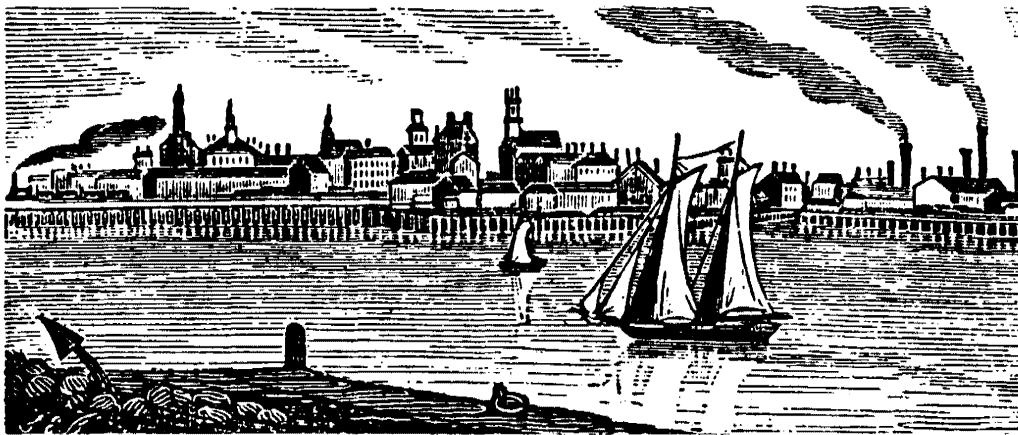

East Cambridge Development Review Process and Guidelines



EAST CAMBRIDGE DEVELOPMENT REVIEW PROCESS AND GUIDELINES

The purpose of this document is to describe the current East Cambridge Development process and to reiterate the design principles on which the Planning Board and Community Development Department staff base their judgments of development proposals. These principles are based primarily on the East Cambridge Riverfront Plan, which is referenced in the Planned Unit Development Districts 2 and 4 of the Zoning Ordinance. This summary also refers to the extensive experience of the Board and the Department in reviewing the eight projects which have sought PUD Special Permits in the last six years.

June, 1985

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Recent Planning and Development in East Cambridge

Less than ten years ago, the Lechmere Triangle area in East Cambridge was a neglected, run-down former industrial area with no development activity. The City took the initiative to encourage coordinated redevelopment in 1978 with the publication of the East Cambridge Riverfront Plan (see Attachment 1) and passage of new zoning for the area. Further efforts, with private cooperation, led to millions of dollars of public investment, including two UDAG's, major roadway projects, a CDAG, park improvements, etc. This work has been matched by millions of dollars in private investment. In 1985, the result is the emergence of a new sector of the city, with a large portion of the Triangle yet undeveloped.

As final development of the Triangle approaches, this is the appropriate time to refocus the process for monitoring growth in East Cambridge. Members of the community have expressed concerns that aspects of the new developments relate inadequately or not at all to the residential area. Of particular concern is the question of the area's ability to absorb additional impacts to the roadway and infrastructure system. In this regard, it is essential that the findings of the EIS be respected. The EIS was based on a maximum development scenario for the Triangle of about 1.5 million square feet and 2000 parking spaces (see Attachment 2). This development potential, added to that already built in the last few years, constitutes a profound change for East Cambridge; it is absolutely essential that this growth be coordinated and that the review process be thorough and explicit in its intent. Alternative development scenarios must be examined in light of the environmental assessments, and additional mitigation must accompany any increased impacts.

The PUD Process

The rezoning established base zones with Planned Unit Development (PUD) overlays (see Attachment 3). A basic level of development is allowed as-of-right. However, IT MUST BE UNDERSTOOD BY ALL CONCERNED THAT THE ADDITIONAL AREA BEYOND THE AS-OF-RIGHT LEVEL UP TO THE MAXIMUM ALLOWABLE WILL BE GRANTED BY THE PLANNING BOARD IF AND ONLY IF THE IMPACT FINDINGS AND DESIGN GUIDELINES ARE RESPECTED.

A. Open Space Bonus

The Open Space Bonus Proposal will be evaluated as a separate square footage element. The Planning Board and its Community Development staff will review the impact of the added floor area on a building-by-building basis and determine the appropriateness or inappropriateness of granting a partial or full bonus. As part of this approval, the City will require that the disposition of this additional square footage within the building impact the public domain in only positive ways. It should be noted that the City Council is currently considering a proposal to eliminate or modify the open space bonus city-wide.

B. Project Related Public Improvements

As part of the agreements to allow floor area up to the specified PUD levels, the City has required the private developers in each of the PUD projects to provide project-related, public-oriented improvements. These include brick sidewalks, new roadways, new open space, street lighting, and landscaping. Since public funds are becoming even more scarce, the City will have to continue to look to private financing for such improvements.

C. Project Models

The Developer must provide an accurate project model at 20th scale for presentation and design purposes including adjacent built or planned buildings with sufficient detail to portray accurately the architectural character, height, mass, and bulk of the proposed development and environs. The purposes of this model are to ensure the harmony of the individual project within the urban design context and to illustrate the extent of shadows cast on the open space system in East Cambridge and adjoining private development. To the extent feasible, developers are encouraged to work together in creating a coordinated model.

D. Environmental Analysis

Each development project is required to execute wind tunnel studies, present findings, and suggest solutions to problem areas prior to PUD design review approval at the 90% design development stage. In addition, the development team and their contractor must show how they will limit any negative side effects caused by their project on the nearby residential neighborhood and commercial properties. Impacts to be analyzed include, but are not limited to, noise, air quality, traffic, and street maintenance. Each project submitted for review must be accompanied by a traffic study which shows project impact on the areas circulation system, particularly with regard to the effect on residential neighborhoods. A capacity analysis must be made at the access/egress points as well as at all major street intersections using area development projections in the expected year of project opening.

E. Exceptions

The thrust of the development guidelines is to maximize design quality and integrate projects into the historic presence of East Cambridge following the Riverfront Plan policy guidelines. An exception to the guidelines will be entertained only if that exception will more effectively achieve the overall architectural and urban design goals as determined by the Planning Board and the Community Development Department.

Design Principles

The goal of the East Cambridge Riverfront Plan is to create a functionally diverse and animated urban development, consisting of handsome background buildings that focus on and enrich the public open space system extending from Lechmere Canal to the Front and the main thoroughfares (First Street, Commercial Avenue and Cambridge Parkway). Furthermore, new structures must be compatible with East Cambridge's historic architecture. The City seeks new buildings that are timeless, subtle, and elegant structures that will always feel comfortable and inviting to the general public. This will be achieved in part through the design of properly scaled windows, masonry articulation, setbacks, animated silhouettes, and use of materials that are warm, inviting, and supportive of other proposed buildings and the urban design plan.

The City will not support isolated, individual architectural statements that relate only to themselves. The City does support projects which are positive additions to the East Cambridge environment. General guidelines are discussed below.

Projects should be active. In particular, the City promotes an active urban setting around the Lechmere Canal both during and after customary business hours. Additionally, the City supports new residential development bordering the Front that will maximize hours of activity and improve public security along the riverfront.

Development in the public and private realms should be integrated in as positive, secure and elegant a manner as possible. Any part of the perimeter of the planned unit development which fronts on an existing street or public open space should be designed to complement and harmonize with adjacent land uses (planned or existing) with respect to use, scale, density, set-back, bulk, height, landscaping, and screening. Finally, each individual project should be carefully conceived and executed to the mutual benefit of its immediate neighbors.

The new development projects will inevitably affect the existing East Cambridge community. Therefore, attractive and inviting connections to and from adjacent neighborhoods are essential. Further, every possible physical amenity that is easily accessible to and inviting for present East Cambridge residents should be provided.

A. Open Space and Circulation Design

1) Open Space

The Zoning Ordinance requires that open space be provided in the PUD-2 District (Lechmere Canal area to Rogers St.) Useable open space shall be at least 20% of land and consist of parks, landscaped areas open to the sky, and through-building arcades at the ground level. In the PUD-4 District (South of Rogers St. and the riverfront), useable open space shall be 25% of land and consist of parks and landscaped areas open to the sky at the ground level.

Private development bordering public open space and public thoroughfares must have direct access to that public space, and must present inviting elevations and imagery, with special attention at the ground plane. More generally, all development must directly relate to, provide easy access to, and reinforce activity at the existing ground plane. Design must be coordinated to relate well to public open space and public or private passageways that connect with that open space. All retail/restaurant/first floor rental spaces must be at the same level as the adjoining sidewalk or public open space. The City strongly discourages the use of steps between the public domain and first floor rental space.

All credited open space must be built using the same palette of materials as Lechmere Canal Park. To ensure that these high standards are met, all tree and planting selections will be reviewed by Cambridge's Planting Committee. When and where requested by the City, projects that immediately border the new public open spaces must provide sufficient enclosed space for park refuse and/or equipment storage. All privately owned open space must be designed to reinforce and enhance the design intent of any adjoining public open space.

2) Pedestrian Circulation

All developments must include an integrated pedestrian circulation system with particularly strong connections between Lechmere Canal and Front Park at the Riverfront, and between the historic residential neighborhood by way of an extended Charles Street to the planned Charles Park. As development proceeds, a continuous brick paved arcade along the eastern edge of First Street from Lechmere Square to the south side of Spring Street extending into a major market complex entry should be created.

In the development of any large, multi-acre site in the area, the City will expect numerous lobbies and other entries, each serving a particular section of a complex, rather than one large lobby and one or two entries serving the entire complex. Offices and residential lobbies should be directly located on public streets and, in the case of a mixed-use building, need to be clearly separated from each other.

3) Service Facilities

Entrances to parking facilities and service areas must be coordinated with adjacent development. In addition, entries need to be as far from street intersection and public open space corridors as possible, and integrated into the building forms to minimize visual impact. Service roads should be coordinated where several adjacent private developments occur. For example, Lechmere's service easement from Commercial Avenue should serve the shopping complex, the One Canal office project, and the development opposite the Sonesta Hotel in a cooperative way.

B. Mix of Land Uses

Each development is expected to include a mixture of uses as follows:

PUD-4 (Market complex and Sonesta site) - retail, restaurant; cinema on the lower two floors with office, residential and/or hotel above.

PUD-4 (Charles St extended south) - retail, restaurant on first floor with office and/or housing above.

PUD-2 (West of Commercial Ave.) - retail, restaurant on first floor with office and/or housing above.

PUD-2 (Riverfront) - restaurant, retail facing Front Park and riverfront, housing above.

1) Retail

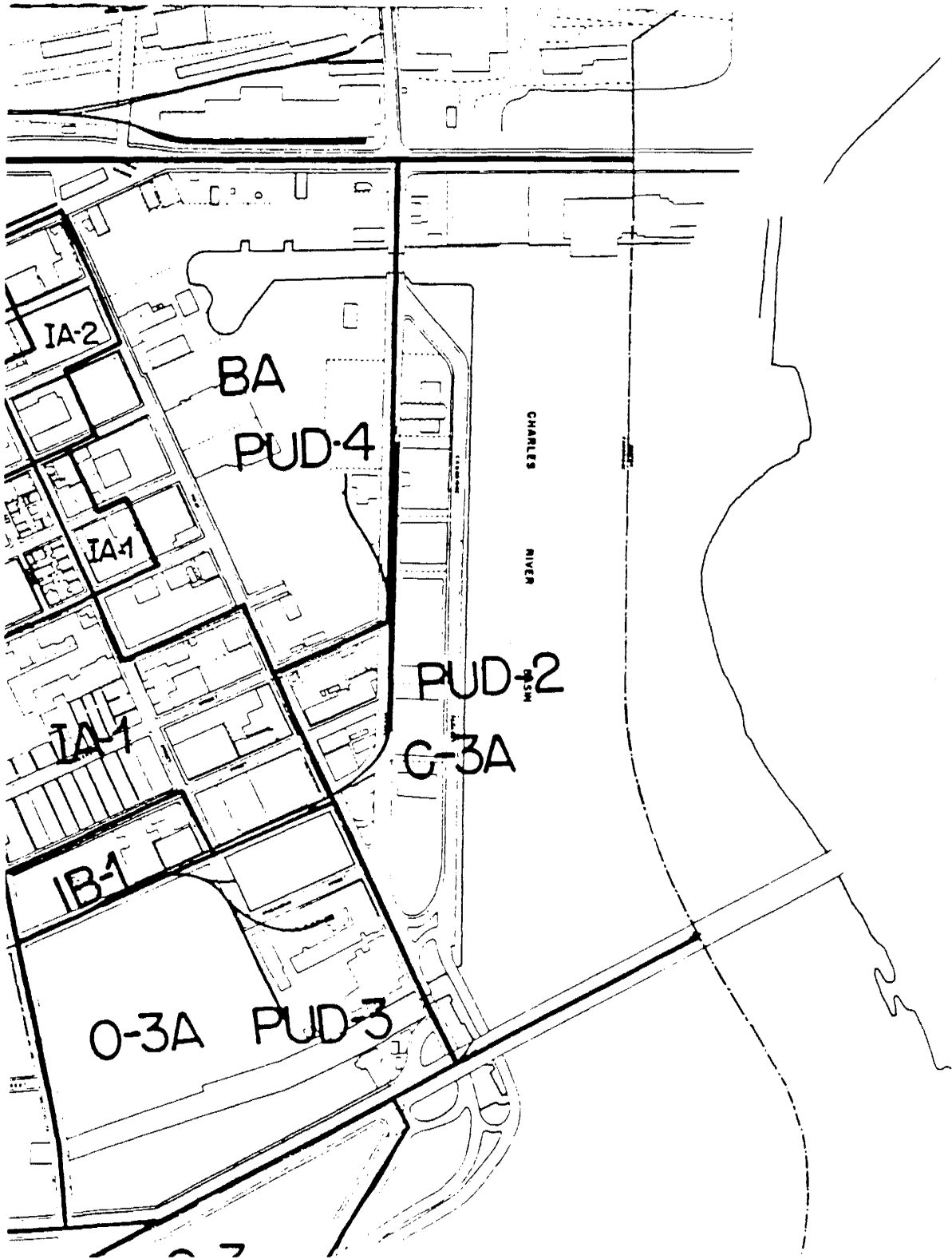
In the Riverfront Plan, the retail focus of the development plan occurs between Lechmere Canal and Charles Street (extended), with two levels of active, restaurant, and related marketplace retail overlooking and fronting on the canal. This retail ties directly into a publicly accessible, through-block shopping arcade that is parallel to First Street and on axis with the fountain.

Lechmere Canal retail should encourage patronage by East Cambridge residents. Such uses include cinemas and moderately priced, light-fare restaurants.

The ground floors of all buildings facing the canal, planned Charles Park, First Street and Front Park must be designed to easily accommodate retail/restaurant uses, regardless of whether the buildings are actually used for retail/restaurant uses in the first years of occupancy.

Existing commercial activity along First Street should be reinforced with the introduction of additional commercial establishments, where possible.

A through-block shopping arcade is an indispensable component of the pedestrian system in the Riverfront Plan. This arcade will provide a grade-level connection through the PUD-4 shopping building and connect Lechmere Canal to the planned triangular open space at Charles Street extension. The arcade must be directly accessible to the public.



2) Housing

The Riverfront Plan envisions the development of a significant residential pattern of use throughout the development area. This has not been achieved in the early phases of development, but the City anticipates that, as the area becomes more and more established, housing will be built to help give a 24 hour presence and the depth of interest and vitality that only people living in an area can provide.

3. Office

A large amount of new and rehabilitated space has been created for office use in East Cambridge; much more is planned and likely in the near future. The City will continue to require that office buildings and office components of mixed use buildings be as attractive and humane as possible. The presence of the office space should be secondary to the open space system and active ground floor retail pattern.

4) Parking

All parking shall be screened to the satisfaction of the City from all public view and from view of adjacent private development, if it will have a detrimental effect on either the design of or leasing of a planned or existing adjacent development. Parking facilities should be incorporated and located within development projects to maximize the opportunity for ground level retail activity and to limit inactive, unsecured areas.

C. Elements of Form

1) Height

Height and bulk of buildings should be configured to minimize their visual dominance, the extent of cast shadows, and undesirable alterations of air currents affecting the public open space system, the historic East Cambridge neighborhood and adjacent new or planned development.

Limited building height around the canal is essential, especially at the northern edges of the shopping crescent and the site opposite the Sonesta Hotel. The crescent must contain the Lechmere Canal spatially as well as maximize the hours that sunlight reaches the crescent open space. The Riverfront Plan achieves this by suggesting building to the property line a maximum height of 2 or 3 stories near the center of the crescent with additional stories stepped back from the canal. As the crescent meets Thorndike Way, the height of the development at the canal's edge must match that of the four story development at One Canal Park. In general, to assure that adequate sunlight reaches the riverfront's public and publicly accessible open space, building planes facing or generally oriented toward the riverfront open space system must be stepped back to minimize the shadows that are cast on the open space system.

No building element may project vertically beyond the maximum building height allowed within the PUD, unless a coordinated system of expressive building tops becomes an integral part of the development's design concept. An expressive building roofline appropriately celebrates the building's union with the sky and is reminiscent of late 19th and turn of the century architecture. In general, chimneys, water towers, air conditioning equipment, elevator bulkheads, skylights, ventilators and other necessary features appurtenant to structures which are usually carried above roofs should not extend beyond the maximum building height requirements for each district. However, if those features are designed in a coordinated, distinctive manner in concert with the upper floors of the building and, if the design is approved by the City as creating an architecturally and urbanistically successful roof to the development, the same non-occupied features may project beyond the maximum height limit.

2) Scale

Projects must relate to human dimensions and provide a sense of intimacy in all aspects of design from building concept development to construction details. Of particular importance are the treatment of the ground plane and other parts of the projects which can be seen and experienced directly by users.

3) Massing

Regardless of any preconceived development configuration for any particular use, new development west of Commercial Avenue is expected to extend the East Cambridge grid pattern; to maximize historic East Cambridge access to the open space system via Charles Street extension; to break down any building type's typical massing to relate to the historic character and mass of 19th century Cambridge; and to prevent a monolithic appearance.

To reinforce Lechmere Canal as a dynamic, handsome publicly oriented marketplace and open space, the atmosphere of the canal must be integrated into the market and arcade, employing a level of architectural quality equal to that of the canal park throughout the arcade and market.

Properties must maximize the hours of sunlight available to Lechmere Canal and architecturally balance the massing of the Ten Canal Park office/retail building mass along the western part of the crescent. These guidelines intend to create a harmonious, architecturally integrated, appropriately festive crescent that incorporates the building at Ten Canal Park in a unified and elegant manner.

All adjacent private developments, when bordering the public domain, must build to a common party wall in an architecturally compatible manner, with adjacent buildings responding to their neighbors. The City does not encourage the creation of alleyways along property lines visible from any public view.

4) Streetwalls and Setbacks

Maintenance of existing streetwalls is required within the district. This may be accomplished by principal front wall plane setbacks and cornice lines which are consistent with existing buildings on the same block or neighboring blocks. A three to five foot setback, matching One Canal Park, is required along the eastern side of First Street in order to create adequate space for people to walk and trees to grow.

A nine foot setback above elevation +4.5 is anticipated along the western side of Cambridge Parkway. The setback control will only take effect above elevation +4.5 so that each developer can maximize the parking potential below grade. Exceptions to this setback, subject to design review, would be those architectural elements that complement the Park's edge. This might include, but not be limited to, entrance canopies and trellis-covered seating or overlook areas.

A three foot setback has been established along both sides of Commercial Avenue. Permissible exceptions, subject to design review, might include entrance canopies and other at-grade open space amenities.

5) Silhouette

As buildings increase in height, they should be shaped to be increasingly slender and broken down in scale toward the top. Buildings should be of a tripartite architectural configuration consisting of base/middle/expressive top.

Buildings must provide animated silhouettes that enliven views from the open space system, the historic neighborhood, the Charles River Basin, the thoroughfares through and entries to East Cambridge. This greater articulation should be an integral part and emphasis of the building concept.

6) Details

Development bordering the public domain must be rich in architectural details, pay special attention to the ground plane and silhouette, and convincingly incorporate appropriate imagery depending on project location, i.e. historic East Cambridge tradition, waterfront, and open space imagery. Overall form and individual elevations must be designed to emphasize human scale and presence through the use of properly proportioned features, including but not limited to punched windows, lateral-arm awnings, balconies, setbacks, passageways, etc.

Materials

All new buildings should be mainly faced with an authentic New England water-struck brick, Kane Gonic, or equal approved by the Community Development Department. In addition, elegant highlights and subtle embellishments with granite and limestone are desirable. A granite base treatment (to match that used at Lechmere Canal) is needed to relate to the public open space system and thoroughfares. This is especially important for all first floor columns meeting the pedestrian level at important public locations. Limestone or granite string courses, lintels, sills and trim will soften and refine the brick facades. The City recommends a pattern similar to Flemish bond or American bond with headers every 6 or 7 courses.

The highest quality of materials must be used at the pedestrian level of all buildings. The use of pre-cast concrete is not considered to be an embellishment at any level.

Awnings

All new buildings should provide lateral-arm awnings, color coordinated with adjacent development, at all retail frontage overlooking public open space, especially the Canal/Front axis, and First Street (where arcades do not exist). The awnings will assist in offering an active, vital marketplace image, while at the same time creating a means of protection for shoppers, residents and office workers during inclement weather.

Transparency of Ground Floor Spaces

All new buildings should maximize visibility and transparency through ground floor retail or possible future retail space as determined by the City, especially along the perimeter of the Canal Park and First Street. The City realizes that future additions of storage rooms, toilets and restaurant kitchens will limit areas of transparency, but it is Cambridge's objective to locate these areas to maximize visibility and transparency where it is desirable.

All tenant improvements visible from public open spaces and thorough-fares are subject to design review as part of the P.U.D. process.

Balconies

All new buildings should provide human-scaled balconies at appropriate locations overlooking the public open space systems. The balconies must be detailed so that they are inviting, highly useable and relate directly to the character of the adjoining open space.

Penthouse

All mechanical penthouse and other projections should be architecturally integrated within the overall form and individual elevations of the building. They must be faced with the same building materials and enhance, not detract from, the overall building appearance and balance.

Color

The City encourages the subtle use of warm and inviting color in all the buildings in the project area. The selection of colors must be sympathetic to 19th century Cambridge and the general palette of materials being used for Lechmere Canal and the Front.

Windows

For reasons of public health, aesthetics and future energy concerns, the City desires operable windows to be used throughout the buildings of the development area.

As noted earlier, strip windows are not acceptable. Traditional masonry openings and articulated fenestration are expected.

Art

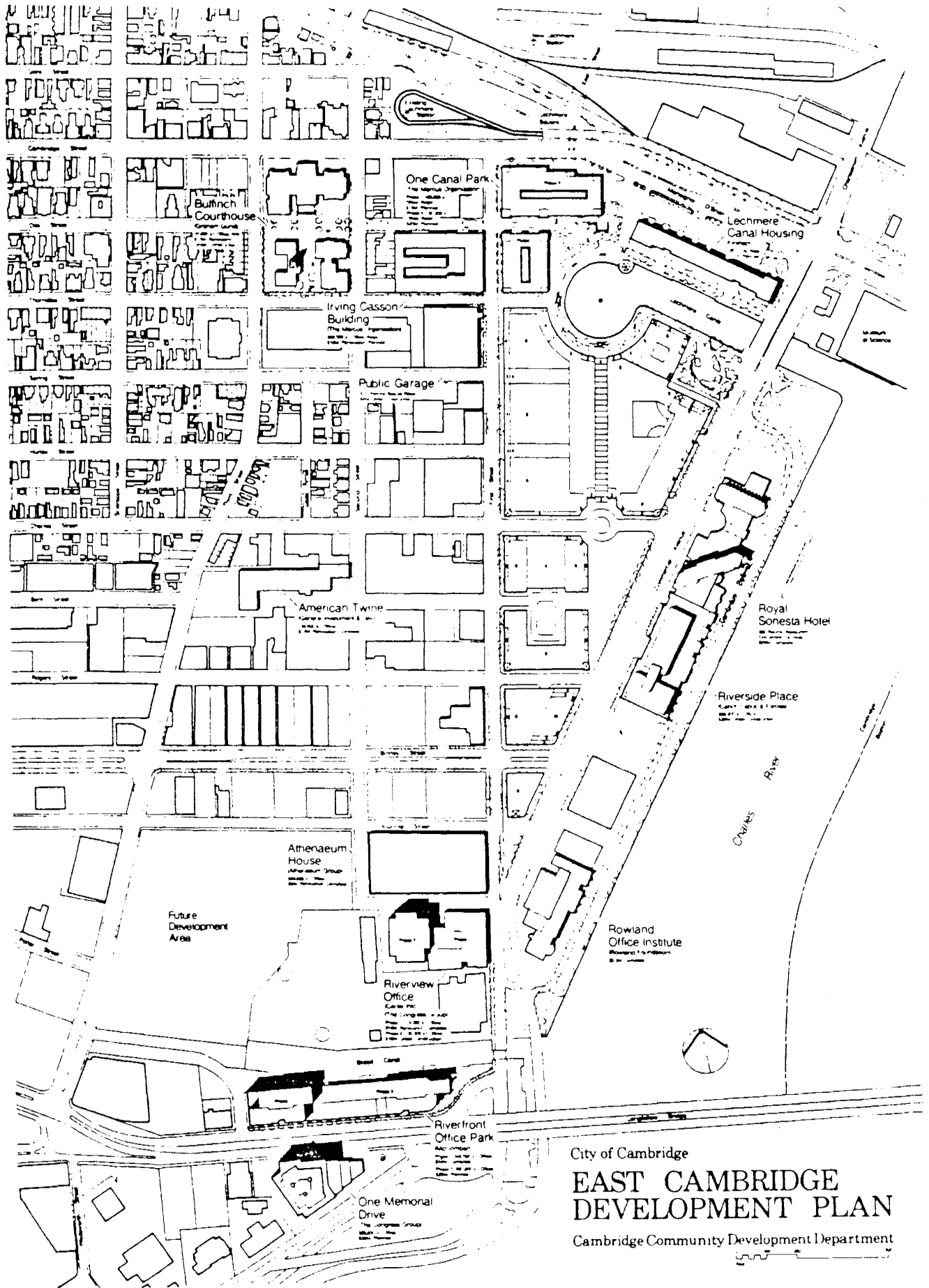
Individual works of art and their respective settings must work together in a harmonious, subtle way. The City encourages artists to work on basic architectural elements of the building instead of individual free-standing objects.

Signs

All signage is subject to design review as part of the P.U.D. process. In general, signs should be designed to fit well on the buildings, to be legible but not overpowering, and to complement other elements applied to buildings, such as awnings, canopies, or artwork.

The East Cambridge Development Plan, 1985

The plan summarizes the current development situation in East Cambridge, with notes on major building projects which have been completed, are under construction, or for which plans are known. More data about these projects are shown on pages 19-21 Attachment A "Cambridge Development, East Cambridge Revitalization District". In addition, key points made in the preceding sections of this paper are symbolized. These include the extension of Charles Street to break down the potentially massive block between First Street and Commercial Avenue, the creation of Charles Park to complete the essential open space system, and the pedestrian connection centered on the Lechmere Canal fountain and linking to Charles Park. Charles Park.



City of Cambridge
**EAST CAMBRIDGE
 DEVELOPMENT PLAN**
 Cambridge Community Development Department

CAMBRIDGE DEVELOPMENT
EAST CAMBRIDGE REVITALIZATION DISTRICT

CAMBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT
 MARCH, 1985

PROJECT	USE	FLOOR AREA	DEVELOPER	ESTIMATED VALUE	STATUS	EXP. RENT
Athanaeum Press Bldg. Rehab First Street	Office/ Commercial	340,000 s.f.	Najarian and Jones	\$ 10.0 Million	Complete (1981)	\$ 16 /sf
American Twine Bldg. Rehab Second, Charles, Third St.	Office/ R&D	130,000 s.f.	General Inv. and Dev. Co.	\$ 7.0 Million	Complete (1983)	\$14-\$17/sf
Bullfinch Courthouse Rehab Otis Street	Office/ Retail	70,000 s.f.	Graham Gund	\$ 10.0 Million	Complete (1985)	\$ 21 /sf
Cambridge Research Park Third St.	R&D	800,000 s.f.	Darvel Realty Carlson Group	\$ 60.0 Million	Planned	N/A
Davenport Bldg. Rehab First, Thorndike, Second St.	Office/ Retail	200,000 s.f.	The Marcus Organization	\$ 20.0 Million	Under Construction (1986)	\$ 18 /sf
Edgewater Place 10 Canal Park	Office/ Restaurant	111,000 s.f.	Unihab	\$ 15.0 Million	Under Construction (1986)	\$ 20 /sf
41 Monroe St. Bldg. Rehab	Office	13,000 s.f.	UNNICO	\$.5 Million	Complete (1983)	N/A
Graves Landing First & Canal	Housing	190 units	Unihab	\$ 22.0 Million	Development Phase (1986)	N/A

CAMBRIDGE DEVELOPMENT
EAST CAMBRIDGE REVITALIZATION DISTRICT

CAMBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT
 MARCH, 1985

PROJECT	USE	FLOOR AREA	DEVELOPER	ESTIMATED VALUE	STATUS	EXP. RENT
Lechmere Triangle First and Charles	Office/ Retail	800,000 s.f.	-	\$ 80.0 Million	Planned	N/A
Nicholson Glue Bldg. Rehab First, Binney and Rogers	Office	45,000 s.f.	St. James Development, Brown/Dallas	\$ 2.0 Million	Complete (1981)	N/A
One Canal Park First and Cambridge	Office/ Retail	80,000 s.f. 20,000 s.f.	The Marcus Organization	\$ 15.0 Million	Under Construction (1986)	\$ 22 /sf
One Canal Park Phase II	Office/ Retail/ Parking	145,000 s.f. 15,000 s.f. 200 spaces	The Marcus Organization	\$ 18.0 Million	Development Phase (1987)	N/A
One Memorial Drive	Office	340,000 s.f.	Congress Group	\$ 35.0 Million	Under Construction (1986)	\$ 35 /sf
Parcel I First and Rogers	Office	300,000 s.f.	Cabot, Cabot, Forbes	\$ 30.0 Million	Planned	N/A
Riverfront Office Park Broad Canal	Office/ Retail	316,300 s.f. 13,900 s.f.	Darvel Realty, Macomber, Codman	\$ 34.0 Million	Complete (1982)	\$ 23 /sf
Riverfront Office Park Phase II	Office/ Retail	290,000 s.f. 10,000 s.f.	Darvel Realty, Macomber, Codman	\$ 26.0 Million	Under Construction (1986)	N/A

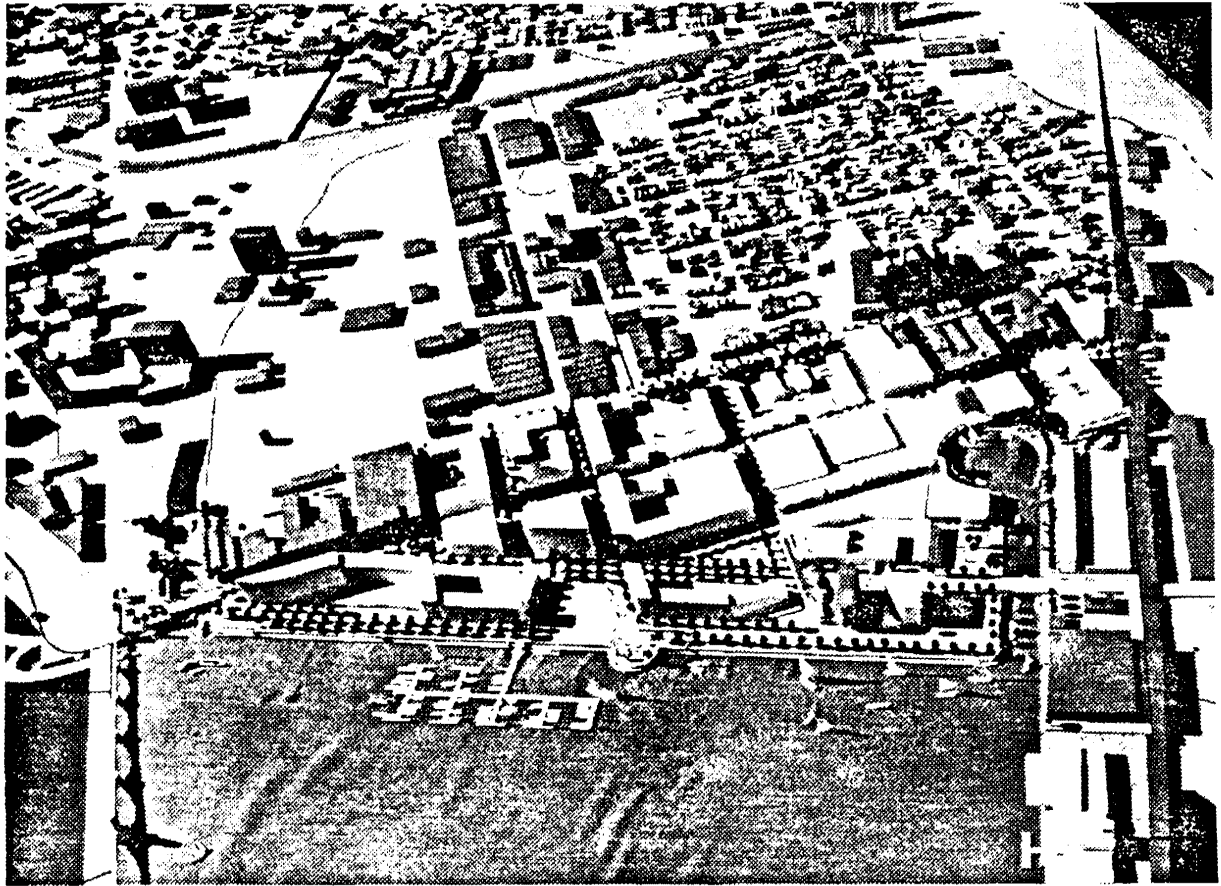
CAMBRIDGE DEVELOPMENT
EAST CAMBRIDGE REVITALIZATION DISTRICT

CAMBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT
 MARCH, 1985

PROJECT	USE	FLOOR AREA	DEVELOPER	ESTIMATED VALUE	STATUS	EXP. RENT
Riverview Office Bldg. First St.	Office	145,000 s.f.	Congress Group	\$ 10.0 Million	Complete (1984)	\$18-\$20/sf
Riverview Office Bldg. Phase II	Office/ Parking	130,000 s.f. 390 spaces	Congress Group	\$ 19.0 Million	Under Construction (1985)	\$20-\$25/sf
Riverside Place Commercial Ave.	Office	290,000 s.f.	Cabot, Cabot, Forbes	\$ 37.5 Million	Under Construction (1985)	\$ 24 /sf
Rowland Research Institute Cambridge Pkway.	Office/ R&D	70,000 s.f.	Rowland	\$ 8.5 Million	Complete (1981)	Private
Sonesta Hotel Commercial Ave.	Hotel/ Parking	200 rooms 220 spaces	Sonesta	\$ 25.0 Million	Complete (1984)	N/A
Sonesta Office Commercial Ave.	Office/ Parking	100,000 s.f. 350 spaces	Macomber	\$ 15.0 Million	Development Phase	N/A
217-218 Thorndike St.	Condo	55 units	FAR Group	\$ 4.5 Million	Development Phase (1986)	N/A

Attachments

1. East Cambridge Riverfront Plan 1978: Photograph of Model Showing Open Space
2. Excerpts from EIS/R, 1979
3. PUD Excerpt from Cambridge Zoning Ordinance



ATTACHMENT 1. East Cambridge Riverfront Plan 1978:
Photograph of Model Showing Open Space

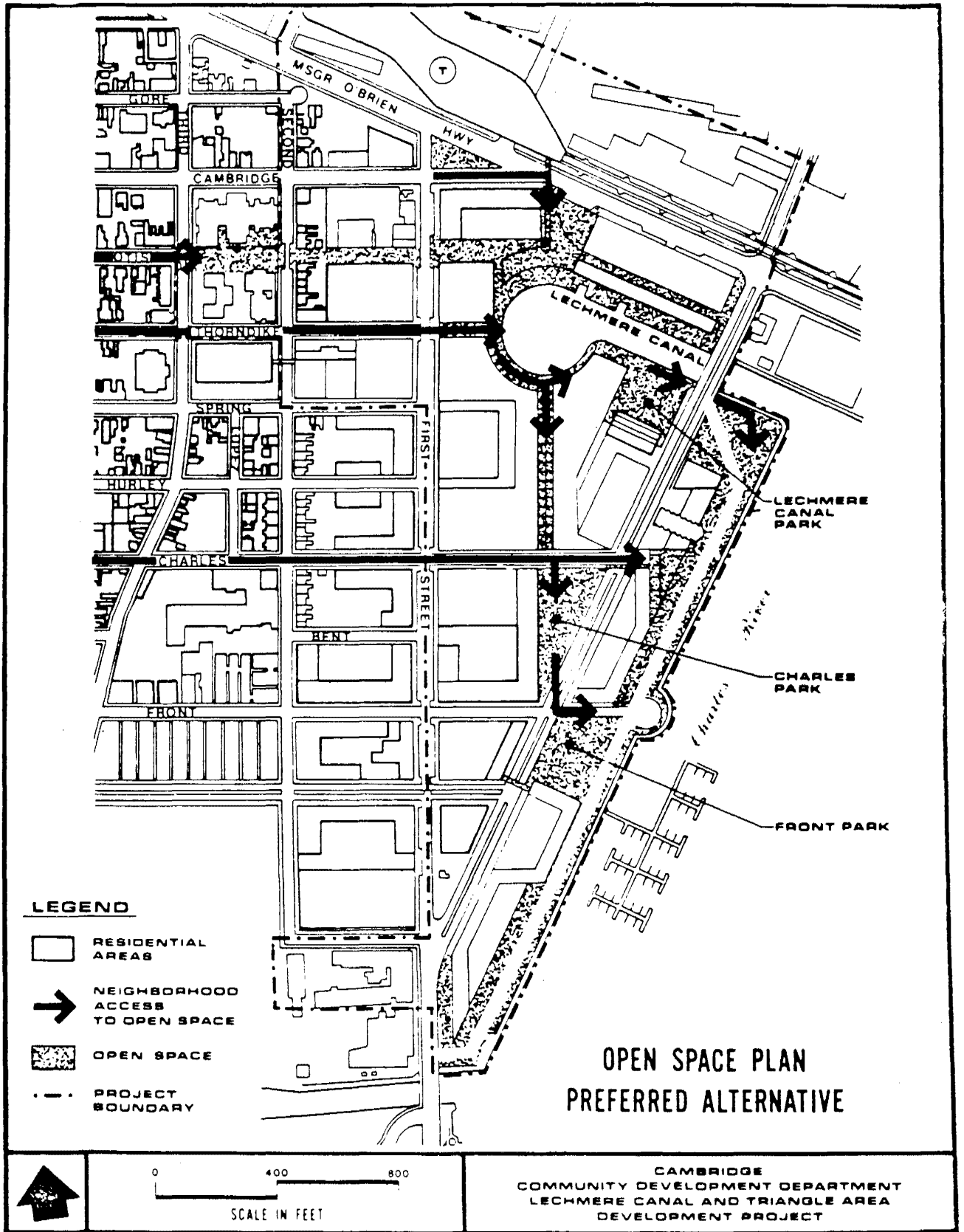
ATTACHMENT 2. Excerpts from EIS/R, 1979

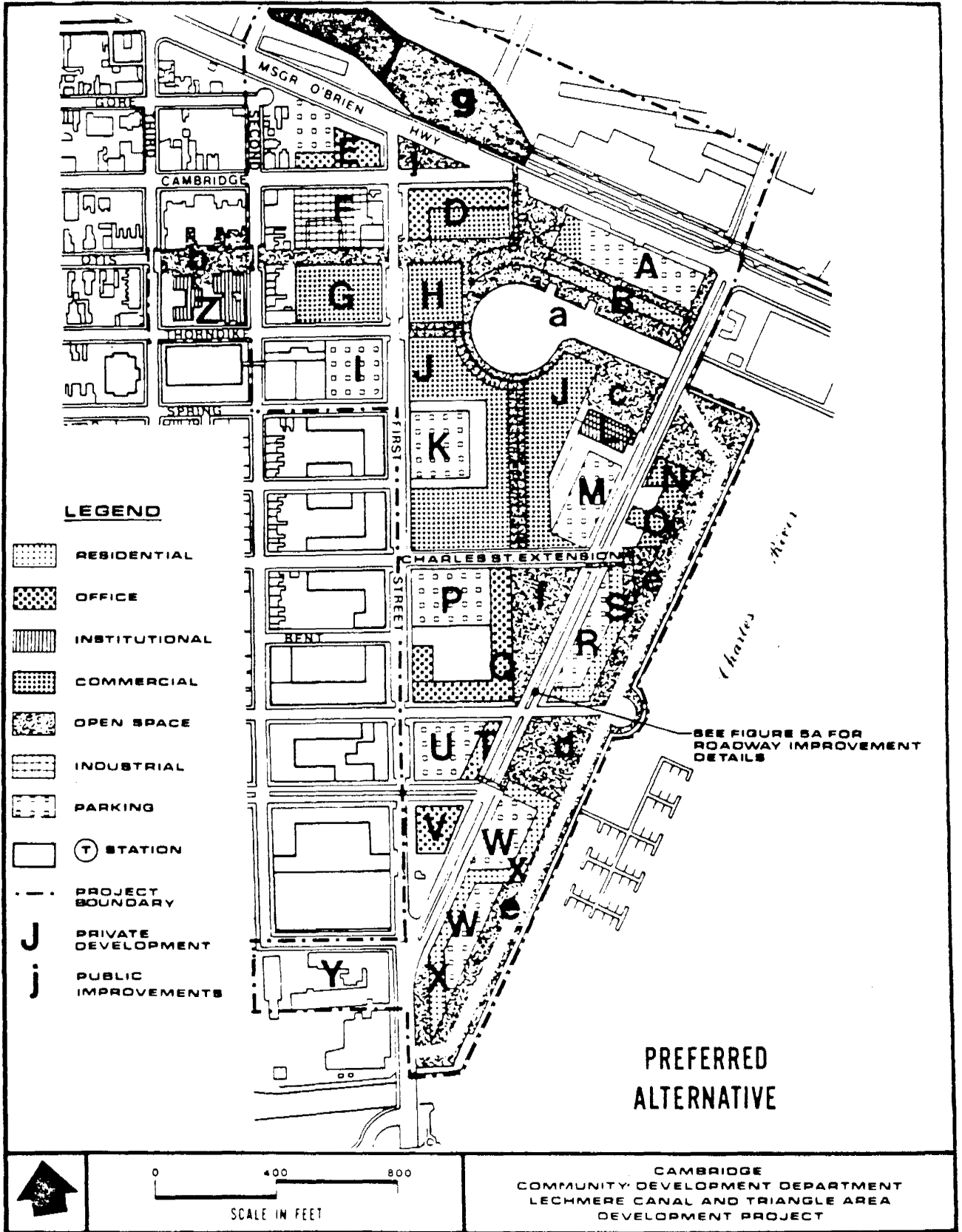
TABLE 3
PREFERRED ALTERNATE
SUMMARY OF PRIVATE IMPROVEMENTS

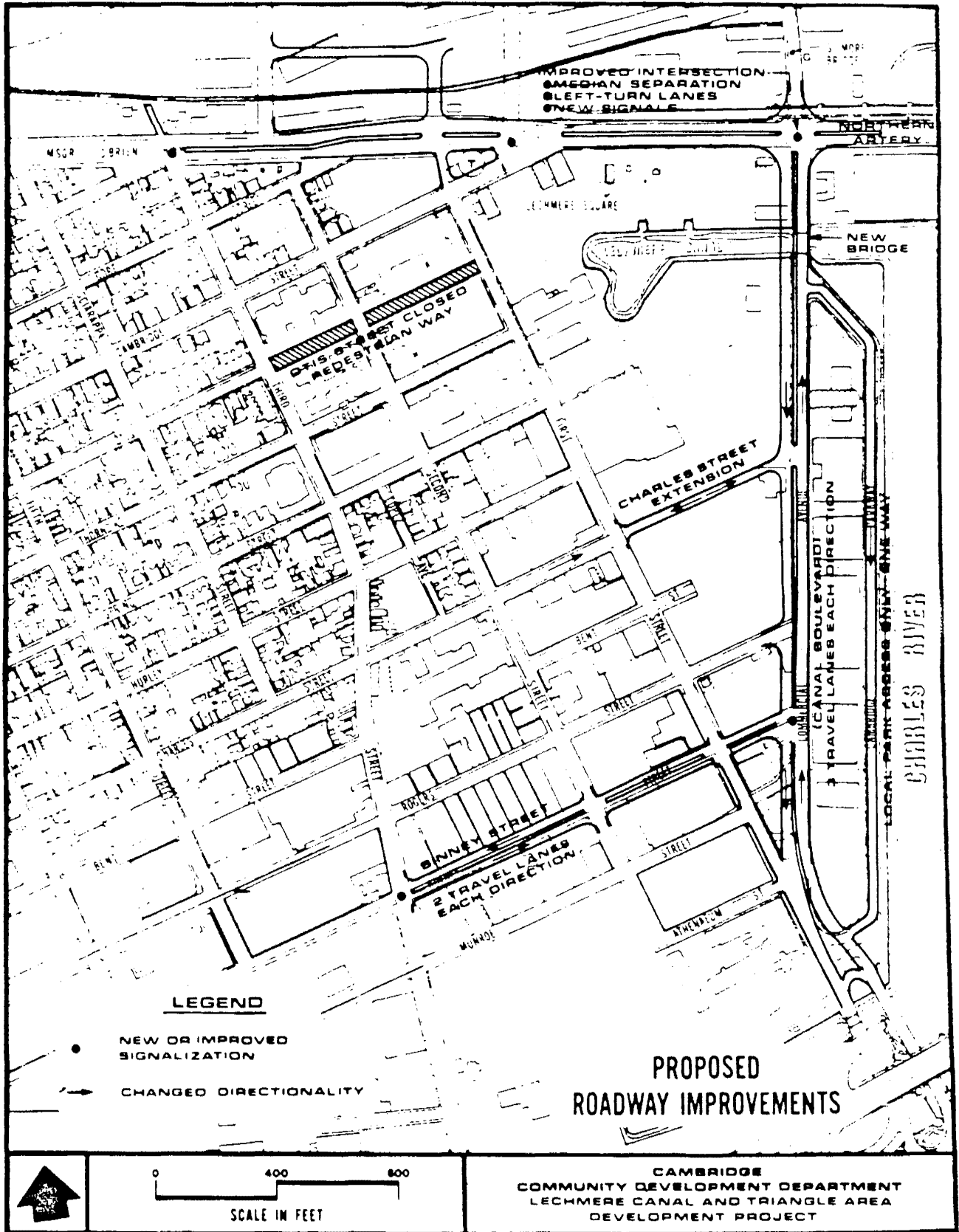
Site	Land Area	Approximate Parcel Coverage	Planned Use Floor Space						Total Floor Space		Building Height (in Stories)	Floor Area Ratios		# Parking Spaces	
			Housing	Retail	Entertainment and Community Use	Office	Garage	Hotel	excl. gar.	incl. gar.		excl. gar.	incl. gar.		
A. B	171,800	50%	117,500 (119,500) 120 d.u.'s	12,500 (12,500)	46,000 (23,000)		171,775 (171,775)	---	---	173,000	344,000	3.6	1.0	2.0	527
D	142,500	44%	-0-	50,000 (30,000)	-0-	150,000 (142,500)	---	---	---	200,000	---	2.4	1.4	---	---
E	53,750	40%	---	---	---	117,000 (105,000)	---	---	---	117,000	---	3.6	2.2	---	100
F	60,000				(4700 employees)					204,170	---		3.4	---	---
G	60,000			20,637		0,845				476,890	---		2.9	---	---
H	50,200	52%	-0-	39,000	-0-	-0-	---	---	---	39,000	---	2.1	.8	---	---
I	40,500	100%	---	---	---	265,000 (265,000)	260,000 (260,000)	---	---	---	260,000	7	---	7.0	800
J. K	300,200	87%	-0-	310,000 (250,000)	-0-	-0-	165,000 (145,000)	---	---	310,000	475,000	1.2	1.0	1.6	446
L	11,250	83%	---	---	---	28,000*	---	---	---	28,000	---	3	2.5	---	---
M. N	99,000	58%	---	---	---	---	140,000 (140,000)	110,000	200 rms.	110,000	250,600	3.10	1.1	2.5	450
P. Q	140,000	67%	---	---	---	294,000** (135,000)	135,000	---	---	294,000	429,000	3.6	2.1	3.1	415
R. S	105,000	57%	236,470 (236,200) 184 d.u.'s	15,100 (15,100)	---	---	69,500 (69,500)	---	---	251,500	321,000	7.6,11	2.5	3.1	214
T. U	48,900	100%	110,000 (114,400) 100 d.u.'s	10,000 (8,800)	---	---	10,000 (26,400)	53,000 (53,000)	---	170,000	223,000	25.17	3.5	4.5	163
V	78,000	26%	---	---	---	143,000 (125,000)	---	---	---	143,000	---	7	1.8	---	---
W. X. Y	152,500	86%	464,300 (408,100) 358 d.u.'s	7,700 (7,700)	---	---	---	170,000 (110,000)	---	470,500	602,500	5.6,11,13	3.1	4.0	400
Z	7,393			7,000	40,000	40,000				116,800	---	4	1.6	---	---
Totals	1,552,889 36.3 acres		968,200 762 d.u.'s	472,667	46,000	1,075,845	1,124,375	110,500	200 rms.	809,860	2,935,100				3,515

Source: Cambridge Community Development Department

*Institutional Office
**Technical Office
() Met Floor Space







13.252 Usable open space shall 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 galleries as specified by the Planning Board.

13.26 *Perimeter and Transition.* Any part of the perimeter of a PUD-1 which fronts on an existing street or public open space shall be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping, and screening.

13.27 *Parking and Loading Requirements.* Development in a PUD-1 district shall conform to the Off-street Parking and Loading Requirements set forth in Article 6.000, except as modified by this section 13.27.

13.271 Off-street parking facilities shall be provided as follows:

(1) Residence: Minimum number of spaces per group of dwelling units: 10 per 10.

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

13.272 Institutional, Retail and Office: Number of Square Feet of Gross Floor Area Requiring One Space:

(1) Institutional: 1,800 square feet

(2) Retail and Office:

Ground Floor: 900 square feet

Other Level: 1,800 square feet

13.30 PUD-2 DISTRICT: DEVELOPMENT CONTROLS

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13.31 *Purpose.* The PUD-2 district is intended to encourage a medium density residential and office development with some supporting retail uses along the riverfront in East Cambridge. It is also intended to encourage an active, high quality development substantially in accordance with the Development Policies outlined in the 1978 *East Cambridge Riverfront Plan*.

13.32 *Uses Allowed in a PUD-2 District.* The uses listed in this Section 13.32 alone or in combination with each other shall be allowed upon permission of the Planning Board. Residential uses are preferred. Development of about 400 new dwelling units in this district is encouraged.

13.321 Residential Uses

(1) Multi-family dwellings.

(2) Hotels or motels.

- 13.322 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 which are allowed or conditionally allowed in the base zoning district.
- 13.323 Office and Laboratory Uses. All uses listed in Section 4.34.
- 13.324 Retail Business and Consumer Service Establishments.
- (1) Store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 2500 square feet gross floor area and that no manufacturing, assembly or packaging occur on the premises.
 - (2) Barber shop, beauty shop, laundry and drycleaning pick-up agency, shoe repair, self-service laundry or other similar service establishment.
 - (3) Restaurants or other eating and drinking establishments listed in subsection 4.35e, f and g.
 - (4) Theater or hall for public gatherings.
 - (5) Printing shop, photographer's studio.
- 13.325 Other Uses. Any use not listed in subsection 13.321-13.324 shall be allowed only upon the written determination by the Planning Board that such use is compatible with the development policies for "The Front" district specified in the East Cambridge Riverfront Plan and is necessary to support the predominant uses in the PUD-2 district.
- 13.33 *District Dimensional Regulations*
- 13.331 The maximum ratio of floor area to total area of the development parcel shall be 3.0; however, the maximum ratio for a planned unit development in which 75% or more of the gross floor area of development will be devoted to multi-family dwellings or townhouses shall be 4.0.

- 13.332 The minimum size of a development parcel shall be 43,560 square feet. A development parcel within the PUD-2 district may contain non-contiguous lots elsewhere in this PUD district or within a contiguous PUD district. There shall be no minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel.
- 13.333 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 300 square feet. Residential density shall be computed based on the entire development parcel.
- 13.334 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. Buildings on parcels abutting the Cambridge Parkway should be setback from the Parkway Street line. 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. A variety of setbacks along Cambridge Parkway and creneled facades are encouraged along the riverfront rather than a continuous, unbroken building mass.
- 13.34 *Height*
- 13.341 The maximum height of any building shall be 120 feet.
- 13.342 A variety of building heights ranging between 5 and 12 stories are encouraged within the district.
- 13.343 In order to assure that adequate sunlight reaches public open space along the riverfront, building planes facing or generally oriented toward the riverfront should be stepped back in such a way as to minimize the shadows that are cast on the river side of the Cambridge Parkway.
- 13.35 *Usable Open Space.* The minimum ratio of usable open space to the total area of the development parcel as defined in Article 2.000 and Section 5.22 shall be 25% except as modified below.
- 13.351 The Planning Board may reduce the usable open space requirement if the development is located adjacent to a public open space and if the development is physically and functionally integrated with the open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors.
- 13.352 Usable open space shall 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 specified by the Planning Board.

13.353 Private open space at the ground level should be located and designed to complement and to be connected with existing and planned public open space in the district. Usable open space oriented toward Cambridge Parkway and the riverfront park between Cambridge Parkway and Commercial Avenue is preferred for development parcels abutting those areas. In approving a final development plan, the Planning Board may specify certain landscaping and other site design details to assure that the development will be compatible with public improvements in the PUD-2 district and with the development policies outlined in the East Cambridge Riverfront Plan.

13.36 *Parking and Loading Requirements.* Development in a PUD-2 district shall conform to the off-street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 13.36.

13.361 Off-street parking facilities shall be provided as follows:

(1) Residence: Minimum number of spaces per group of dwelling units: 10 per 10.

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

13.362 Institutional, Retail and Office: Number of Square Feet of Gross Floor Area Requiring One Space:

(1) Institutional: 1,800 square feet

(2) Retail and Office: Ground Floor: 900 square feet
Other level: 1,800 square feet

13.363 On-grade parking, not enclosed in a structure, may be constructed in the PUD-2 District only under the following conditions:

(1) On an interim basis in anticipation of later construction of structured parking provided that there is compliance with each of the following:

(a) the future parking structure will be constructed within the District but it may be located either on or off of the lot;

- (b) construction of the future parking structure will commence within three years of the date of permit application for development on the lot;
 - (c) such future parking structure may be constructed and/or operated by the applicant or by any public or private entity;
 - (d) the future parking structure will contain sufficient spaces reserved for users of the lot to meet the parking requirements for the lot specified in subsections 13.361 and 13.362; and
 - (e) binding commitments shall exist to guarantee, to the reasonable satisfaction of the Planning Board that requirements (a) through (d) above shall be satisfied. Such commitments shall be made by negotiated lease agreement, deed restriction, covenant, performance bond, or comparable legal instrument.
- (2) On a permanent basis on the lot for visitors parking or for such other limited uses as the user of the lot deems appropriate provided that no more than 10% of the spaces required by Subsections 13.361 and 13.362 or 20 spaces, whichever is greater, shall be allowed on-grade under this Section 13.363(2).

13.364 The parking requirements specified in this Section 13.36 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 a 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 subsections 13.361 and 13.362.

13.40 PUD-3 DISTRICT: DEVELOPMENT CONTROLS

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13.41 *Purpose.* The PUD-3 district is intended to provide for the creation of a quality general and technical office which permits larger scale development and supporting commercial activities and which encourages strong linkages between new development at Kendall Square and along the East Cambridge riverfront.

13.42 *Uses Allowed in a PUD-3 District.* The uses listed in this Section 13.42, alone or in combination with each other, shall be allowed upon permission of the Planning Board. Office uses are preferred.

- 13.421 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-3 district.
 - (2) Multi-family dwellings.
 - (3) Hotels or motels.
- 13.422 Transportation, Communication, Utility Uses 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.
- 13.423 Office and Laboratory Uses. All uses listed in Section 4.34.
- 13.424 Retail Business and Consumer Service Establishments.
- (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 uses, provided that no such establishment shall exceed 2500 square feet gross floor area and that no manufacturing, assembly or packaging occur on the premises.
 - (4) Barber shop, beauty shop, laundry and drycleaning 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.
 - (6) Theater or hall for public gatherings.
 - (7) Bowling alley, skating rink, tennis center or other commercial recreation establishments.
- 13.425 Other Uses. Any use not listed in subsections 13.421 - 13.425 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-3 district and is necessary to support the predominant uses in the district.

13.43 *District Dimensional Regulations.*

13.431 The maximum ratio of floor area to the total area of the development parcel shall be 3.0. 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 only.

13.432 The minimum size of the development parcel for PUD shall be two (2) acres. A development parcel within the PUD-3 may contain non-contiguous lots elsewhere in this PUD district 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.

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13.433 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 300 square feet. Residential density shall be computed based on the entire development parcel.

13.434 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 other 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. Any buildings on a parcel abutting the Broad Canal should be setback or so designated as to provide a pedestrian pathway along the canal's edge.

13.44 *Height.*

13.441 The maximum height of any building shall be 230 feet, except as modified in Section 13.442.

13.442 The Planning Board shall not approve any Final Development Plan in which 25% or more of the land area of the development parcel is covered with such buildings or parts of buildings not exempted by Section 5.23 in excess of 120 feet in height or in which 15% or more of the land areas of the development parcel is covered with such buildings or parts thereof in excess of 200 feet in height. Notwithstanding the foregoing, the Planning Board, in its discretion, may accept for review an application for a Special Permit based on a Development Proposal which deviates from the aforesaid provisions of this Section 13.442, provided that the Final Development Plan is in conformity with such provisions. Lower buildings or building elements are encouraged closer to the Charles River while taller buildings or building elements are encouraged closer to Kendall Square.

13.443 In evaluating a Development Proposal providing building height in excess of 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 than if the building height did not exceed 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 characteristics of the particular location through more harmonious relationships to the terrain and to 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.

- 13.45 *Usable Open Space.* The minimum ratio of usable open space to the total area of the development parcel as defined in Article 2.000 and Section 5.22 shall be 15% except as modified below.
- 13.451 The Planning Board may reduce the usable open space requirement if the development is located adjacent to a public open space and if the development is physically and functionally integrated with the open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors.
- 13.452 Usable open space shall 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 specified by the Planning Board.
- 13.46 *Perimeter and Transition.* Any part of the perimeter of a PUD 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-3 district, should provide integrated pedestrian circulation systems, particularly strong linkages between the riverfront and Kendall Square.
- 13.47 *Parking and Loading Requirements.* Development in the PUD-3 district shall conform to the off-street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 13.47.
- 13.471 Off-street parking facilities shall be provided as follows:
- (1) Residence: Minimum number of spaces per group of dwelling units: 10 per 10.
 - (2) Public Assembly: Number of seats requiring one space: 15.

- 13.472 Institutional, Retail and Office: Number of Square Feet of Gross Floor Area Requiring One Space:
- (1) Institutional: 1,800 square feet
 - (2) Retail and Office:

Ground Floor:	900 square feet
Other level:	1,800 square feet

13.50 PUD-4 DISTRICT: DEVELOPMENT CONTROLS

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- 13.51 *Purpose.* The PUD-4 district is intended to provide the opportunity for creation of a highly active, medium density commercial area with a mix of retail, office and residential uses. It is also intended to encourage development which is substantially in accordance with the Development Policies outlined in the 1978 *East Cambridge Riverfront Plan*.
- 13.52 *Uses Allowed in PUD-4 District.* The uses listed in this Section 13.52, alone or in combination with each other, shall be allowed upon permission of the Planning Board. Commercial uses are preferred.
- 13.521 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 as part of a planned unit development in a PUD-4 district.
 - (2) Multi-family dwellings.
- 13.522 Transportation, Communication, and Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33, which are allowed or conditionally allowed in the base zoning district.
- 13.523 Office and Laboratory Uses. All uses listed in Section 4.34.
- 13.524 Retail Business and Consumer Service Establishments. All uses listed in Section 4.35. It is the intent of this Ordinance to encourage an active urban setting around the Lechmere Canal both during and after customary business hours. Ground floor building spaces oriented toward the Canal should primarily contain retail uses. Extensive ground level building frontage along the Canal devoted to institutional or office uses should be avoided.

- 13.525 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) drive-in bank and other retail or consumer service where the motorist does not have to leave his car;
 - (3) open-air place of entertainment;
 - (4) 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.
- 13.526 *Other Uses.* Any use not listed in subsections 13.521-13.525 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 that it is necessary to support the predominant uses in the PUD-4 district.
- 13.53 *District Dimensional Regulations.*
- 13.531 The maximum ratio of floor area to the total area of the development parcel shall be 2.0.
- 13.532 The minimum size of the development parcel for PUD shall be 43,560 square feet. A development parcel within the PUD-4 district may contain non-contiguous lots elsewhere in this PUD district 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. 6/29/81
- 13.533 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.
- 13.534 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 building setbacks.
- 13.54 *Height.* The maximum height for any building shall be 85 feet.

- 13.55 *Usable Open Space.* The minimum ratio of usable space open to the total area of the development parcel as defined in Article 2.000 and Section 5.22 shall be 20% except as modified below.
- 13.551 The Planning Board may reduce the usable open space requirement if the development is located adjacent to a public open space and if the development is physically and functionally integrated with the open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors.
- 13.552 Usable open space shall 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 galleries as specified by the Planning Board.
- 13.553 Private open space at the ground level 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 that the PUD will be compatible with public improvements in the district and with the development policies outlined in the East Cambridge Riverfront 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 district shall conform to the off-street Parking and Loading Requirements set forth in Article 6.000, except as modified by Section 13.57.
- 13.571 Off-street parking facilities shall be provided as follows:
- (1) Residence: Minimum number of spaces per group of dwelling units: 10 per 10.
 - (2) Public Assembly: Number of seats requiring one space: 15.
- 13.572 Institutional, Retail and Office: Number of Square Feet of Gross Floor Area Requiring One Space:
- (1) Institutional: 1,800 square feet
 - (2) Retail and Office:

Ground Floor:	900 square feet
Other level:	1,800 square feet

13.573 On-grade parking, not enclosed in a structure, may be constructed in the PUD-4 District only under the following conditions:

- (1) On an interim basis in anticipation of later construction of structured parking provided that there is compliance with each of the following:
 - (a) the future parking structure will be constructed within the District but it may be located either on or off of the lot;
 - (b) construction of the future parking structure will commence within three years of the date of permit application for development on the lot;
 - (c) such future parking structure may be constructed and/or operated by the applicant or by any public or private entity;
 - (d) the future parking structure will contain sufficient spaces reserved for users of the lot to meet the parking requirements for the lot specified in subsections 13.571 and 13.572; and
 - (e) binding commitments shall exist to guarantee, to the reasonable satisfaction of the Superintendent of Buildings, that requirements (a) through (d) above shall be satisfied. Such commitments shall be made by negotiated lease agreement, deed restriction, covenant, performance bond, or comparable legal instrument.
- (2) On a permanent basis on the lot for visitors parking or for such other limited uses as the user of the lot deems appropriate, provided that no more than 10% of the spaces required by Subsections 13.571 and 13.572 or 25 spaces, whichever is greater, shall be allowed on-grade under this Section 13.573(2).

13.574 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 a 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 subsections 13.571 and 13.572.

13.60 PUD-5 DISTRICT: DEVELOPMENT CONTROLS

13.61 *Purpose.* The PUD-5 district is intended to encourage the creation of a highly active urban environment around the planned Alewife transit station and to promote mixed-use development with an emphasis on office, hotel, and retail uses. The intent of these regulations is to encourage larger scale developments aggregating existing parcels and by integrating private projects with planned public improvements in accordance with the development guidelines outlined in the 1979 report entitled *Alewife Revitalization* prepared by the Cambridge Community Development Department.