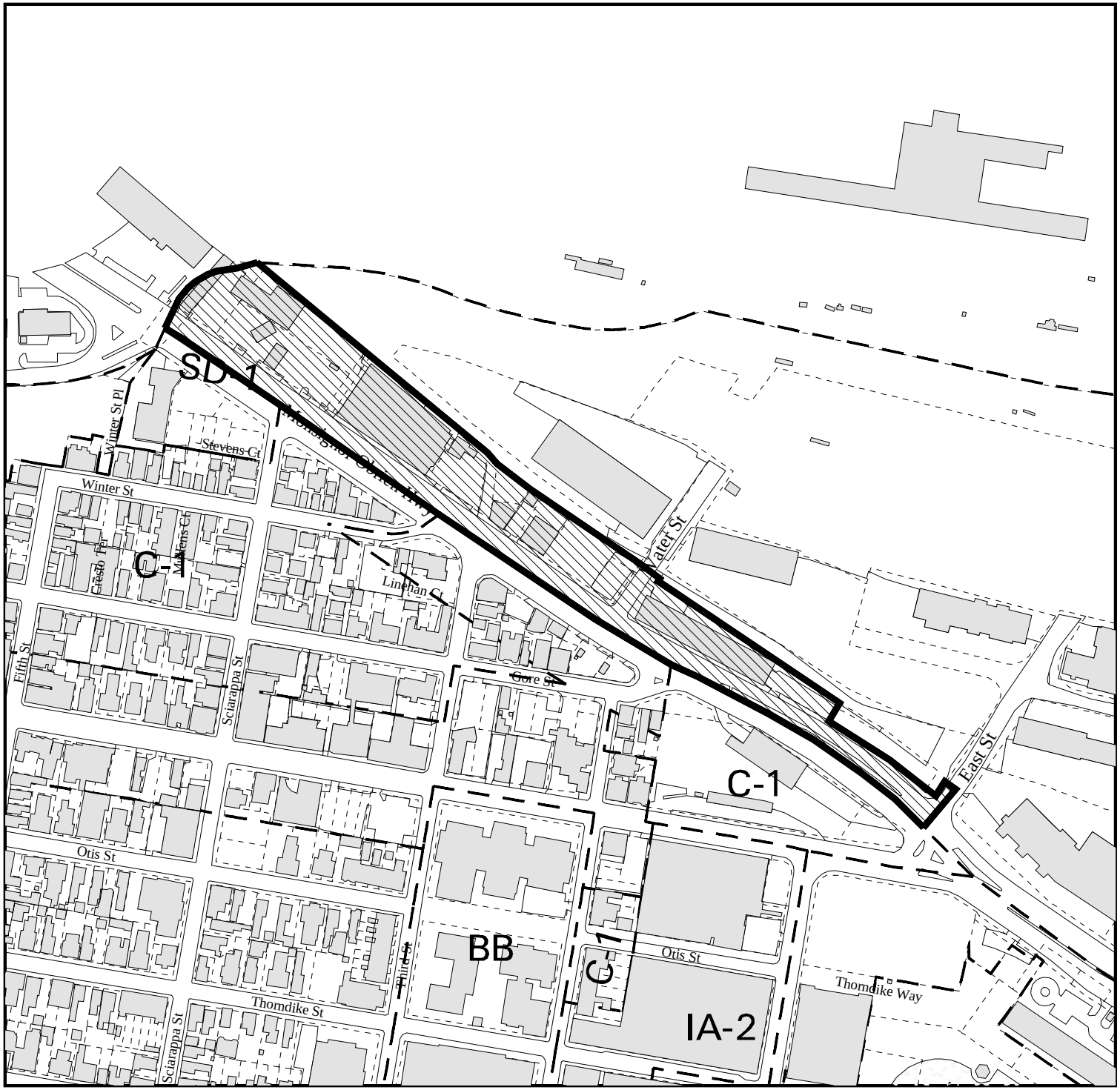
(2) The maximum FAR for any lot northeasterly of Monsignor O'Brien Highway may be increased by special permit from the Planning Board to 3.5 **for Residential Uses, Section 4.31 a-h,** provided the requirements and conditions of Section 17.17.4 d and e are met.

Area O. Industry A-2 zone at Harvard Street.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation IA-2 (Industry A-2) on the Zoning Map and substitute therefor the designation **C-2B (Residence C-2B)** for that area bounded by the centerlines of Moore, Harvard, and Davis Streets and a line northerly of, parallel to, and 100 feet distant from the northerly sideline of Harvard Street.

Area VI (N)

Special District 1



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

N
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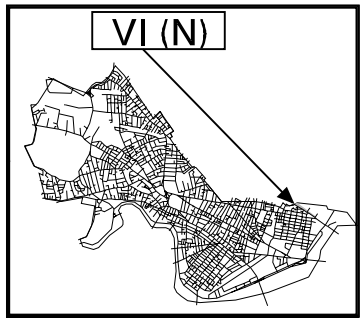
Scale
1 Inch = 300 Feet



Eastern Cambridge Zoning Proposal
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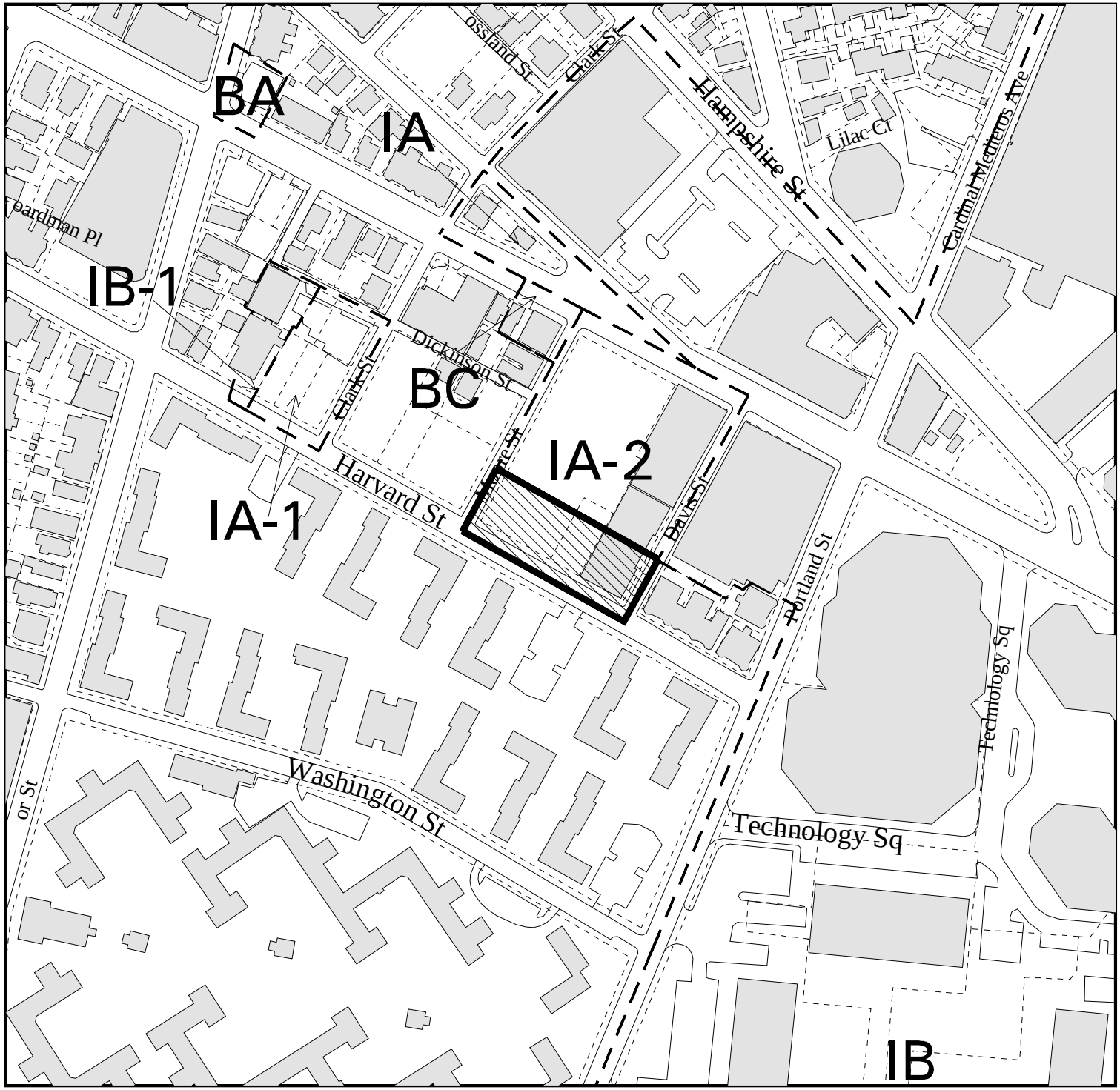
Area VI (O)

Industry A-2
To Residence C-2B



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line

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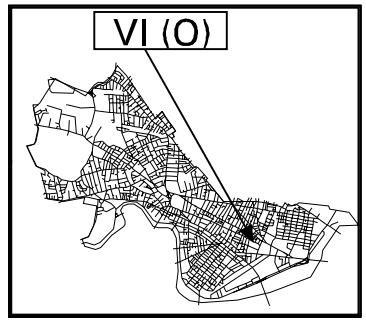
1 Inch = 200 Feet



Eastern Cambridge Zoning Proposal
June, 2001

Area P (the entire ECaPS area). Amend the second paragraph of Section 19.30 – Citywide Urban Design Objectives (introduction) as follows to make reference to the Eastern Cambridge Design Guidelines and delete a reference to North Point guidelines that have been superceded.

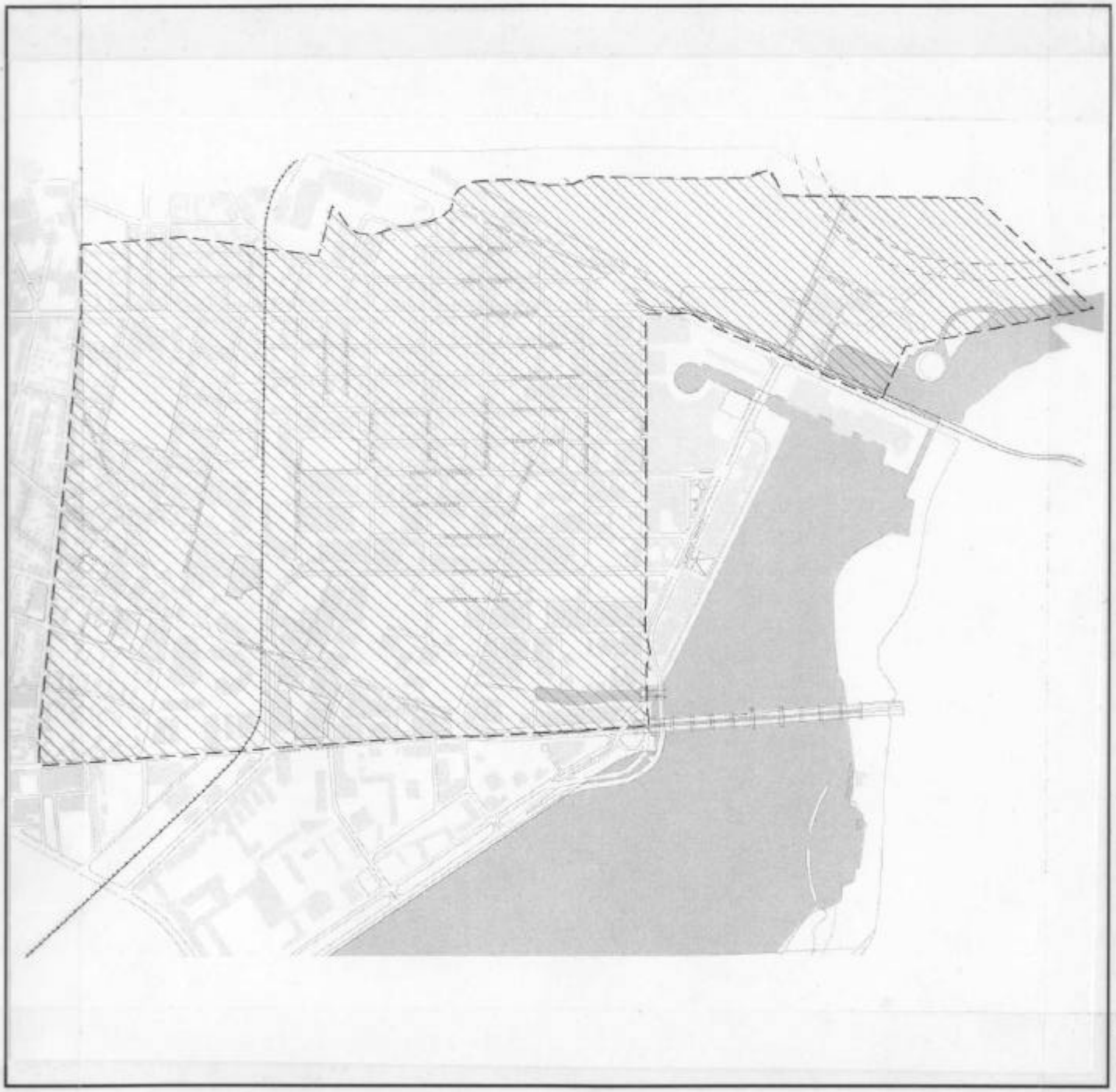
19.30 Citywide Urban Design Objectives

The following urban design objectives are intended to provide guidance to property owners and the general public as to the city's policies with regard to the form and character desirable for new development in the city. It is understood that application of these principles can vary with the context of specific building proposals in ways that, nevertheless, fully respect the policies' intent. It is intended that proponents of projects, and city staff, the Planning Board and the general public, where public review or approval is required, should be open to creative variations from the detailed provisions presented in this Section as long as the core values expressed are being served. A project need not meet all the objectives of this Section 19.30 where this Section serves as the basis for issuance of a special permit. Rather the permit granting authority shall find that, on balance, the objectives of the city are being served. Nor shall a project subject to special permit review be required to conform to the Required Building and Site Plan Requirements set forth in Section 11.50.

Further indicators of conformance with these policy objectives shall be found in planning documents and plans developed for specific areas of the city or the city as a whole, to the extent that they are not inconsistent with the objectives set forth in this Section 19.30. These documents include the *Harvard Square Development Guidelines,* the *Central Square Action Plan,* the *Central Square Development Guidelines,* the *North Massachusetts Avenue Urban Design Guidelines Handbook,* the *University Park at MIT Urban Design Guidelines*~~, **the *North Point Policy Plan and Design Guidelines***~~, the *Cambridge Institutional Growth Management Plan,* the *East Cambridge Riverfront Plan,* ***the Eastern Cambridge Plan, the Eastern Cambridge Design Guidelines,*** *the Alewife Revitalization, Alewife Urban Design Study Phase II* and its Draft update of 1991, and *Toward a Sustainable Future: Cambridge Growth Policy Document.*

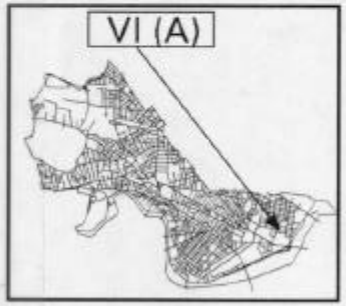
Area VI (P)

Eastern
Cambridge
Study Area



Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Eastern Cambridge Rezoning Petition

Part VII

Eastern Cambridge Design Guidelines

PART VII - EASTERN CAMBRIDGE DESIGN GUIDELINES

The Eastern Cambridge Design Guidelines were developed as part of the Eastern Cambridge Planning Study (ECaPS). The guidelines are intended to inform property owners, business owners, developers, and the general public about the desired form and character of development in the ECaPS Study Area (see attached map, Eastern Cambridge Focus Areas). They will guide development activities in this area, particularly in North Point, the Volpe site, the transition areas between residential neighborhoods and Kendall Square, as well as other areas in Wellington-Harrington, Area IV, and East Cambridge. The aim is to create consistently high-quality public environments, and to ensure that development contributes to the character and vitality of the surrounding community. The guidelines are based on the following core principles:

- *Manage development to maintain livability in residential neighborhoods and ensure compatibility with existing neighborhood character.*
- *Provide better transitions between developed/developing areas and residential neighborhoods.*
- *Create new mixed-use neighborhoods at North Point and the Volpe Center that are integrated with the existing urban fabric.*
- *Enhance quality of life through the creation of active streets, new public open spaces, and expanded retail opportunities.*
- *Strengthen pedestrian and bicycle connections throughout Eastern Cambridge, especially between residential neighborhoods and Kendall Square, the Lechmere transit station, and the Charles River.*

The Eastern Cambridge Design Guidelines will be referenced by the Planning Board in their review of special permit applications for projects in the ECaPS Study Area that are before the Board. These guidelines will be specifically referenced in the City's zoning ordinance in the Project Review Special Permit section and in the PUD text where applicable. Therefore, they will serve as a guide to developers for projects in the Eastern Cambridge study area that seek a PUD special permit or a Project Review special permit, among other discretionary permits.

The guidelines are organized into two sections: Built Form, which addresses the use, scale, and character of buildings; and Public Realm, which addresses connections, streets and sidewalks, open space, and transportation. Where additional area-specific guidelines are proposed, they are listed at the end of the appropriate section. The areas are the focus areas as defined for ECaPS and are shown in the attached map, Eastern Cambridge Focus Areas.

A. GOALS

This section lists the goals that guided the development of these guidelines.

North Point

- Create a lively new mixed-use district with strong visual and pedestrian connections to East Cambridge. The new district should be a place to live, work, and enjoy a variety of parks and public spaces.
- Create a new east-west main street through the center of North Point, connecting East Cambridge with the future MDC Park
- Extend First Street into North Point to connect existing and new neighborhoods.
- Create a major new public park easily accessible from the relocated Lechmere T station, First Street, and O'Brien Highway.
- Create a new retail edge at the relocated Lechmere T station and at the intersection of First Street, Cambridge Street, and O'Brien Highway that will complement, not compete with, existing retail on Cambridge Street.

Volpe Center

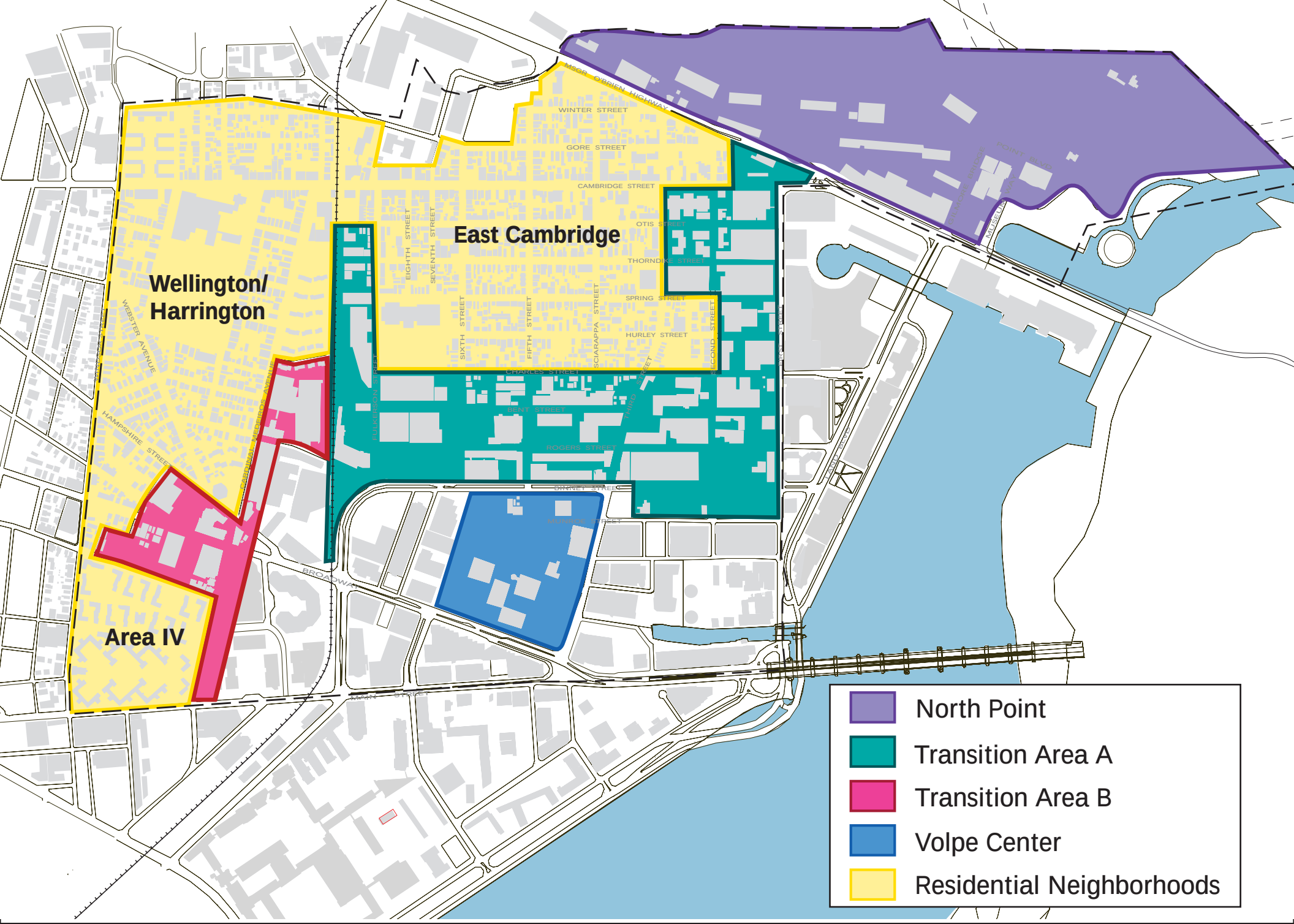
- Create new housing south of Binney Street to link existing neighborhoods and Kendall Square.
- Create a major new public park facing Binney Street, surrounded by residential and retail uses.
- Strongly encourage retail on Third Street and Broadway to create active street life in Kendall Square and to create a lively connection between the neighborhoods and Kendall Square.
- Create a mix of housing and commercial uses along Broadway.
- Create a transition in land uses and heights from Broadway to the residential neighborhoods.

Transition Areas

- Encourage new residential development and conversions of existing buildings to residential use but allow existing commercial uses to remain.
- Use finely graduated heights to create transitions in scale from Kendall Square to residential neighborhoods.
- Create better pedestrian and bicycle connections between residential neighborhoods, Kendall Square, Central Square, and the Charles River.

Neighborhoods

- Preserve and enhance neighborhood character.
- Maintain the walkable scale and character of residential blocks.
- Support and strengthen businesses on Cambridge Street, Broadway, and Main Street.



Eastern Cambridge Planning Study

for the Cambridge Community Development Department

Goody, Clancy & Associates • TAMS Consultants, Inc. • Byrne McKinney & Associates • Economics Research Associates • Connery Associates • SAS/Design

Neighborhoods and Opportunity Areas

6.20.01

GC&A

B. BUILT FORM

1. **Street-level Uses and Design**
   The following guidelines apply primarily to large-scale development sites. For these larger sites, developers should clearly identify the intended use and size for each block. For infill development, new buildings should contribute to the character of the existing street.

   a. **Residential blocks** are blocks that are primarily lined with housing. Corner retail is allowed and even encouraged in some of these blocks, depending on the zoning.

      New development on residential blocks should be consistent with the following principles:

      i. Create a consistent residential edge, with small setbacks for stoops, porches, and front gardens.
      ii. Buildings should be designed with individual units and front doors facing the street, including row house units on the lower levels of multi-family buildings. Where residential lobbies face the street, doors should generally be spaced no more than 75 feet apart.
      iii. Blank walls should be avoided along all streets and pedestrian walkways.

   b. **Mixed-use blocks** are blocks that include housing and/or commercial uses, with a mix of active uses strongly encouraged on the ground floor.

      New development on mixed-use blocks should be consistent with the following principles:

      i. Street-level facades should include active uses such as:
         - Residential entrances
         - Shops, restaurants, and cafes
         - Services for the public or for commercial offices such as fitness centers, cafeterias, daycare centers, etc.
         - Community spaces, such as exhibition or meeting space
         - Art exhibition space/display windows
         - Commercial lobbies and front doors

ii. Office/ R&D uses are discouraged from occupying extensive ground-floor frontage. Where these uses do occur, they should occupy no more than 200 to 250 feet of continuous frontage along public streets.
iii. Major entrances should be located on public streets, and at or near corners wherever possible. Entrances should relate well to crosswalks and pathways that lead to bus stops and transit stations.
iv. Transparent materials and interior lighting should be used to maximize visibility of street level uses. Ground floor facades should be at least 30 to 50 percent transparent surface to permit a clear view from the sidewalk to the interior space of the building.
v. Blank walls should be avoided along all streets and pedestrian walkways.

c. **Retail blocks** are blocks that include both commercial and residential uses on upper floors, with retail strongly encouraged on the ground floor. Retail blocks are intended to have a high volume of pedestrian traffic, and to support public activity throughout the day and evening.

New development on retail blocks should be consistent with the following principles:

i. At least 75 percent of the street frontage should be occupied by retail uses, including cafes and restaurants.
ii. Major entrances should be located on public streets, and on corners wherever possible. Entrances should relate to crosswalks and pathways that lead to bus stops and transit stations.
iii. Transparent materials and interior lighting should be used to maximize visibility of street level uses. Ground floor facades should be at least 50 to 75 percent transparent surface to permit a clear view from the sidewalk to the interior space of the building.
iv. Blank walls should be avoided along all streets and pedestrian walkways.

2. Building Height and Orientation

a. Major public streets

These include a new main street at North Point; O'Brien Highway; Cambridge Street; Broadway; Binney Street; Third Street between Broadway and Binney; First Street (including the extension into North Point), and Main Street.

i. Set back any portion of the building above 65 feet by at least 10 feet from the principal facade.
ii. For retail and office uses, build to the lot line or provide small setbacks (5 to 15 feet) from the right-of-way for café seating, benches, or small open spaces. Setbacks used exclusively for ornamental landscaping are not permitted but may be allowed to accommodate street furniture, street trees, or generous sidewalks. Awnings and canopies are encouraged to provide shelter and enliven the ground floor facade.
iii. For residential uses, provide small setbacks (5 to 10 feet) for stoops, porches, and front gardens.
iv. Driveway turnaround and vehicle drop-off facilities are strongly discouraged along public streets.
v. Locate loading docks on side streets or service alleys, and away from residential areas.
vi. In use, design, and entry, orient buildings towards corners.

b. Neighborhood Streets

These include existing residential streets in East Cambridge, Wellington/ Harrington, Area IV, and the Transition Area, as well as new residential streets at North Point and the Volpe Center.

i. Set back any portion of the building above 45 feet by at least 10 feet from the principal facade. Where appropriate, design these setbacks to include balconies and rooftop terraces.
ii. For residential uses, provide small setbacks (5 to 15 feet) for stoops, porches, and front gardens.
iii. Provide individual entrances to ground floor units along the street.
iv. Locate courtyards and open spaces to maximize sun exposure.

c. Park Edges

These are streets facing a public park.

i. The height of the principal façade of buildings surrounding a park should be no greater than 1/3 the width of the park. For additional height above this limit, buildings should be stepped back by at least ten feet from the principal facade. Greater height without setbacks may, however, be appropriate at corners or in specific locations to create architectural variety. The buildings must conform to overall district height limits in the zoning.
ii. Locate buildings to minimize shadows on the park, especially in the afternoon.
iii. Surround public parks with uses that create an active environment throughout the day and evening and increase safety for park users, such as:
   - Buildings should be designed with individual units and front doors facing the street, including row house units on the lower levels of multi-family buildings. Where residential lobbies face the street, doors should generally be spaced no more than 75 feet apart.
   - Shops, cafés and other public uses that enliven the street.

d. Other Streets

i. If the prevailing height of surrounding buildings is 65 feet or less, establish a cornice line that matches the prevailing height of surrounding buildings. For additional height above the cornice line, provide a setback of at least 10 feet from the principal façade.
ii. For retail and office uses, build to the lot line or provide small setbacks (5 to 15 feet) from the right-of-way for café seating, benches, or small open spaces. Setbacks used exclusively for ornamental landscaping are not permitted.
iii. For residential uses, provide small setbacks (5 to 10 feet) for stoops, porches, and front gardens.
iv. Locate loading docks on side streets or service alleys, and away from residential areas.

3. Scale and Massing

a. For new development sites, the block size should be similar to the existing East Cambridge blocks. An attempt should be made to reduce the distance that pedestrians have to walk to a crosswalk in order to safely cross the street.
b. Buildings should avoid continuous massing longer than 100 feet facing residential streets and 200 feet facing mixed-use and retail streets. If massing extends beyond this length, it should be made permeable and visibly articulated as several smaller masses using different materials or colors, vertical breaks, bays, or other architectural elements.
c. In addition to the above limits, buildings should reflect a rhythm and variation appropriate to the urban context. For example, this can be achieved by expressing bay widths of 16 to 25 feet along residential streets and 25 to 50 feet along mixed-use and retail streets.
d. Buildings should have a clearly expressed base, middle, and top. This may be achieved through changes in material, fenestration, architectural detailing, or other elements.
e. Use variations in height and architectural elements such as parapets, cornices and other details to create interesting and varied rooflines and to clearly express the tops of buildings.
f. Emphasize corners using taller elements such as towers, turrets, and bays
g. Taller buildings should be articulated to avoid a monolithic appearance. Preference is given to point towers over slabs, and to buildings with smaller floor plates.

4. Architectural Character

a. Residential
    i. Create varied architecture and avoid flat facades by using bays, balconies, porches, stoops, and other projecting elements.
    ii. Maximize the number of windows facing public streets to increase safety.

b. Commercial
    i. Create varied architecture and avoid flat facades by using recessed or projected entryways, bays, canopies, awnings, and other architectural elements.
    ii. Vary the architecture of individual buildings to create architecturally diverse districts.

iii. Where buildings are set back at upper stories, lower roofs may be used as balconies, balustrades, and gardens.

5. Environmental Guidelines

a. Design buildings to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building. Buildings on a lot should be sited to allow construction on adjacent lots to do the same. Compliance with *Leadership in Energy and Environmental Design* (LEED) certification standards and other evolving environmental efficiency standards is encouraged.
b. Rooftop mechanical equipment should be sited and shielded to protect neighboring uses from noise impacts.

6. Parking

a. While underground parking is preferable everywhere, if above ground parking is to be built it should be designed so as not to be visible from public streets or pathways. Above ground structured parking should be lined with active uses (shops, cafes, etc.) along major public streets, or with housing units along residential streets.
b. Locate vehicular parking entrances on side streets and alleys and provide safe pedestrian access from public streets.
c. All parking garages must provide direct pedestrian access to the street.
d. The primary pedestrian exit/access to all garages serving non-residential uses should be to the street or a public area.
e. Design and locate lighting fixtures in surface parking lots and garages to enhance safety while minimizing light spillover onto adjacent properties.

C. PUBLIC REALM

1. Open Space

a. Public open space
   i. The provision of open space of diverse sizes and use is encouraged to enhance the public environment in the study area.

ii. The provision of interconnected series of open spaces is encouraged to provide connections to neighborhoods and to encourage pedestrian movement.

iii. Where major new parks are required by zoning, provide programmed, multi-use open space for both recreational and cultural activities.

<u>Area-specific guidelines:</u>

North Point

- The major new park required by the zoning code should be located convenient to the Lechmere T station in order to link East Cambridge and future neighborhoods at North Point.
- In addition to the required public open space, the creation of a series of smaller open spaces such as courtyards, parks, playgrounds and gardens located along the central main street is encouraged.

Volpe Center

- Use open space to create links between Kendall Square and the residential neighborhoods.

Transition Areas and Neighborhoods

- Locate new open spaces to create linkages and connect to existing parks and open spaces, where possible.

c. Semi-private open space

i. For residential development, create semi-private open spaces (e.g. front and rear yards, porches, stoops, and patios) that create a transition from public sidewalks and courts to private interior spaces.

Design residential courtyards to be visually accessible from streets to enhance safety and activity along the street.

2. Streets and Sidewalks

a. Character

i. Use streetscape elements such as trees, benches, signage, and lighting to support active pedestrian uses and to reinforce the character and identity of each district.

ii. Design streets to encourage pedestrian and cycle activity, and to control vehicle speed in residential areas.

b. Where appropriate, establish, preserve and highlight views from public streets and spaces to important civic landmarks such as the Charles River cable-stay bridge and the clock tower in Kendall Square.
c. In the design of new streets, provide sufficient pavement width to accommodate on-street parking where appropriate in order to provide short-term parking and to serve local retail.
d. In the design of new streets, pathways, and parks, provide pedestrian-scale lighting to enhance pedestrian safety.
e. Refer to the Cambridge Pedestrian Plan and the Cambridge Bicycle Plan for additional guidance on creating a safe and pleasant environment for pedestrians and bicyclists and for guidance on sidewalk width and street trees.

3. Connections

a. Provide safe pedestrian and bicycle connections to future regional pathways (Grand Junction railroad, North Point path).
b. Provide strong pedestrian, bicycle and visual connections to the Charles River and public parks through view corridors, signage, and/or art installations.
f. Provide safe pedestrian and bicycle connections to existing and new bus stops and to transit stations including Kendall Square, Lechmere, Community College and North Station MBTA stations.

<u>Area-specific guidelines:</u>

North Point

- Provide continuous pedestrian and bicycle access through the area to the MDC New Charles River Basin Park.
- Provide new pedestrian crossings along O'Brien Highway with strong visual connections from existing streets in East Cambridge to new streets at North Point. Ensure that new pedestrian crossings are coordinated with traffic operations on O'Brien Highway.
- Provide an attractive landscaped edge between the future Somerville regional bicycle path and the adjacent rail yards.
- Provide landscaped pedestrian/cycle connections from North Point to the future regional bicycle path

Volpe Center

- Provide green connections to Broadway and Third Street as extensions of the proposed public park.
- Provide strong pedestrian and bicycle connections to the Broad Canal and the Charles River from the site.

Transition Areas

- Provide safe pedestrian crossings at Binney Street.
- Design the new park on Fulkerson Street to maximize visual connections between neighborhoods on either side of the Grand Junction rail tracks.

Neighborhoods

- Improve pedestrian, and bicycle connections to the Charles River, particularly across First Street.
- Improve visual, pedestrian, and bicycle connections between the residential neighborhoods on either side of the Grand Junction rail tracks.

4. Transportation

a. Transit
   i. Preserve rights of way for future Urban Ring project.
   ii. Integrate retail and other public activities with any new transit stations.

b. Pedestrian
   i. Provide pedestrian crossings/phases at all major intersections.

c. Bicycle/other non-motorized vehicles
   i. Provide bicycle lanes on major streets.
   ii. Provide sheltered bicycle racks in all new commercial and multi-family residential buildings and in transit stations.
   iii. Provide bicycle racks along the street in retail areas.