



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on June 26, 2018 at 6:30 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a petition by Douglas Brown, et al, to amend Section 20.70 of the Cambridge Zoning Ordinance entitled "Flood Plain Overlay District" and to create a new Section 22.80 of the Cambridge Zoning Ordinance entitled "Green Factor." The following is a summary of changes that are proposed:

Enlarge the Flood Plain Overlay District to include, in addition to all flood hazard areas designated as Zones A and AE on the Middlesex County Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA), all areas designated as Zone X on the Middlesex County FIRMs and all areas identified by the 2015 Climate Change Vulnerability Assessment Part 1 Report or the 2017 Climate Change Vulnerability Assessment Part 2 Report as subject to flooding by the 1% annual chance flood for precipitation events, or the 0.2% annual chance flood for storm surge and sea level rise events, respectively;

Create additional criteria for the granting of a special permit by the Planning Board, as set forth in the full petition, which is required for any erection, construction, expansion, substantial improvement, or movement of a building and for any dumping, filling, excavation, transfer or other alteration of earth in the Flood Plain Overlay District;

Require, in addition to engineering reports currently required by Section 20.70, a site hydrology report, soil and groundwater report, stormwater plan, emergency plan, and tree study, as set forth in the full petition;

Establish new development standards applicable in the Flood Plain Overlay District pertaining to the elevation of finished floors and other building elements relative to the highest identified 500-year flood elevation, as well as setbacks, open space, permeable open space, tree canopy, building access, flood protection, cool roofs, parking, flood barriers, hazardous materials and waste, critical facilities, site access, emergency plans, flood markers, and removal of lands from the Flood Plain Overlay District, as set forth in the full petition;

Allow new construction to be exempt from applicable height requirements upon the granting of a special permit by the Planning Board if the other standards of Section 20.70 are met; and

Establish a "Green Factor" scoring system for projects, to be calculated for all projects subject to a Project Review Special Permit, and for which a minimum score is proposed to be required for projects in the Flood Plain Overlay District, as set forth in the petition.

Copies of the full petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments. Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.

The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617/349-4647, lpaden@cambridgema.gov.