



# Self Storage Group, LLC

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May 1, 2019

City Hall  
795 Massachusetts Avenue  
Cambridge, MA 02139

Re: New Street Overlay Petition

2019 MAY -2 PM 1:19  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Dear Mayor McGovern and Members of the City Council:

We are pleased to report that we have filed with the City Clerk a revised Zoning Petition seeking to create the New Street Overlay District. Based upon the feedback we received concerning our earlier petition we have made several modifications. Most notably, a requirement for affordable housing has been added as a criteria for the issuance of a special permit. In addition, the revised petition also contains an incentive to encourage the production of additional housing in the District. We are also pleased to report that we have reached agreement with the owners of Evolve Fitness to create space in our new facility that will allow them to remain in the neighborhood.

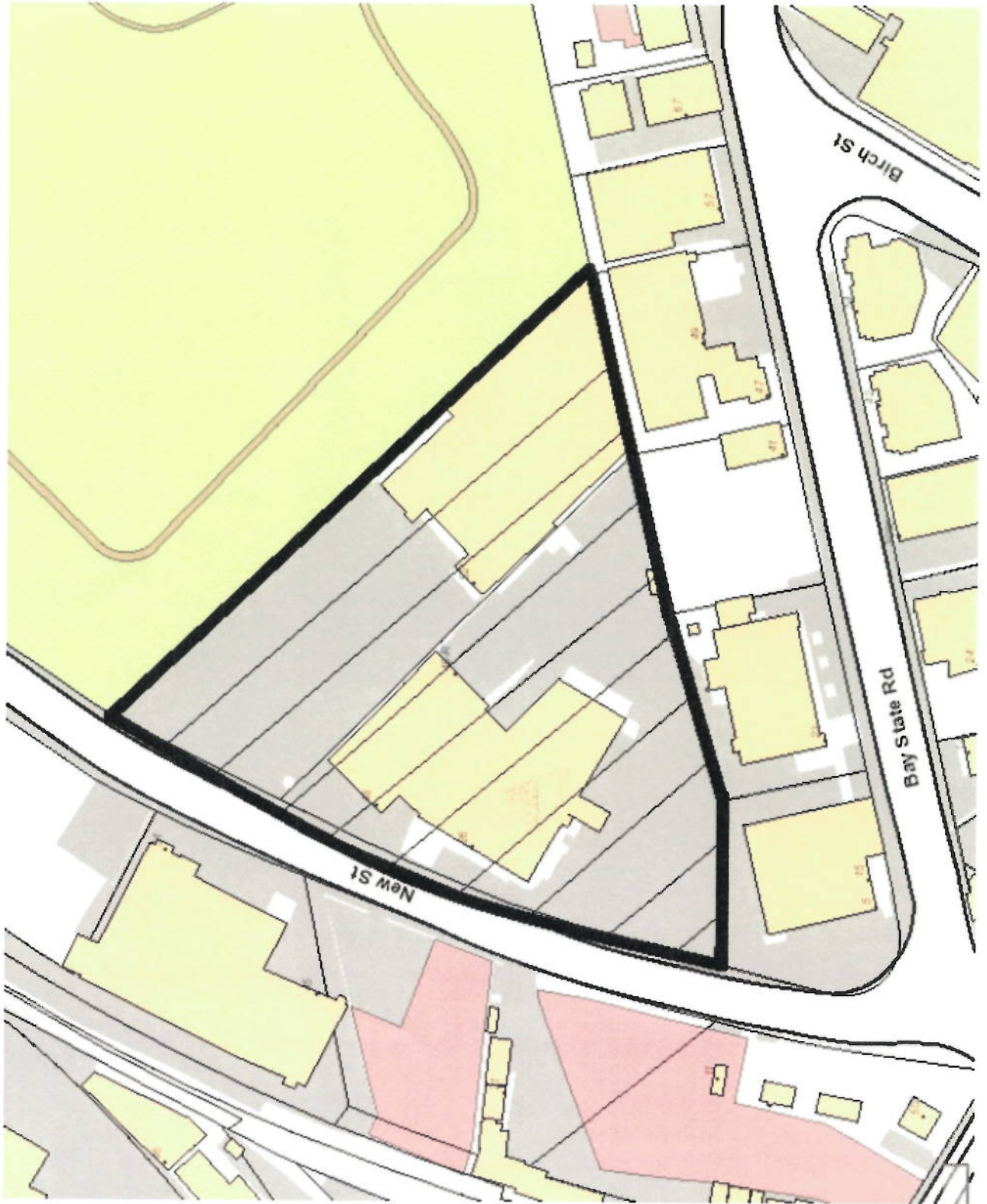
We look forward to discussing the details of the petition with you as it proceeds through the Ordinance Committee and Planning Board process.

Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "George A. Bachrach". The signature is fluid and cursive, with a long horizontal stroke at the end.

George A. Bachrach, Principal



## New Street Overlay 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 area along the Easterly side of New Street from the corner of Danehy Park continuing South Westerly along New Street approximately Four Hundred and Sixty (460) feet, currently zoned Industry A-1, be rezoned to create a new overlay zoning district entitled New Street Overlay District with the existing Industry A-1 District to remain as the base zoning district.

2. To see if the City Council will vote to amend Article 20.000 of the Zoning Ordinance of the City of Cambridge by adding the following text after Article 20.804.:

### **"20.900 NEW STREET OVERLAY DISTRICT**

**20.91** *Establishment and Scope.* There is hereby established the New Street Overlay District which shall be governed by the regulations and procedures specified in this Section 20.900. It is the intent of this section that these regulations will apply to that area along the eastern side of New Street currently zoned as Industrial A-1.

**20.92** *Purpose.* It is the purpose of this Section 20.900 to augment base zoning regulations in the District in order to enhance the development of low traffic generating uses that support the multi-family dwellings in the adjoining Alewife Overlay District and surrounding Residential Districts, encourage affordable and market rate housing production, and accomplish the City's climate mitigation and adaptation goals.

**20.93** *Applicability.* The New Street Overlay District shall be an overlay district on the zoning map established by Section 3.20.

**20.93.1** The building and land uses within the New Street Overlay District shall be regulated by the provisions of the applicable base zoning district except as modified by the requirements of this section 20.900, which shall apply in addition to regulations imposed by the base zoning district designations. Where the base zoning regulations for non residential uses differ from the requirements of this Section 20.900, the stricter provisions shall apply, unless a Special Permit is issued by the Planning Board pursuant to Article 20.900.

**20.94** *Dimensional Standards in the New Street Overlay District*

**20.94.1** *Maximum Height.* The maximum height of any non residential structure in the Overlay District shall be that permitted in the applicable base zoning district, provided however the building height for a self storage facility (Section 4.37.n) may be increased to 65' upon issuance of a Special Permit by the Planning Board.

**20.94.2** *Minimum Required Setbacks.* The minimum required front yard setback for any structure in the Overlay District shall be that permitted in the Industry A-1 District.

**20.95** *Special Gross Floor Area Provisions.* The Floor Area Ratio for a self storage facility (Section 4.37.n) may be increased to 3.0 of the lot area by issuance of a Special Permit from the Planning Board. The additional floor area is intended to allow for the construction of a commercially viable self storage facility on lots that are greater than 300 feet in depth, but do not have street frontage in excess of 150 feet.

**20.95.1** *Criteria for Granting Special Permit.* In granting the Special Permit for increases in Gross Floor Area and height for a self storage facility pursuant to this section, the Planning Board shall find that the additional GFA proposed can be reasonably accommodated on the site without generating significant traffic that will have an adverse

effect on surrounding uses. In addition to the foregoing, the Planning Board shall find that such development has met all of the following criteria in addition to the other criteria specified in Section 10.43:

1. The development contains at least 8,000 sf of gross floor area devoted to affordable housing which shall comply with and be subject to the provisions of the Inclusionary Housing provisions of Article 11.200. The square footage devoted to affordable housing shall be excluded from Gross Floor Area for the purpose of calculating Floor Area Ratio (FAR).
2. Public benefits that will enhance and benefit the use of the adjoining Danehy Park.
3. The project contains sustainability elements such as solar energy systems, stormwater management controls, and net zero energy standards.
4. Provisions for affordable short-term storage for low income households.”

**20.96** *Special Dimensional Requirements for Residential Uses.* In order to enhance the mixed use character of New Street and to encourage the construction of additional housing to replace existing automobile related and light industrial uses, the dimensional requirements for housing uses in the base zoning district shall be modified as follows:

**20.96.1** *Maximum Height*

The maximum height for residential uses shall be sixty-five feet.

**20.96.2** *Gross Floor Area*

The gross floor area for residential uses shall be 3.0.

20.96.3 *Lot Area per Dwelling Unit*

The Lot Area per Dwelling Unit shall be 300sf.

20.96.4 *Parking Requirements*

The parking requirements for residential uses shall be .75 per dwelling unit, provided however parking for affordable dwelling units, including such dwelling units constructed as part of a self-storage facility project, shall be .5 per dwelling unit.

3. To see if the City Council will vote to amend Article 4.000 of the Zoning Ordinance of the City of Cambridge by adding a new category to the Table of Uses as follows:

Amend Article 4.000 of the Zoning Ordinance by adding a new category to the Table of Uses in Section 4.37 **Light Industry**, Wholesale Business and Storage by adding the following language in a new line beneath line m.:

“n. Self storage facility”

Add the following language on the same line referred to above underneath the column entitled Open Space

“no”

Add the following language on the same line referred to above underneath the column entitled Res A 1&2

“no”

Add the following language on the same line referred to above underneath the column entitled Res B

“no”

Add the following language on the same line referred to above underneath the column entitled Res C, C-1, C-1A, 2, 2A, 2B, 3, 3A, 3B

“no”

Add the following language on the same line referred to above underneath the column entitled Off 1, 2A, 2, 3, 3A

“no”

Add the following language on the same line referred to above underneath the column entitled Bus A-1, A-2, A-3<sup>1</sup>

“no”

Add the following language on the same line referred to above underneath the column entitled Bus A, A-4

“no”

Add the following language on the same line referred to above underneath the column entitled Bus B, B-1, B-2

“no”

Add the following language on the same line referred to above underneath the column entitled Bus C, C-1

“no”

Add the following language on the same line referred to above underneath the column entitled Ind A-1, A-2

“yes”

Add the following language on the same line referred to above underneath the column entitled Ind A

“yes”

Add the following language on the same line referred to above underneath the column entitled Ind B-1, B-2

“yes<sup>14</sup>”

Add the following language on the same line referred to above underneath the column entitled Ind B

“yes”

Add the following language on the same line referred to above underneath the column entitled Ind C

“yes”

4. To see if the City Council will vote to amend Article 6.000 of the Zoning Ordinance of the City of Cambridge by adding a new category to the Schedule of Parking and Loading Requirements in Section 6.36 as follows:

Amend Article 6.000 of the Zoning Ordinance by adding a new category to the Table of Uses in Section 6.36.7 **Light Industry, Wholesale Business and Storage** by adding the following language in a new line beneath line m.:

“n. Self storage facility”

Add the following language on the same line referred to above underneath the column entitled Open Space, Res A-1, A-2, Res B

“N/A”

Add the following language on the same line referred to above underneath the column entitled Res C, C-1, C-1A, Off 1, Bus A (Comm), Bus A-1, A-2, Bus A-3<sup>14</sup>, A-4, Ind A-1, Ind B-2, Ind C

“1 per 1600 sq. ft.”

Add the following language on the same line referred to above underneath the column entitled Bus C, C-1, Ind A, Off 2, 2A, Res C-2, C-2A, Res C-2B, Bus A (res)

“1 per 2000 sq. ft.”

Add the following language on the same line referred to above underneath the column entitled Ind B-1, Res C-3, C-3A, C-3B, Off 3A, 3, Bus B, Ind A-2, Ind B, Bus B-1, B-2

“1 per 2400 sq. ft.”

Add the following language on the same line referred to above underneath the column entitled Loading Facility Category

“N/A”

Add the following language on the same line referred to above underneath the column entitled Long-Term Bicycle Parking (6.107.2)

“N/A<sup>6</sup>”

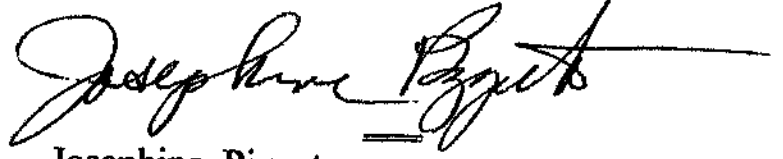
Add the following language on the same line referred to above underneath the column entitled Short-Term Bicycle Parking (6.107.3)

“N/A<sup>6</sup>”



52 New Street  
Map 273, Lot 43  
By its Owner,  
The Pizzuto Family

Limited Partnership

A handwritten signature in black ink that reads "Josephine Pizzuto". The signature is written in a cursive style with a long horizontal line extending to the right from the end of the name.

Josephine Pizzuto,

General Partner

23 Bay State Road Limited Partnership  
By: New Street LLC, its General Partner

By:   
\_\_\_\_\_  
Jack Markarian, Manager