



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

January 24, 2013

RE: City Council Petition to amend Section 13.59.33 Building and Site Requirements for Active Uses and Open Spaces, to delete requirement number 5 requiring public access in ground floor cafeterias.

Recommendation: The Planning Board recommends ADOPTION of the petition.

To the Honorable, the City Council,

Upon consideration of the City Council petition and testimony from affected property owners and future tenants, the Planning Board agrees with the arguments to delete the condition that requires a ground floor cafeteria to be open to the general public.

There are many ways to develop good and active ground floor uses other than cafeterias. The development along Third Street illustrates busy and successful ground floor activities that have improved the character of the developing neighborhood.

Company cafeterias are often gathering places for discussions about proprietary and sensitive matters that need to be encouraged within a company culture without concerns of confidentiality.

Company cafeterias are usually subsidized by the firm, leading to an unequal economic environment for other restaurants and food services in the area. The Planning Board agrees that this condition makes marketing restaurants more difficult.

The condition to require public access to a cafeteria is not found in any other Cambridge zoning district and the Planning Board does not see the need for it to continue to be a condition in these districts.

Respectfully submitted for the Planning Board,

Hugh Sumner