



# City of Cambridge

APP-2  
**IN CITY COUNCIL**  
March 25, 2019



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2019 MAR 18 AM 8:54

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March 18, 2019

**BY HAND DELIVERY**

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Madam Clerk:

On behalf of Verizon New England Inc., the owner of 10 Ware Street, enclosed please find a Petition seeking to amend the Zoning Map and certain provisions of Article 20 of the Zoning Ordinance to allow the creation of a "Ware Street Innovation Space" Overlay District. Note that 10 Ware Street is the only property affected by this petition.

Also enclosed is the \$150 filing fee.

Thank you for your attention to this matter. Please do not hesitate to contact me should you have any questions.

Very truly yours,

Johanna Schneider

cc: Stanley Usovicz, Verizon (by email - stanley.j.usovicz@verizon.com)

### Ware Street Innovation Space Overlay Zoning Amendment

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

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

That the approximately 60,988 square foot parcel along the northwesterly side of Ware Street and shown on Assessors' Map 135 as Lot 123, currently zoned Residence C-1, be rezoned to create a new overlay zoning district entitled "Ware Street Innovation Space Overlay District", with the existing Residence C-1 District to remain as the base zoning district.

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.\_\_\_\_:

#### 20.\_\_\_\_ Ware Street Innovation Space Overlay District

##### 20.\_\_\_\_ Establishment and Scope.

There is hereby established the Ware Street Innovation Space Overlay District which shall be governed by the regulations and procedures specified in this Section. The Ware Street Innovation Space Overlay District encompasses the property designated Map 135, Lot 123 on the Cambridge Assessors' Map.

##### 20.\_\_\_\_ Purpose.

It is the purpose of this Section to augment existing zoning regulations in order to support local start-up enterprises and entrepreneurs seeking short-term office space proximate to Harvard Square and to take advantage of the unique opportunity to leverage connections to equipment housed at the existing Telephone Exchange facility to promote cutting edge technology incubation and innovation.

##### 20.\_\_\_\_ Applicability.

The provisions set forth in this Section shall apply solely within the Ware Street Innovation Space Overlay District and only to existing structures housing Telephone Exchange Uses.

##### 20.\_\_\_\_ Requirements.

20.\_\_\_\_ Use. Notwithstanding the use limitations of the base zoning district or any other overlay zoning district, Innovation Space shall be allowed within the Ware Street Innovation Space Overlay District upon the granting of a special permit by the Board of Zoning Appeal, subject to the requirements set forth in this Section.

20.\_\_\_\_ *Innovation Space Characteristics.* For purposes of this Section 20.\_\_\_\_, Innovation Space shall have the following characteristics:

- a. The total amount of building area dedicated to Innovation Space shall not exceed 10,000 square feet.
- b. Durations of occupancy agreements (or other similar membership or lease agreements) with individual office occupants shall be for periods not to exceed six (6) months.
- c. No single business entity may occupy more than one thousand square feet or ten percent (10%) of the entire Innovation Space provided in the Overlay District, whichever is greater.
- d. The average size of separately contracted private office suites may not exceed 400 square feet of gross floor area.
- e. Innovation space shall include shared resources (i.e., co-working areas, conference space, classroom space, office equipment, showroom, shop or lab equipment, storage, circulation, supplies and kitchens) available to all occupants/members of the space.
- f. Individual entities occupying Innovation Space may include small businesses, incubators, small research laboratories, office space for investors and entrepreneurs, facilities for teaching and for theoretical, basic and applied research, product development and testing and prototype fabrication or production of experimental products.
- g. The owner of a building where Innovation Space is located may enter into a lease, license, or other contract, management, operating or occupancy agreement with a third party whereby the third party provides, administers and manages the Innovation Space without violating the requirements of this Section as the same may be varied by the Board of Zoning Appeal pursuant to Section 20.\_\_\_\_.
- h. The Board of Zoning Appeal may by special permit allow variations in the specific standards and characteristics set forth in this Section 20.\_\_\_\_ if the Board of Zoning Appeal finds that the Innovation Space, as proposed, will be consistent with the purposes of these standards and characteristics.

20.\_\_\_\_ *Special Permit Criteria.* In granting a special permit for Innovation Space within the Ware Street Innovation Space Overlay District, in addition to the general criteria for issuance of a special permit as set forth in Section 10.43 of this Ordinance, the Board of Zoning Appeal shall find that the following criteria are met:

- (a) All Innovation Space area shall be accommodated within the footprint of the existing building without any need for external alterations or additions.
- (b) Traffic generated by users of the Innovation Space shall not create a substantial adverse impact on nearby residential uses.
- (c) No on-site parking shall be provided for users of the Innovation Space, other than for Innovation Space occupants with disabilities.
- (d) The Innovation Space shall not generate excessive noise that would create a substantial adverse impact on nearby residential uses.
- (e) Lighting associated with the Innovation Space shall not create a substantial adverse impact on nearby residential uses.
- (f) The site of the Innovation Space shall be designed such that it provides convenient, safe and secure access and egress for users of the space.
- (g) Access to the Innovation Space shall be limited to members/occupants of the space and invitees of the owner/operator so as to minimize foot traffic in the surrounding residential neighborhood.
- (h) The Innovation Space shall benefit the local economy.

20.\_\_\_\_ *Off Street Parking, Bicycle Parking and Loading Requirements.* Within the Ware Street Innovation Space Overlay District, the Board of Zoning Appeal may grant a special permit to waive any off-street parking, bicycle parking, and loading requirements applicable to Innovation Space under this Ordinance, provided that the total square footage of Innovation Space does not exceed 10,000 square feet of gross floor area.

20.\_\_\_\_ *Signs and Illumination.* Within the Ware Street Innovation Space Overlay District, the Board of Zoning Appeal may grant a special permit to waive any sign and/or illumination requirements applicable to Innovation Space under this Ordinance if it finds that such waiver will minimize the impacts of the Innovation Space on nearby residential uses.

20.\_\_\_\_ *Nonconformity.* Notwithstanding any provision of Article 8.000 of this Ordinance to the contrary, the Board of Zoning Appeal may grant a special permit for the enlargement or alteration of any preexisting structure within the Ware Street Innovation Space Overlay District housing an Innovation Space use, if it finds that such enlargement or alteration is either necessary to allow the structure to comply with any applicable code, ordinance or regulation. (including without limitation building code) or to accommodate equipment necessary to support the Innovation Space use.