



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 Tuesday, December 16, 2014, at 8:00 p.m. in the second floor meeting room, City Hall Annex, 344 Broadway, Cambridge, Massachusetts on a zoning petition by the Whitehead Institute to amend Article 14.000 of the Zoning Ordinance of the City of Cambridge in the following ways:

Amend Section 14.32.1 and .2 to provide an increment of 60,000 square feet of gross floor area to be allowed by special permit and,

Amend Section 14.70 to add a new section 14.72 Special Provisions Applicable Outside of the Ames Street District to:

- Allow improvements containing up to the foregoing increment of 60,000 square feet of gross floor area on any lot within the portion of the MXD District fronting on Main Street that is not within the Ames Steet District as such District is constituted as of October 1, 2014, where release of an open space covenant will be necessary to accommodate such improvements, and to remedy the Main Street street edge.
- Provide a retail incentive by exempting 5,000 square feet of retail or consumer services space per ground floor establishment
- Provide a gross floor area exemption for any ground floor publicly accessible feature determined by the Planning Board
- Provide for a Planning Board Project Review Special Permit for all uses
- Provide for exemption from any required vehicle parking or loading facilities for the incremental development
- Require bicycle spaces for the incremental space and allow them to be located anywhere on the lot or in such other location as may be determined by the Planning Board
- Eliminate the MXD lot by lot open space requirements and replace all open space requirements with a Planning Board determination of the appropriate amount of open space to be provided
- Require the incremental development to comply with the green building requirements of Section 22.20, subject to the Planning Board's discretion to modify or waive them
- Require the incremental development to provide a housing incentive under Section 11.200
- Create a Community Fund through a payment of \$10.00 per square foot of office and biotech uses in the incremental development upon the issuance of the Final Certificate of Occupancy.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway and online at www.cambridgema.gov/cdd/zoninganddevelopment. 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.