



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Date: October 21, 2014

Subject: North Point Retail Parking Zoning Petition

Recommendation: The Planning Board recommends ADOPTION with suggested alternative text.

To the Honorable, the City Council,

The Planning Board discussed this petition at a public hearing on October 21, 2014, and heard testimony from the Petitioner (represented by HYM Investment Group) and Community Development Department staff. Public comment was entertained but none was offered.

The Board believes that it is appropriate, given the Petitioner's well-articulated plans and the City's evolving understanding of retail in developing mixed-use areas, to allow off-street parking for retail uses as the petition suggests. The proposed limit on the allowed amount of retail parking will discourage auto-oriented retail that would generate excessive traffic. Moreover, mitigating requirements can be enacted and enforced by the Planning Board as conditions of its approval of a PUD special permit, as well as through the requirements of the Parking and Transportation Demand Management (PTDM) Ordinance.

The Board suggests that the following zoning text be considered in place of the petition text. It would not change the intent or meaning of the petition, but would be more consistent with terminology used elsewhere in the Zoning Ordinance and would clarify the authority under which the Planning Board could approve the retail parking.

Delete the existing text in Section 13.73.1, Paragraph (ii) and substitute therefor the following (underline provided to indicate new text):

No off street parking is provided except that the Planning Board, in approving a Final Development Plan, may explicitly permit accessory off street parking not to exceed one space per two thousand (2,000) square feet of Gross Floor Area approved for retail and consumer service establishments, provided that mitigating measures are included to ensure that the goals of the district will be met.

Respectfully submitted for the Planning Board,

Hugh Russell, Chair.