

December \_\_\_\_, 2019

Mayor Marc C. McGovern  
Vice Mayor Jan Devereux  
City Councilor Denis J. Carlone  
City Councilor Craig A. Kelley  
City Councilor Alanna M. Mallon  
City Councilor Sumbul Siddiqui  
City Councilor E. Denise Simmons  
City Councilor Timothy J. Toomey, Jr.  
City Councilor Quinton Y. Zondervan  
Cambridge City Hall  
795 Massachusetts Avenue  
Cambridge, MA 02139

**Re: Alewife Quadrangle Northwest Petition**

Dear Mayor McGovern, Vice Mayor Devereux, Councilors Carlone, Kelley, Mallon, Siddiqui, Simmons, Toomey, Jr., and Zondervan:

We respectfully request that, in considering the proposed zoning changes for the Alewife Quadrangle Northwest overlay district, the rezoning petition language be revised to read as shown as attached hereto. For your convenience, we have included a comparison of this proposed language with that of the original petition.

Sincerely,

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Jay Doherty  
CEO  
Cabot, Cabot & Forbes

cc: Cambridge Planning Board

Alewife Quadrangle Northwest overlay district petition with proposed revisions:

**Insert a new Section 20.95.5 to read as follows:**

20.95.5 Additional Quadrangle Northwest District modifications. To encourage landowners to create spaces suitable for light industrial tenants and other, consumer-facing tenants requiring increased floor-to-floor heights, the Planning Board may by Special Permit increase the maximum Height of Building and may exempt certain building floor area from Gross Floor Area (GFA) calculations for any development project in the Quadrangle Northwest District provided that the following conditions are met:

1. *Special Permit for Additional Height.* Subject to the limitations of Section 20.95.2(1).a, the maximum allowable Height of Building for any non-residential building may be increased up to eighty-five (85) feet, measured from the finished floor elevation of the ground floor, if all of the following conditions are satisfied:
  - a. the building is part of a project receiving an FAR increase under Section 20.95.11.1; and
  - b. at least fifty percent (50%) of the building's ground floor will have a floor-to-floor height of at least twenty (20) feet and be designated for use by a light industrial use(s) and/or consumer-facing business(es) requiring similar space, as those uses are defined in the Fall 2019 Alewife District Plan; and
  - c. the building's finished floor ground floor elevation will not be less the projected 2070, 10-year sea level rise/storm surge flood elevation.
2. *Special Permit Exempting Gross Floor Area.* Any portion of the ground floor of a non-residential building may be exempted from Gross Floor Area (GFA) calculations if the exempted area(s) will have a floor-to-floor height of at least twenty (20) feet and be occupied by a light industrial use(s) and/or consumer-facing business(es) requiring similar space, as those uses are defined in the Fall 2019 Alewife District Plan.
3. In reviewing applications for special permits for projects seeking relief under this Section 20.95.5, the Planning Board shall be guided by the recommendations set forth in the Fall 2019 Alewife District Plan, and in particular by the Urban Form Recommendations set forth in pages 118–123, the Mobility Recommendations set forth on pages 128–129 and the Zoning Recommendations set forth in pages 156–159 of that Plan.

**Replace Section 20.95.11(1) with the following:**

1. (a) Construction of a publicly accessible pedestrian bridge connection across the railroad right of way between the Triangle District and (i) the Quadrangle Northeast District or (ii) that portion of the Quadrangle Southeast District within 300 feet of the railroad right of way or (iii) that portion of the Quadrangle Northwest District within 100 feet of the Quadrangle Northeast District; or

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(b) incorporation of structural elements into a building's design that include or would permit future construction of such a pedestrian bridge connection; or

(c) the conveyance (in a form acceptable to the City) of the necessary fee or easement property interests in land that would permit access to such a pedestrian bridge connection; or

(d) contribution of significant funds and/or services toward the construction, ongoing operation, maintenance, or repair of such a pedestrian bridge connection(s) and/or access thereto.

In each instance the additional FAR, available for any use, shall be 0.25 applied to the entirety of the lot(s) that is the subject of the special permit.

And make such other clarifications, simplifications, and re-numberings as the City Council may deem useful.

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~~To the Honorable Cambridge City Council:~~

~~The undersigned registered Cambridge voters respectfully request that the City Council ordain the zoning ordinance language set forth below relative to the Alewife Quadrangle Northwest overlay district~~ petition with proposed revisions:

**Insert a new Section 20.95.5 to read as follows:**

20.95.5 Additional Quadrangle Northwest District modifications. To encourage landowners to ~~retain existing Alewife Overlay District tenants, to attract similar tenants and other Amenity Uses to the Alewife area, to encourage the creation of space for Collaboration Uses, and to facilitate the provision of Local Government facilities~~ create spaces suitable for light industrial tenants and other, consumer-facing tenants requiring increased floor-to-floor heights, the Planning Board may by Special Permit increase the maximum Height of Building and may exempt certain building floor area from Gross Floor Area (GFA) calculations for any development project in the Quadrangle Northwest District provided that the following conditions are met:

1. *Special Permit for Additional Height.* ~~The~~ Subject to the limitations of Section 20.95.2(1).a, the maximum allowable Height of Building for any non-residential building may be increased up to eighty-five (85) feet, measured from the finished floor elevation of the ground floor, if all of the following conditions are satisfied:
  - a. the building is part of a project receiving an FAR increase under Section 20.95.11.1; and
  - b. ~~all or a portion~~ at least fifty percent (50%) of the building's ground floor will have a ~~greater~~ floor-to-floor height ~~than~~ of at least twenty (20) feet and be designated for use by a light industrial use(s) and/or consumer-facing business(es) requiring similar space, as those uses are defined in the average of the upper floors ~~Fall 2019 Alewife District Plan;~~ and
  - c. the building's finished floor ground floor elevation will ~~include space for one or more of: existing Alewife Overlay District tenants, Amenity Uses, Collaboration Uses, or Local Government Uses; and~~ not be less the projected 2070, 10-year sea level rise/storm surge flood elevation.
  - ~~d. the building's design is Flood Resilient.~~
2. *Special Permit Exempting Gross Floor Area.* Any portion of the ground floor of a non-residential building may be exempted from Gross Floor Area (GFA) calculations if the exempted area(s) will ~~be~~ have a floor-to-floor height of at least twenty (20) feet and be occupied by a light industrial use(s) and/or consumer-facing business(es) requiring similar space, as those uses are defined in the Fall 2019 Alewife District Plan.
  - ~~a. used for one or more Local Government Uses, or~~
  - ~~b. located on the ground floor of the building and used:~~

- ~~i.—by one or more existing Alewife Overlay District tenants, Amenity Uses, Collaboration Uses, or uses providing low barrier to entry jobs; or~~
- ~~ii—to provide community space such as a gathering space, meeting room, public education space, or similar use.~~

~~For the purposes of this Section 20.95.5 the following definitions shall apply:~~

- ~~1.—Amenity Uses shall mean businesses providing goods or services to the Alewife Overlay District including day care centers, retail bakeries, brew pubs, commercial recreation, restaurants, retail stores (provided that such retail stores have individual Gross Floor Areas of less than 5,000 square feet), and service establishments such as barbers, newsstands, and variety shops, and similar uses.~~
  - ~~2.—Collaboration Uses shall mean business incubators, co-working space, conference space, office space for investors and entrepreneurs, product development and testing, prototype fabrication, production of experimental products, Art/Craft Studios, maker spaces, and similar uses.~~
  - ~~3.—Flood Resilient shall mean that the building is designed for the projected 2070, 100-year storm precipitation-driven flood elevation.~~
  - ~~4.—Local Government Uses shall mean those uses listed in Section 4.33.f.~~
  - ~~5.—Low barrier to entry jobs shall mean light industrial jobs, jobs offering training opportunities, or jobs offering relatively high wages without the requirement of a college education.~~
3. In reviewing applications for special permits for projects seeking relief under this Section 20.95.5, the Planning Board shall be guided by the recommendations set forth in the Fall 2019 Alewife District Plan, and in particular by the Urban Form Recommendations set forth in pages 118–123, the Mobility Recommendations set forth on pages 128–129 and the Zoning Recommendations set forth in pages 156–159 of that Plan.

**Replace Section 20.95.11(1) with the following:**

- 1. (a) Construction of a publicly accessible pedestrian bridge connection across the railroad right of way between the Triangle District and (i) the Quadrangle Northeast District or (ii) that portion of the Quadrangle Southeast District within 300 feet of the railroad right of way or (iii) that portion of the Quadrangle Northwest District within 100 feet of the Quadrangle Northeast District; or
- (b) incorporation of structural elements into a building's design that include or would permit future construction of such a pedestrian bridge connection; or
- (c) the conveyance (in a form acceptable to the City) of the necessary fee or easement property interests in land that would permit access to such a pedestrian bridge connection; or

