



ALEXANDRIA®

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BY HAND

November 29, 2018

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

Re: Zoning Petition—Grand Junction Pathway Overlay District

Dear Ms. Lopez:

On behalf of the Alexandria Real Estate Equities, Inc., and the owners of affected land, I am pleased to submit the enclosed zoning petition proposing the Grand Junction Pathway Overlay District adjacent to the Grand Junction railroad right-of-way between Binney and Cambridge Streets.

Thank you for your attention to this matter.

Very truly yours,

Joseph T. Maguire
Senior Vice President--Real Estate Development & Asset Services
Alexandria Real Estate Equities, Inc.

Grand Junction Pathway Overlay District Zoning Amendment

The undersigned owners of land to be affected by this Petition, hereby petition the Cambridge City Council as follows:

1. To see if the City Council will vote to amend the Zoning Map of the City of Cambridge as follows:

That the following area beginning at a point at the Northerly boundary of Binney Street and the Westerly boundary of Fulkerson Street continuing North Westerly along Binney Street approximately Two Hundred and Seventy-Eight (278) feet, then continuing North Easterly approximately 694 feet along the Easterly boundary of the railroad right-of-way, then continuing South Easterly approximately 240 feet to Fulkerson Street, then continuing South Westerly approximately 807 feet, returning to the point of origin, which area includes approximately 163,284 square feet of Tax Parcel 31-20 and 22,627 square feet of Tax Parcel 32-52; and

The area beginning at a point at Northerly boundary of Binney Street and the railroad right-of-way continuing North Easterly approximately One Thousand, Seven Hundred and Thirty-Nine (1,739) feet along the Westerly boundary of the railroad right-of-way, then North Westerly fourteen (14) feet, then South Westerly approximately Four Hundred and Eighty (480) feet, generally parallel to the Westerly boundary of the railroad right-of-way, then North Westerly Three (3) feet, then South Westerly approximately Seven Hundred and Forty-Four (744) feet, then South Easterly approximately Three (3) feet, then South Westerly Five Hundred and Eight (508) feet to Binney Street, then South Easterly approximately Fourteen (14) feet along Binney Street to the point of origin, which area includes approximately 7,133 square feet of Tax Parcel 33-110, all 12,789 square feet of Tax Parcel 33-111 and 6,720 square feet of Tax Parcel 37-126; and

The area beginning at a point at the Southerly boundary of Cambridge Street and the Westerly boundary of the railroad right-of-way continuing North Westerly Fifty-Eight (58) feet then continuing South Westerly approximately Fifty (50) feet, then continuing South Easterly approximately Fifty-Eight (58) feet to intersect with the Westerly boundary of the railroad right-of-way, then North Easterly approximately Fifty (50) feet to the point of origin, which area includes approximately 300 square feet of Tax Parcel 37-126 and all 2,600 square feet of Tax Parcel 37-88,

be rezoned to create a new overlay zoning district entitled the Grand Junction Pathway Overlay District.

2. To see if the City Council will vote to amend Article 20 of the Zoning Ordinance of the City of Cambridge by adding the following text at the end of Article 20 as presently ordained:

20.1000 Grand Junction Pathway Overlay District

20.1001 Establishment and Scope.

There is hereby established the Grand Junction Pathway Overlay District, which is governed by the regulations and procedures specified in this Section 20.1000. It is the intent of this Section

that these regulations will apply to land within the Grand Junction Pathway Overlay District, which is comprised of Grand Junction Land and Development Land, as defined below.

20.1002 Purpose.

It is the purpose of the Grand Junction Pathway Overlay District to augment base zoning and promote the development of a public pathway along the Grand Junction railroad right-of-way in connection with high quality development consistent with development along the Binney Street corridor.

The October 2001 East Cambridge Planning Study identified the Grand Junction corridor as a means to provide a significant transportation and recreational resource and enhance non-auto mobility in the City. The October 2006 Grand Junction Rail-with-Trail Feasibility Study highlighted the public benefits of the pathway, including recreation and open space, but noted that acquiring rights in the land to develop the pathway was a key limiting issue. The August 2017 Final Report of the Kendall Square Mobility Task Force underscored the importance of enhancing non-auto mobility in the City and the Grand Junction Pathway in meeting that goal.

The Grand Junction Pathway Overlay District will facilitate the City's efforts to secure long term public access to certain land in the Grand Junction Pathway Overlay District by incenting development consistent with development along the Binney Street corridor. A project meeting the requirements of this Section will provide open space, recreational opportunities, a corridor for non-auto traffic in the City, as well as high quality development, and promote the goals of public health, safety, welfare and economic development.

20.1003 Applicability.

Development in the Grand Junction Pathway Overlay District shall be controlled by the regulations governing the Industry A-1 District, except as modified by the requirements of this Section 20.1000, which shall apply in lieu of the regulations of the Industry A-1 District. Where the regulations applicable to the Industry A-1 District differ from the requirements of this Section 20.1000, the provisions of this Section shall apply. The Grand Junction Pathway Overlay District shall be established on the Zoning Map of the City of Cambridge pursuant to the provisions of Section 3.20.

20.1004 Procedure.

Construction, use and development under this Section shall be authorized by Special Permit granted by the Planning Board. In granting a Special Permit under this Section 20.1000, the Planning Board shall find that the intent of this Section has been satisfied and find that provision has been made for the conveyance to the City, or a designee thereof, by fee or easement, of interests in certain land as described herein for the development of the Grand Junction pathway between Binney Street and Cambridge Street.

20.1005 Required Conveyance of Grand Junction Land.

In connection with a Special Permit(s) granted pursuant to Section 20.1000, conveyance to the City, or its designee, of the following land for use on the Grand Junction pathway, by fee or easement, shall be required or have already been made:

(a) Tax Parcel 37-88, comprising approximately 2,600 square feet, and known as 686 Cambridge Street;

(b) A fourteen (14) foot wide strip of land along the east boundary of Tax Parcel 37-126, beginning at the north boundary of Tax Parcel 33-111 and continuing approximately 480 feet, and then the land between the east boundary of Tax Parcel 37-126 and the west boundary of Tax Parcel 37-88, continuing approximately fifty (50) feet to Cambridge Street, comprising a total of approximately 7,020 square feet; and

(c) A fourteen (14) foot wide strip of land along the east boundary of Tax Parcel 33-110 bordering the Grand Junction railroad right-of-way beginning at Binney Street and continuing approximately 511 feet to the south boundary of Tax Parcel 33-111 and Tax Parcel 33-111, comprising a total of 19,922 square feet.

The land described in subparagraphs (a)–(c) is hereby defined as “Grand Junction Land.”

20.1006 Other Matters--Grand Junction Land.

The Grand Junction Land shall be conveyed to the City, or its designee, by fee or easement: (i) such that environmental condition of the Grand Junction Land poses No Significant Risk, as defined under 310 C.M.R. 40.0006, to future users of the land given its intended use as a public pathway; (ii) subject to encumbrances which do not interfere with the use of the land for its intended purpose; and (iii) subject to a reservation of Grantor to grant subsurface utility easements. Dimensional nonconformity, including setbacks, arising directly from the conveyance of Grand Junction Land hereunder is waived.

20.1007 Development Land.

“Development Land” within the Grand Junction Pathway Overlay District consists of approximately 163,284 square feet of Tax Parcel 31-20 [known as 303 and 345 Binney Street] and 22,827 square feet of Tax Parcel 32-Lot 52, comprising a total of approximately 185,911 square feet (“Development Land Lot Area”).

20.1008 Permitted Uses.

Uses permitted in the Industry A-1 District shall be equally allowed in the Development Land. After conveyance pursuant to Section 20.1011, Grand Junction Land shall be used for Public Open Space.

20.1009 Dimensional Requirements.

20.1009.1 Floor Area Ratio. The maximum Floor Area Ratio for the Development Land shall be 2.5. The total lot area for the purposes of calculating the developable Gross Floor Area

of the Development Land shall include, in addition to the Development Land Lot Area, the area of the Grand Junction Land, i.e., a total of 29,542 square feet.

20.1009.2 Gross Floor Area Exemptions. The following shall be excluded from the calculation of Gross Floor Area for the purpose of meeting the requirements set forth in this Section or elsewhere in this Ordinance: (a) area under any building canopy or roof projection; and (b) area utilized for any building atrium. "Atrium" is defined to mean an entrance hall or foyer and common area in a modern building, rising through more than one story and having a roof.

20.1009.3 Height. The maximum height of a building permitted on the Development Land shall be 120 feet.

20.1009.4 Setbacks. There shall be no minimum required front, rear or side yard setbacks, except that no above grade building shall be constructed within twenty-five (25) feet of the westerly boundary of Tax Parcel 31-20.

20.1009.5 Transfer of Remaining Gross Floor Area. After conveyance of the Grand Junction Land pursuant to Section 20.1011, and upon issuance of a Special Permit pursuant to Article 21.000, any remaining developable Gross Floor Area may be transferred to any lot that may not be contiguous or held in common ownership for uses authorized in the Grand Junction Pathway Overlay District, provided that such receiving lot(s) is located within three thousand (3,000) feet of any portion of the Grand Junction Pathway Overlay District. In any proceeding under Article 21.0000 to transfer remaining Gross Floor Area, the Planning Board shall establish, in addition to the requirements under Section 21.13.12, that conveyance of the Grand Junction Land satisfies Section 21.13.12(3).

20.1010 Parking—Parking Ratio.

Parking shall be at a ratio no greater than 0.8 spaces per 1,000 feet of Gross Floor Area for technical office for research development laboratory or research facility (see Section 4.34(f) of the Ordinance).

20.1011 Timing of Grand Junction Land Conveyance.

The Grand Junction Land shall be dedicated to the City per Section 20.1005 no later than the issuance of the Certificate of Occupancy for the first building constructed on the Development Land pursuant to a Special Permit granted pursuant to this Section 20.1000.

20.1012 Project Review.

In granting approval for a building or buildings under Article 19, the Planning Board may approve buildings for which physical design information is presented in conceptual form, subject to later design review and approval by the Planning Board and a finding that final design of such building(s) is consistent with Section 19.30, as applicable.

Respectfully submitted,

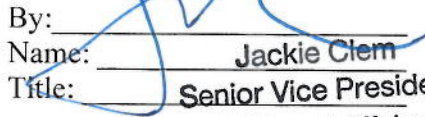
**303/345 Binney Street
Map 31, Lot 20**

By its Owner,

ARE-MA REGION NO. 61, LLC,
a Delaware limited liability company

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

By: ARE-QRS. Corp.,
a Maryland corporation,
general partner

By: 
Name: Jackie Clem
Title: Senior Vice President
RE Legal Affairs

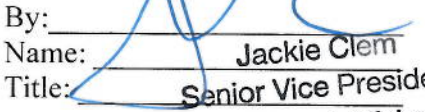
**353 and 353R Binney Street
Map 33, Lots 110 and 111**

By its Owner,

ARE-MA Region No. 58, LLC,
a Delaware limited liability company

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

By: ARE-QRS. Corp.,
a Maryland corporation,
general partner

By: 
Name: Jackie Clem
Title: Senior Vice President
RE Legal Affairs

686 Cambridge Street

Map 37-Lot 88

By its Owner,

RUNNING BROOK ASSOCIATES, LLC,

a Delaware limited liability company

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

By: ARE-QRS. Corp.,
a Maryland corporation,
general partner

By: 

Name: Jackie Clem

Title: Senior Vice President

RE Legal Affairs

Proposed Grand Junction Pathway Overlay District

