Agenda

- Committee Overview
- Central Square Updates
  - Mass + Main
  - 907 Main Street
  - Public Toilet
  - Restoration Zoning Petition
- Discussion
  - C2 Non-Zoning Recommendations
    - General Comments
    - Priorities
- Next Steps
  - Cambridgeport Vacancy
  - Next Meeting
Committee Overview
Established in May 1989 due to changes in the Zoning Ordinance (Section 20.300) that rezoned Central Square and created the Central Square Overlay District (the “District”)

The purpose of the Committee is to:

- establish a formal, ongoing body that will review all major development actions in the District
- provide a forum within which a wide range of perspectives on development actions can be heard
- establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development
- following the K2C2 Study, the role of the Committee has expanded to include making recommendations on and monitoring the progress of non-zoning recommendations
Central Square Updates
Mass + Main

- Special Permit – January 24, 2017
- new, two-building mixed-use development
- 250,000+ GFA
- 17,279 sq.ft. of ground-floor retail space
- 285 residential units
- 95 off-street parking spaces (below grade)
- 39 spaces off-site at 65 Bishop Allen Drive (three spaces to be used for car sharing)
907 Main Street

- Special Permit – February 21, 2017
- Conversion of an existing mixed-use building into a 58-room hotel
- An addition of 5,264 sq.ft. in GFA
- Ground floor retail & rooftop bar
- Located in the Central Square National Register District
Central Square Public Toilet

- one of the winning projects from 2015 Participatory Budgeting
- will be modeled after the public toilet in Harvard Square
- clean, safe, and environmentally-friendly
- free to the public and accessible 24-hours a day
- the City worked to identify potential locations based on:
  - available space (above and below ground)
  - access to utilities
  - visibility to ensure that the facility can be easily monitored
  - proximity to restaurants, transit and pedestrian traffic
Central Square Restoration Zoning Petition

- Context and Catalyst
  - “Depression-era politics”
  - The 1987 Central Square Action Plan

- Intent and Purpose
  - to restore the historic status of Central Square as a commercial hub and strengthen its identity as a State Cultural District
  - “...to increase the potential for housing, expand the local retail footprint, enliven side streets, and activate the streetscape”

- Referenced Reports and Studies
  - 2011 – The Mayor’s Red Ribbon Commission on the Delights and Concerns of Central Square
  - 2013 – Central Square Study (K2C2 Plan)
Central Square
Restoration Zoning Petition

- allowed residential FAR increased from 3.0 to 4.0 in the Business B (BB) District, and allowed an increase in total FAR to 4.0 by special permit in the Overlay District, so long as non-residential FAR does not exceed base zoning limits
  - residential balconies and publicly-enjoyable rooftop spaces are exempt from FAR limitations
  - retail spaces of 1,500 square feet or less are exempt from FAR limitations
  - removed limit on the total number of fast order food establishments in the district, and established a special permit requirement for formula business
  - allowed, by special permit, entrances to establishments where alcohol is served and where dancing/entertainment is provided to be located off of Mass Ave., Main St, or Prospect St
  - allowed yard setbacks and open space requirements to be reduced, and allowed required open space to be provided at above-grade levels by special permit
  - established maximum parking ratios for some uses, allowing required parking to be reduced by an “in-lieu-of” payment for public improvements, and allowing required parking for a use to be located on another lot within the overlay district
Non-Zoning Recommendations

Completed Projects
Dance Party, Taste of Cambridge, 2015
River Festival
Small Plazas & Pocket Parks

Bishop Allen & Main

Parking Lot 5
Small Plazas & Pocket Parks
Novartis Courtyard
Priority Streetscape and Active Edge Improvements
Non-Zoning Recommendations
Works In Progress