



City of Cambridge

APP-1
IN CITY COUNCIL
September 18, 2017



2017 SEP 14 PM 2: 29

ALEXANDRIA.

CITY OF ALEXANDRIA
CAMBRIDGE, MASSACHUSETTS

September 14, 2017

Donna Lopez
City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Madame Clerk:

Enclosed please find a Zoning Petition seeking to amend certain provisions of Article 13.000 of the Zoning Ordinance to allow for the creation of Innovation Office Space in the PUD 3A and PUD 4C Zoning Districts.

Thank you for your attention to this matter.

Very truly yours,

JOSEPH MAGUIRE

SVP – Real Estate Development & Asset Services



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PUD-3A and PUD-4C Zoning Amendment

The undersigned owner of land to be affected by the petition, hereby petitions the Cambridge City Council as follows:

To see if the City Council will vote to amend Article 13.00 of the Zoning Ordinance of the City of Cambridge by adding a new proviso supporting the creation of Innovation Office Space in the PUD-3A and PUD-4C districts as follows:

Add the following new section 13.59.11 after existing Section 13.59.10:

13.59.11 Floor Area Ratio and Gross Floor Area Exemptions for Up to 10,000 SF of Innovation Office Space.

(1) Notwithstanding anything appearing in this Section 13.59 or otherwise contained in the Zoning Ordinance to the contrary, up to 10,000 square feet of Gross Floor Area in the preserved and redeveloped building at 161 First Street dedicated as Innovation Office Space (as defined in Section 13.59.11(2) below) shall not be counted as Gross Floor Area for the purposes of calculating allowable Floor Area Ratio or maximum allowable Gross Floor Area for the Final Development Plan, or the Gross Floor Area limitations otherwise contained in the Zoning Ordinance.

(2) For the purposes of this Section 13.59.11, Innovation Office Space shall meet the following requirements:

- a. Duration of lease agreements (or other similar occupancy agreements) with individual business entities shall be for periods of approximately one (1) month.
- b. No single business entity may occupy more than 2,000 square feet of the Innovation Office Space approved under this Section 13.59.11.
- c. The average size of separately contracted private suites may not exceed 200 square feet of Gross Floor Area.
- d. Innovation Office Space shall include shared resources (i.e., co-working areas, conference space, office equipment, supplies and kitchens) available to all tenants and must occupy at least 50% of the Innovation Office Space.
- e. Individual entities occupying Innovation Office Space may include small business incubators, small research laboratories, office space for investors and entrepreneurs, facilities for teaching and for theoretical, basic and applied

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f. research, product development and testing and prototype fabrication or production of experimental products.

g. At least twenty-five percent (25%) of the Innovation Office Space shall be set aside as below market rate space.


(3) The owner of the building where the dedicated Innovation Office Space is located may enter into a lease, license or other contract or occupancy agreement with a third party, whereby the third party provides (via sublease or other occupancy agreement), administers and manages the required Innovation Office Space without violating the requirements of Section 13.59.11, provided that such third party complies with the requirements of Section 13.59.11 as the same may be varied by the Planning Board pursuant to Section 13.59.11(4).

(4) The Planning Board may allow variations in the specific standards and characteristics set forth in this Section 13.59.11 by Minor Amendment to the approved Development Plan or otherwise, if the Planning Board finds that the Innovation Office Space, as proposed, will be consistent with the purposes of these standards and characteristics.

ARE-MA Region No. 21, LLC

By: Alexandria Real Estate Equities, L.P.,
a Delaware limited partnership

By: ARE-QRS Corp.,
a Maryland corporation, General Partner

By: 
Name: Joseph T. Maguire Jr
Title: Senior Vice President Real Estate Development