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Cambridge

Massachusetts

Public Notice

Relative to Zoning

Office of the City Clerk

Notice is hereby given that, in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, the Ordinance Committee, comprised of the entire membership of the City Council, will hold a public hearing on **Tuesday, May 11, 2010** at **5:00 p.m.** in the **Sullivan Chamber, 2nd floor, City Hall, 795 Massachusetts Avenue,** Cambridge, Massachusetts on a zoning petition by the Boston Properties to

1. amend the Zoning Map of the City of Cambridge to create a Smart Growth/Underutilized Area in the vicinity of Broadway, Main and Ames Streets, and the site of the West parking garage on Ames Street, and

2. amend the Zoning Ordinance of the City of Cambridge, Section 14.32.1 to increase the aggregate Gross Floor Area to three million, seventy-three thousand (3,073,000) square feet, providing that an development in excess of two million seven-hundred and seventy three thousand (2,773,000) shall occur only within the area designated on the Zoning Map as "Smart Growth/Underutilized Area", and

3. amend the Zoning Ordinance of the City of Cambridge, Section 14.32.2, to increase the Cumulative Office Uses and Biotechnology Manufacturing Uses permitted by Section 14.21.2 to 1,605,000 square feet, and

4. amend Section 14.32.2(2) by adding the following:

   Aggregate GFA within the District authorized by a variance issued by the Board of Zoning Appeal to exceed the District Development Limitation of Section14.32 shall not be counted by the Superintendent of Buildings for any purpose in determining the aggregate GFDA within the District or compliance with the intensity of development requirements of Article 14.00. The Superintendent of Buildings shall maintain a separate record of any development within the area of the MXD district designated on the Zoning Map as "Smart Growth/Underutilized Area." Development after September 30, 2010, within the area of the MXD District designated on the Zoning Map as "Smart Growth/Underutilized Area" shall be allocated first to the increment of allowable GFA in the MXD District between two million, seven hundred and seventy three thousand (2,773,000) and three million, seventy three thousand (3,073,000) square feet, and then to any remaining GFA under two million, seven hundred and seventy three thousand (2,773,000) as authorized by the District Development Limitations of Section 14.32. and

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5. amend Section 14.44.3 by adding the following;

   Public Open Space in Common Ownership Located Directly Across a Private Way. Public Open Space held in common ownership with the lot for which open space is required, located within the District and directly across a private way from said lot, shall be counted toward satisfaction of the lot minimum opens space requirements of Section 14.43. The perimeter of such public open space, less the boundary that abuts the private way, shall count toward the "total perimeter boundary of the lot" under Section 14.44.1 and "the length of the lots' common boundary on the public open space" under Section 14.44.2. The perimeter of such public open space, including the boundary that abuts the private way, shall count toward the "total boundary of the public open space" under Section 14.44.2.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Sam Seidel, Co-Chair
Councillor Timothy J. Toomey, Jr., Co-Chair

B (Copies of drawings on file at the Cambridge City Clerk's Office)

Cambridge Center
Residential Site Survey
Boston Properties

OPTION 1) Ames Street/East Garage Site

- **Program**: This site is located on Ames Street at the west entrance to the east garage. The constraints of the existing garage require that we build single-loaded residential floor plates up the side of the Cambridge Center East Garage then span over the garage on a north-south axis with a double loaded corridor for 22 stories of residential. The approach is similar to the previously permitted residential project next to the Broad Institute.
- **Constructability**: The site will require that we thread new structure (columns, bracing, and footings) through the exiting garage to support the construction above.
- **Benefits**: The building/lobby will provide an elegant elevation on the east side of Ames Street that is currently an unsightly garage entrance and loading dock.

OPTION 2) Broadway Street/East Garage Site

- **Program**: This site is located on Broadway at the North entrance to the east garage. The constraints of the existing garage require that we build an isolated lobby at the street level then span over the garage on a north-south axis with a double loaded corridor for 19 stories of residential.
- **Constructability**: The site will require that we thread new structure (columns, bracing, and footings) through the exiting garage to support the construction above. The approach is similar to the previously permitted residential project next to the Broad Institute.
- **Benefits**: The building/lobby will provide an elegant elevation on the North side of Ames Street that is currently an unsightly garage entrance.

OPTION 3) Main Street Site

- **Program**: This redevelopment is envisioned to be a full demolition and reconstruction of the existing Three Cambridge Center. The proponed would replace the existing retail and office square footage in kind as a four story pedestal at the base, and an additional 200,000SF of residential in a 20 story tower above.
- **Constructability**: Construction would occur on a simple pad site after demolition of the existing structures.
- **Benefits**: This scenario offers an improved streetscape with retail amenities to serve both the office and the residential. It also maximizes density adjacent to the red line stop (transit oriented development).

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Mark H. Jaquith
213 Hurley Street
Cambridge, Massachusetts 02141

June 9, 2101

To the Ordinance Committee of the
Cambridge City Council

Should the Council enact the up-zoning amendment of article 14 of the zoning ordinance as written by Boston Properties and their attorneys? I'll leave the pro arguments to BP and their well compensated team. I'm sure they'll do a fine job.

The parcel picked to house the 250 foot high 300,000 sq. ft. research facility which is the intended result of this amendment is not a bad spot to house some additional density. The question that I think should be asked is whether or not a developer should be rewarded when commitments to out city have not been met?

Open space: The petition asks for a reduction in the ratio of open space even when the current commitments are not being met.

Housing: When article 14 was enacted there was clearly an expectation that there would 200,000 sq. ft. of housing built in the MXD district. MXD means mixed use. No housing has been built.

Noise: Section 14.23.2 states. "Any noise, vibration or flashing shall not be normally perceptible without instruments at a distance of one hundred (100) feet from the premises." Come stand outside of the Kendall Crossing Apartments at 157 Sixth St. and try to think about that over the sound coming out of the MXD district.

I'm not asking for no further development here, but I am asking that you, our elected representatives, protect the public interest, and enforce the commitments that you have made before rewarding private ~~interests~~ PARTIES.

Thank you

Mark

D

Good evening Mr. Chairman and members of the Ordinance Committee. I am Terrence Smith and I am the Director of Government Affairs at the Cambridge Chamber of Commerce at 859 Massachusetts Avenue and a Cambridge resident at 21 Manassas Avenue.

I speak to you tonight to add my strong support, and the support of the Chamber and its 1,500 members, to the amendment to the zoning ordinance proposed by Boston Properties.

The Planning Board writes in its recommendation that it "enthusiastically supports this zoning change, which would facilitate the Broad Institute's interest in expanding near its headquarters in Cambridge." The Planning Board clearly sees the importance of this step in addressing an opportunity to keep a valued Cambridge institution in Cambridge. It also encourages the Cambridge Redevelopment Authority and Boston Properties to continue to pursue housing in Kendall Square.

I agree with the Planning Board on both the need to take this step now to allow for Boston Properties and the Broad Institute to work toward a development that allows the Broad Institute to expand in Cambridge and in urging Boston Properties to continue to look for opportunities to develop housing in Kendall Square. The zoning amendment before you today addresses a current and high priority opportunity to take a step toward allowing the Broad to expand in Cambridge and to bring jobs, both during construction and permanent jobs after construction, to Cambridge.

Boston Properties, it is my understanding, is committed to housing development in Kendall Square but such development is not imminent given the current difficulty in financing such development. This amendment is drafted to address both the current opportunity to make it possible for Broad to expand in Cambridge without impacting the opportunity for future housing development. A favorable recommendation demonstrates that the Ordinance Committee understands the need to take action now that will allow a major research institution to expand in Cambridge today while maintaining a commitment to future housing development.

Boston Properties has for more than 30 years brought high quality development to Cambridge, and specifically in Kendall Square, and is a significant factor in the City's transformation to the high technology and life science hub it is today. Approving this amendment will allow Boston Properties to continue to be a force for positive growth in Cambridge. Approving this amendment will also ensure that the Council has taken the action it can to keep an important research institution in our City and provide needed jobs.

The merits of this application are clear and I again urge this Committee to send a favorable recommendation to the full Council and I urge the Council to approve the proposed amendment. Thank you for the opportunity to speak this evening.