



ORDINANCE COMMITTEE

COMMITTEE MEETING

~ MINUTES ~

Wednesday, July 19, 2023

5:30 PM

Sullivan Chamber
795 Massachusetts Avenue
Cambridge, MA 02139

The Ordinance Committee will hold a public hearing to discuss a City Council Zoning Petition relative to the proposed Alewife Overlay District: Quadrangle (AOD-Q) and Design Guidelines, APP 2023 #32.

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carlone	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	5:50 PM
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Denise Simmons	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	6:34 PM
Paul F. Toner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A public meeting of the Cambridge City Council's Ordinance Committee was held on Wednesday, July 19, 2023. The meeting was Called to Order at 5:30 p.m. by the Chair, Councillor McGovern. Pursuant to Chapter 2 of the Acts of 2023 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation. This public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via Zoom.

At the request of the Chair, City Clerk LeBlanc called the roll.

Councillor Azeem – Present/Remote

Councillor Carlone – Present/In Sullivan Chamber*

Vice Mayor Mallon – Present/In Sullivan Chamber

Councillor McGovern – Present/In Sullivan Chamber

Councillor Nolan – Present/In Sullivan Chamber

Councillor Simmons – Absent*

Councillor Toner – Present/In Sullivan Chamber

Councillor Zondervan – Present/In Sullivan Chamber

Mayor Siddiqui – Present/In Sullivan Chamber

Present – 8, Absent – 1. Quorum established.

*Councillor Carlone went to remote participation at 5:50 p.m.

*Councillor Simmons was marked present and remote at 6:34 p.m.

The Chair, Councillor McGovern stated that the call of the meeting was to hold a public hearing to discuss a City Council Zoning Petition relative to the proposed Alewife Overlay District: Quadrangle (AOD-Q) and design guidelines, APP 2023 #32. Councillor McGovern noted that Daniel Messplay, Acting Director, Zoning and Development for the Community Development Department (CDD) was present and was joined by his team, Melissa Peters, Director of Community Planning, and Erik Thorkildsen, Urban Designer. Daniel Messplay noted that Iram Farooq, Assistant City Manager for CDD, would be joining the meeting as well. Megan Bayer, Assistant City Solicitor, was also present.

The Chair, Councillor McGovern recognized Daniel Messplay, who along with his team, gave an presentation titled “Alewife Overlay District: Quadrangle”, which was provided in advance of the meeting and included in the Agenda Packet. The presentation offered an overview on the planning background and working group process, the approach and structure with the overall zoning, the standards that would fall under the different uses within the proposed zoning, dimensional standards, and building design. When the presentation was concluded, Daniel Messplay and the team from CDD were available to respond to questions and concerns from Councillors.

The Chair, Councillor McGovern opened Public Comment.

Kelvin Moses, 907 Massachusetts Avenue, Cambridge, MA, shared that they have been a member of the working group and believes the result of all the work has brought forward a balanced mixed-use neighborhood.

Ann Stewart, 25-31 Wheeler Street, Cambridge, MA, offered comments on a memo that was released on May 17 regarding the working group’s primary planning objectives for the future of the quad.

Elizabeth Feigenbaum, 82 Normandy Avenue, Cambridge, MA, spoke in favor of the petition and urged the Council to pass the zoning with minor adjustments.

Ann Tennis, 71 Griswold Street, Cambridge, MA, asked the Council to upgrade the petition to have the zoning reflect the entire quad, not just the P.U.D.

Michael Burns, 1157 Adams Street, Boston, MA, Business Representative for Sheet Metal Workers Union Local 17, spoke in favor of the petition with the hopes it moves forward without delay.

Scott Witham, 170 Elm Street, Cambridge, MA, member of the Sheet Metal Workers Union, shared that this zoning will allow the opportunity to bring more people into the community and give opportunities to those who want to work and live in Cambridge.

Partick OToole, 976 Main Street, spoke in favor of the petition, sharing that it will bring housing, careers, and more activity to the community as well as adding access, amenities, and public needs.

Doug Brown, 35 Standish Street, Cambridge, MA, offered comments and suggestions on how the petition can move forward.

Mike Nakagawa, 51 Madison Street, Cambridge, MA, offered comments on the petition and shared concerns about how affordable housing is being used.

Joseph Sultan, 45 Lewis Street, Cambridge, MA, spoke in favor of the petition moving forward and thanked everyone for their hard work.

Suhas Kodali, 8 Kenwood Street, Cambridge, MA, offered comments on the petition and suggested the Council work to improve the margins on the amount of housing units the zoning can produce.

The Chair, Councillor McGovern recognized Councillors for discussion on the zoning petition.

Councillor Azeem shared that he fully supports the petition and is in favor of moving it forward as is.

Councillor Carlone asked if the location of an Eversource substation would be discussed in the next phase of the planning. Melissa Peters shared that given the moratorium deadline, the working group saw the shopping center as a big opportunity for potential and noted that there will be a smaller working group to discuss zoning recommendations soon. Councillor Carlone asked for clarification on the 3% neighborhood uses and questioned if that number was accurate. Daniel Messplay shared that it is a representative example. Councillor Carlone urged the working group and CDD to consider adding a shuttle bridge as well as a pedestrian and bike bridge into the development.

Councillor Toner thanked everyone who has worked on the petition and noted that he is in favor of moving the petition forward as is. Councillor Toner asked if any issues arose when looking at the property and if any remediation may need to happen. Daniel Messplay shared that there have been developers who have come across some environmental challenges. Councillor Toner asked for clarification on the language being used to describe stories and feet when speaking about the height of buildings. Daniel Messplay offered a response noting that some of the requirements would require both using stories and feet as dimensions within the zoning.

The Chair, Councillor McGovern recognized Councillor Zondervan who shared that he had some concerns around the 40% housing requirement and how that would apply to developers. Daniel Messplay offered more detail about the housing requirements and special permits. Councillor Zondervan noted that zoning does not always mean that the City will get the outcome that is desired, and it would be helpful to see different scenarios that could apply to the zoning to see what the area may look like in the future. Councillor Zondervan shared that providing a plan for zoning buildouts and requirements would be helpful.

Councillor Nolan shared her excitement for all the hard work that has been done for the AOD-Q and thanked everyone involved. Councillor Nolan said she is in favor of giving Eversource whatever type of space they need in order to support the new developments because all of the buildings will be net-zero. Councillor Nolan asked if there has been any consideration of adding a shuttle bridge. Daniel Messplay shared that there have been conversations between the State, the MBTA, and Health Peak around a possible location, as well as the possibility of having a commuter rail stop. Daniel Messplay commented on how a bridge could be developed in the future.

Vice Mayor Mallon thanked everyone that was involved with getting the petition to where it is today. Vice Mayor Mallon noted that the Planning Board's recommendation, which was adoption, also had the recommendations that there could be an additional review to address some technical corrections in the draft text. Vice Mayor Mallon asked if CDD needed any additional help from the City Council on this language to help move the petition forward. Daniel Messplay shared that CDD has already been in discussion with how to address this issue and does not require any additional help from the Council.

Mayor Siddiqui reminded everyone of the Commonwealth Compact that was signed in the spring which provides a framework for including diversity standards in the development process, which CDD is already doing. Mayor Siddiqui thanked everyone involved for creating a space that will create opportunities and for being intentional on how the work is accomplished.

The Chair, Councillor McGovern recognized Councillor Toner who made a motion to extend the meeting by thirty minutes.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carlone – Yes

Vice Mayor Mallon – No

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Yes

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 9, No – 1. Motion passed.

The Chair, Councillor McGovern shared concerns about the base height being five stories, and six with the P.U.D., and asked how a developer would be able to get to the sixth story. Daniel Messplay shared that the P.U.D. would follow the same intended process that is currently followed throughout the City, with two required hearings. Councillor McGovern shared concerns about five story developments and not reaching the goal of achieving more housing in Cambridge and suggested that there be more stories to allow developers to build while also providing affordable housing.

The Chair, Councillor McGovern made a motion to close public comment.

Councillor Azeem – Yes

Councillor Carlone – Yes

Vice Mayor Mallon – Absent

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – Yes

Councillor Zondervan – No

Mayor Siddiqui – Yes

Yes – 6, No – 1, Absent – 2. Motion passed.

The Chair, Councillor McGovern recognized Councillor Zondervan who made a motion that the City Manager work with the relevant departments to provide the City Council with possible projections, based on stated assumptions, of expected outcomes in Alewife for total housing, commercial, open space, and public amenities, over the next twenty years, if the proposed zoning were adopted and to report back to the Full City Council by September 11, 2023.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carlone – Yes

Vice Mayor Mallon – Absent

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Yes

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 8, No – 0, Absent – 1. Motion passed.

ORDERED: That the City Manager be and hereby is requested to work with the relevant departments to provide the City Council with possible projections, based on stated assumptions, of expected outcomes in Alewife for total housing, commercial, open space, and public amenities, over the next twenty years, if the proposed zoning were adopted and to report back to the Full City Council by September 11, 2023.

The Chair, Councillor McGovern asked Assistant City Solicitor Megan Bayer if there would need to be a new petition process started if conversations that happened between now and September 11, 2023 resulted in further amendments to the zoning. Assistant City Solicitor Bayer shared that generally if there is a change to the fundamental character of the petition it must be re-noticed with the purpose to give members of the public the opportunity to come to a hearing and be heard and be a part of the process. Assistant City Solicitor Bayer provided an example of what might constitute a fundamental change.

The Chair, Councillor McGovern recognized Councillor Nolan who made a motion to forward the City Council Zoning Petition relative to the proposed Alewife Overlay District: Quadrangle (AOD-Q) and design guidelines, to the Full City Council with a favorable recommendation to pass to a second reading. See Attachment A.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carlone – Yes

Vice Mayor Mallon – Absent

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Yes

Councillor Toner – Yes

Councillor Zondervan – No

Mayor Siddiqui – Yes

Yes – 7, No – 1, Absent – 1. Motion passed.

The Chair, Councillor McGovern recognized Councillor Nolan who made a motion to adjourn to the meeting.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carlone – Yes

Vice Mayor Mallon – Absent

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Yes

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 8, No – 0, Absent – 1. Meeting adjourned.

Attachments:

Attachment A: City Council Zoning Petition relative to the Alewife Overlay District: Quadrangle (AOD-Q) and design guidelines.

Attachment B: One written communication received from the public.

Clerk's Note: The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. This is a permanent record. The video for this meeting can be viewed at:

https://cambridgema.granicus.com/player/clip/550?view_id=1&redirect=true&h=b0076c4aa89f7f0c52b6ecfa876e5e8f

A Zoning Petition Has been received from the full City Council, regarding proposed Alewife Overlay District: Quadrangle (AOD-Q) Zoning Petition and Design Guidelines.

A communication was received from Daniel Messplay, Acting Director, Zoning and Development for Community Development, transmitting a presentation regarding the Alewife Overlay District Quadrangle.

A communication was received from Daniel Messplay, Acting Director, Zoning and Development for Community Development, transmitting a report from the Planning Board with recommended actions.



City of Cambridge

APP-2
APP #
FIRST IN COUNCIL
~~May 22, 2023~~
July 19, 2023

The Zoning Ordinance of the City of Cambridge Shall Be Amended as Follows: Insert the Following Section 20.1100: Alewife Overlay District - Quadrangle

20.1100.1 Establishment and Scope.

- 1.1.** There is hereby established the Alewife Overlay District - Quadrangle ("AOD-Q") District, which shall be governed by the regulations and procedures specified in this Section 20.1100.
- 1.2.** The AOD-Q District shall be an Overlay District established on the Zoning Map of the City of Cambridge by Section 3.20.

20.1100.2 General Provisions.

- 2.1 Purpose.** It is the purpose of the AOD-Q District to promote a development pattern that implements the vision and goals of the Envision Alewife District Plan (2019) and the Principles of the Alewife Zoning Working Group (2023), referred to herein as the "AOD-Q Principles." In summary, this Section is intended to achieve the following objectives:
 - (a) Support the creation of a mixed-use environment with a balance of residential and non-residential uses.
 - (b) Incorporate a variety of neighborhood-supporting uses that provide retail, services, recreation, culture, and employment opportunities to residents, employees, and visitors to the area, and help to activate the ground stories of buildings.
 - (c) Promote the development of significant public infrastructure and open space in the District to improve physical access and connectivity, and to transform the area from an auto-oriented environment to one that prioritizes transit, biking and walking.
 - (d) Address area-specific environmental concerns by promoting resilience to future flooding, reducing urban heat island effects, and managing stormwater with a focus on green infrastructure and mitigating impacts on public sewage and drainage systems.
 - (e) Maintain and preserve a regulated transition between large
 - (f) r-scale development in the district and nearby smaller-scale residential neighborhoods and communities.
 - (g) Review and permit redevelopment through a process that encourages comprehensive, long-range planning and urban design while providing sufficient flexibility to property owners to adapt to changing conditions over time.

20.1100.3 Applicability.

- 3.1 General Applicability.** The requirements of the base zoning district shall apply to development in the AOD-Q District except as modified by this Section 20.1100. Where

this Section 20.1100 sets forth a provision that deviates from the provisions of the base zoning district, the provisions of this Section 20.1100 shall control. Specifically, the provisions of the Parkway Overlay District in Section 20.60 shall not apply to development under this Article.

- 3.2 Special Permits.** The provisions of this Section 20.1100 shall apply as-of-right except where a special permit is indicated. In the AOD-Q District, the Planning Board shall be the special permit granting authority for any special permit required by this Section 20.1100 or by other provisions in this Zoning Ordinance. A special permit shall be granted or denied pursuant to the procedures set forth in Section 20.1100.8 below, except in the case of a PUD special permit as set forth below.
- 3.3 Planned Unit Development (PUD) District.** The AOD-Q District shall be considered a PUD district. Where indicated, some provisions of this Section 20.1100 are applicable only to a PUD Development Proposal, which may be permitted pursuant to the requirements and procedures of Article 12.000 of this Zoning Ordinance and the additional PUD provisions set forth in this Section 20.1100. The Planning Board may grant any special permits required for a PUD Development Proposal through a single PUD approval process.
- 3.3.1 Required PUD Special Permit Review.** If a development proposal involves the construction of 250,000 or more square feet of Gross Floor Area (GFA) for non-residential use, then a special permit may only be granted pursuant to the PUD procedures. The aforementioned 250,000 square-foot threshold shall apply cumulatively to all development that occurs on contiguous or non-contiguous lots within the AOD-Q District that are in common ownership or under common control at any time within five (5) years following the first date of application for any special or building permit for development on the lot or lots, beginning on the date of adoption of this Section 20.1100.
- 3.3.2 Elective PUD Special Permit Review.** Where the PUD procedures are not required by the preceding paragraph, a developer may choose to apply for a PUD special permit if the standards for a PUD set forth in this Section 20.1100 and in Article 12.000 are met.
- 3.4 Transfer of Development Rights.** The transfer of permitted GFA from a Donating Lot to a Receiving Lot shall be permitted by special permit within the AOD-Q District, subject to the general provisions of Section 21.10. Any lot within the AOD-Q District may be permitted as either a Donating Lot or a Receiving Lot.
- 3.5 Subdivision of Lots.** Where it is proposed to subdivide a lot (after approval by special permit has been granted by the Planning Board for development on that lot) in order to convey to the City of Cambridge an easement or fee interest in property for the purpose of creation of a city or private street, a pedestrian pathway, a pedestrian bridge, bicycle path, open space or park, or other public use as identified in the special permit per the provisions set forth below in Section 20.1100.5.1.4.4, such subdivision shall be permitted, notwithstanding any definition of lot or street in this Ordinance or any limitation in applicable base or overlay districts with regard to minimum lot size,

required yards or other dimensional, open space or other regulatory requirement or limitation. All dimensional requirements of the Zoning Ordinance and this Section 20.1100 shall be satisfied by the lot or development parcel as a whole as defined in the application for a special permit (the "Development Parcel") and shall be waived with regard to any subsequent subdivided lots. No development approved by special permit in this Section 20.1100 shall be subsequently rendered non-conforming with regard to the dimensional requirements applicable to it as a result of a subdivision of land to create an approved public or private street, park, or pedestrian, bicycle or other pathway, or other public use as indicated above.

20.1100.4 Use Regulations

4.1 Additional Permitted Uses. The following uses, as they are listed in Article 4.000 and otherwise defined in this Zoning Ordinance, shall be permitted as-of-right in addition to uses permitted as-of-right in the base district:

- (a) Residential Uses: All uses in Section 4.31.d through 4.31.g.
- (b) Education uses: All Subsections of Section 4.33.b.
- (c) Civic & Institutional uses: All uses listed in Section 4.33.d through 4.33.h.
- (d) Retail & Consumer Service Uses: All uses listed in Section 4.35.
- (e) Outdoor Retail or Consumer Service Establishments: Open-Lot Retail Sales Establishment (Section 4.36.a), Outdoor Entertainment and Recreation Facility (4.36.d), and Temporary Outdoor Retail or Consumer Service Use (Section 4.36.j).
- (f) Light Industry, Wholesale Business and Storage Uses: Manufacturing, processing, assembly and packaging uses (All subsections of 4.37.b), Bottling of beverages (4.37.c), Printing, binding, publishing and related arts and trades (4.37.f), and Food Commissary (4.37.i).

4.2 Limited Uses. A Distribution Center, Parcel Delivery Center, or Delivery Warehouse - Section 4.37 (d) shall be permitted where the base district is the Industry B-2 district only after the granting of a special permit from the Planning Board.

4.3 Uses Allowed by Special Permit.

4.3.1 Parking as a Principal Use. Where not otherwise permitted, parking as a principal use may be permitted by the Planning Board as a component of a PUD if provided in accordance with Section 20.1100.5.5.4 below.

4.3.2 Other Uses. Any other use that may be permitted as-of-right or by special permit in a Business B zoning district may be permitted by special permit from the Planning Board upon determining that such use is consistent with the goals and objectives of the AOD-Q district and conforms to the special permit criteria set forth in Section 20.1100.8.4.3.

4.4 Neighborhood Uses.

4.4.1 Intent of Neighborhood Uses. It is the intent of this Section to promote and incentivize the inclusion of a diversity of uses in the AOD-Q District that help to reinforce the district as a self-sufficient neighborhood and complement the workspaces and living spaces that are expected to be the predominant uses. Such uses include retail and other personal or professional services, educational, cultural, and recreational amenities, and diverse employment opportunities serving residents of different backgrounds. Such uses are particularly encouraged on the Ground Stories of buildings and in locations that are planned to support and encourage an active public realm.

4.4.2 List of Neighborhood Uses. For the purposes of this Section 20.1100.4.4.2, “Neighborhood Uses” shall mean any of the following range of uses as they are listed in Article 4.000 and otherwise defined in this Zoning Ordinance:

- (a) Educational Uses (Section 4.33.b).
- (b) Community Center (Section 4.33.e.2).
- (c) Healthcare facilities. (Section 4.33.d.1, 4.33.d.4 through Section 4.33.d.6).
- (d) Professional office uses (Section 4.34.a through Section 4.34.c).
- (e) Private library, museum or noncommercial gallery (Section 4.33.h.2).
- (f) Local Government uses (All uses in Section 4.33.f).
- (g) Retail or Consumer Service Establishments (All uses in Section 4.35).
- (h) Open-Lot Retail Sales Establishment (Section 4.36.a).
- (i) Outdoor Entertainment and Recreation Facility (Section 4.36.d).
- (j) Temporary Outdoor or Consumer Service Use (Section 4.36.j).
- (k) Food Commissary (Section 4.37.i).

4.4.3 Other Designated Uses. Upon issuing a special permit or amendment to a special permit, the Planning Board may designate a specific use, not otherwise listed above, as a Neighborhood Use in the context of a specific development that is the subject of a special permit or amendment if it is found to meet the intent of this Section. Such designation and any limitations on approval shall be set forth in the conditions of the special permit.

4.4.4 Location of Neighborhood Uses. A Neighborhood Use, where provided, shall generally be located at the Ground Story with one or more entrance(s) providing direct access from a public sidewalk or Open Space and not requiring passage through any portion of the building not occupied by that Neighborhood Use. In granting a special permit or amendment, the Planning Board may approve modifications to the standards of this Paragraph upon finding that an alternative location better serves the intent of this Section for the intended use.

4.5 Minimum Neighborhood Uses in a PUD. Where a proposal is seeking a PUD special permit, the area devoted to Neighborhood Uses (which shall include any area that is exempt from the calculation of Gross Floor Area (GFA), as set forth below) shall equal at least 3% of the total non-residential GFA in the PUD.

20.1100.5 Development Standards

5.1 GFA and FAR. A development may exceed the Gross Floor Area (GFA) and Floor Area Ratio (FAR) limitations of the base zoning district by special permit from the Planning Board as set forth below.

5.1.1 FAR Limitations. The limits on FAR subject to special permit approval are set forth in the table below.

- (a) The figures in the “Non-residential FAR” row limit the non-residential component of a development proposal, which means the GFA on the lot or Development Parcel devoted to non-residential use divided by the total land area of the lot or Development Parcel.
- (b) The figures in the “Total FAR” row limit the total mixed-use FAR of a development proposal, which means the GFA on the lot or Development Parcel devoted to the

- sum of both residential and non-residential uses divided by the total land area of the lot or Development Parcel. For a residential or mixed-use development subject to the Inclusionary Housing Requirements in Section 11.200 of this Zoning Ordinance, the GFA increase for residential uses set forth in Section 11.203.5 shall be permitted.
- (c) The figures in the “Special Permit” column limit the FARs allowable by Planning Board special permit, subject to the special permit criteria applicable in the AOD-Q District, but excluding PUD special permits.
 - (d) The figures in the “PUD” column limit the FARs allowable by PUD special permit from the Planning Board for a Development Proposal that meets the PUD requirements applicable in the AOD-Q District.
 - (e) The figures in the “Infrastructure PUD” column limit the FARs allowable by PUD special permit from the Planning Board for a Development Proposal that meets the PUD requirements applicable in the AOD-Q District, including the provision of a Major Infrastructure component as set forth in Section 20.1100.7.3.

Table of FAR Limits by Use.

	Special Permit	PUD	Infrastructure PUD
Non-residential FAR	1.00	1.25	1.50
Total FAR	4.00	4.00	4.00

5.1.2 Counting of Conveyed Land. Where it is proposed to subdivide a lot or Development Parcel (after approval by special permit has been granted by the Planning Board for development on that lot) in order to convey to the City of Cambridge an easement or fee interest in property for the purpose of creation of a city or private street, a pedestrian pathway, a pedestrian bridge, bicycle path, open space or park, or other public use as identified in the special permit and per Section 4.1.5.1 of this Ordinance, then the entire area of the lot or Development Parcel, inclusive of the land to be conveyed, shall be counted when applying FAR limitations.

5.1.3 Required Residential GFA. Development seeking a special permit to increase non-residential FAR in accordance with Section 20.1100.5.1.1 above shall devote a minimum of 40% of the total GFA on the lot or Development Parcel to residential uses as listed in Sections 4.31 a. through h. of this Zoning Ordinance, exclusive of any exempt GFA granted as part of an approved Final Development Plan.

5.1.3.1 Timing of Required Residential GFA. The required residential GFA may be provided on any portion of the Development Parcel and may be provided during any phase of a multi-phase development, provided, however, that construction of the required residential GFA shall have commenced prior to or simultaneous with the issuance of a final certificate of occupancy for more than sixty percent (60%) of non-residential GFA on the lot or Development Parcel.

5.1.3.2 Housing Fund Contribution. In cases where an owner demonstrates that developing the required residential component of a special permit is infeasible, a development seeking a special permit, but not a PUD special permit, to increase non-residential FAR in accordance with Section 20.1100.5.1.1 above may make a contribution to the City’s Affordable Housing Trust in place of constructing the required residential GFA. The contribution rate shall be \$90 per square foot of required residential GFA that is not constructed, and shall be subject to annual escalation equal to that identified in Section

11.202.b of this Ordinance, and shall be made prior to the issuance of a building permit for the project.

5.1.4 GFA Exemptions. Upon granting a special permit, the Planning Board may exempt floor area devoted to the following uses and meeting the criteria below from the calculation of GFA on the lot or Development Parcel. Floor area exempt from GFA calculations shall not be counted for the purpose of applying any requirements set forth in this Section 20.1100 or elsewhere in the Zoning Ordinance.

5.1.4.1 Uses Eligible for Exemption.

- (a) Floor area devoted to public infrastructure and facilities supportive of the intent of the AOD-Q district, including but not limited to transit stations, municipal facilities, public pedestrian/bicycle connections, and any building or structure owned, leased, or operated by the City of Cambridge for public use.
- (b) Neighborhood Uses, in accordance with the provisions of Section 20.1100.4.4 above.
- (c) Structured parking provided in accordance with the standards of Section 20.1100.5.5.4 below.
- (d) Light Industry, Wholesale Business and Storage Uses: Manufacturing, processing, assembly and packaging uses (All subsections of 4.37.b), Bottling of beverages (Section 4.37.c), Printing, binding, publishing and related arts and trades (Section 4.37.f), and Food Commissary (Section 4.37.i).

5.1.4.2 Criteria for Exemption. In granting exemptions from GFA calculations, the Planning Board shall find that the uses to be exempted are located and designed in a way to ensure long-term adherence to the purpose of the AOD-Q District. The special permit shall include a plan clearly depicting the areas to be exempt and the conditions shall set forth the range of uses permitted to occupy such areas in the future to ensure ongoing compliance. Any deviation from the range of uses permitted to occupy such areas as set forth in the special permit conditions shall require an amendment to the special permit.

5.1.4.3 Additional GFA. Upon granting a special permit, the Planning Board may permit additional GFA on a lot or Development Parcel exceeding the FAR limitations of Section 20.1100.5.1.1 above for the reasons set forth below. Additional GFA may be devoted to non-residential or residential uses, but shall be counted as GFA for the purpose of compliance with other applicable requirements set forth in this Section 20.1100 or elsewhere in the Zoning Ordinance, including but not limited to residential GFA requirements and fund contributions.

5.1.4.4 Additional GFA for Conveyance of Land. Where land is conveyed to the City of Cambridge by fee or easement (in a form acceptable to the City) for use as public street segments, pedestrian and bicycle paths, public open space, or other public use consistent with the AOD-Q Principles or otherwise identified by the Planning Board to serve a public purpose consistent with the intent of the AOD-Q District, the permissible GFA on the lot or Development Parcel can be increased by an amount equal to 1.5 times the area of the land conveyed for such purpose.

5.1.4.5 Additional GFA Bonus for Light Industrial Uses. Where floor area is dedicated to Light Industry, Wholesale Business and Storage Uses: Manufacturing, processing, assembly

and packaging uses (All subsections of 4.37.b), Bottling of beverages (Section 4.37.c), Printing, binding, publishing and related arts and trades (Section 4.37.f), and Food Commissary (Section 4.37.i), the permissible GFA on the lot or Development Parcel may be increased by an amount equal to 2.0 times the amount of floor area dedicated to such uses as a bonus. The special permit shall include a plan clearly depicting the areas of Light Industrial uses to which the bonus is attributed, and the conditions shall set forth the range of uses permitted to occupy such areas in the future to ensure ongoing compliance. Any deviation from the range of uses permitted to occupy such areas as set forth in the special permit conditions shall require an amendment to the special permit.

5.1.4.6 Additional GFA Bonus for Neighborhood Uses. Where floor area is dedicated to Neighborhood Uses (whether or not such uses are exempt from GFA calculations), the permissible GFA on the lot or Development Parcel may be increased by an equivalent amount of floor area as a bonus. The special permit shall include a plan clearly depicting the areas of Neighborhood Uses to which the bonus is attributed, and the conditions shall set forth the range of uses permitted to occupy such areas in the future to ensure ongoing compliance. Any deviation from the range of uses permitted to occupy such areas as set forth in the special permit conditions shall require an amendment to the special permit.

5.2 Building Height. The height regulations of the base zoning district, including any general height exceptions set forth in Section 5.23 of this Zoning Ordinance, shall apply. However, a building may exceed the building height limitations of the base zoning district by special permit from the Planning Board as set forth below.

5.2.1 Height Zones. The following Height Zones shall be established in the AOD-Q District as depicted on the Alewife Subdistrict Height Map and Boundary Descriptions, attached to and made a part of this Zoning Ordinance, for the purpose of regulating building heights allowable by special permit:

- (a) AOD-Q North Height Zone
- (b) AOD-Q South Height Zone
- (c) AOD-Q West Height Zone

5.2.2 Tables of Height Limitations. The building heights allowable by special permit in each Height Zone are set forth in the tables below. Building heights shall be limited by both the number of Stories Above Grade and by the maximum height above Grade in feet, subject to the general height exceptions in Section 5.23.

- (a) The figures in the “Non-residential Heights Table” table limit the height of any portion of a building containing a non-residential use.
- (b) The figures in the “Residential Heights Table” table limit the height of any portion of a building containing a residential use.
- (c) The figures in the “Special Permit” columns limit the building heights allowable by Planning Board special permit subject to the special permit criteria applicable in the AOD-Q District, but excluding PUD special permits.

- (d) The figures in the “PUD” columns limit the building heights allowable by PUD special permit from the Planning Board for a development proposal that meets the PUD requirements applicable in the AOD-Q District.
- (e) The figures in the “Infrastructure PUD” columns limit the building heights allowable by PUD special permit from the Planning Board for a development proposal that meets the PUD requirements applicable in the AOD-Q District, including the provision of a Major Infrastructure component as set forth in Section 20.1100.7.3.

Non-residential Heights Table

Height Subdistrict	Special Permit	PUD	Infrastructure PUD
AOD-Q North	4 stories above grade and 65 feet	5 stories above grade and 80 feet	8 stories above grade and 125 feet
AOD-Q South	4 stories above grade and 65 feet	5 stories above grade and 80 feet	6 stories above grade and 95 feet
AOD-Q West	3 stories above grade and 50 feet	3 stories above grade and 50 feet	3 stories above grade and 50 feet

Residential Heights Table

Height Subdistrict	Special Permit, PUD or Infrastructure PUD
AOD-Q North	12 stories above grade and 145 feet
AOD-Q South	12 stories above grade and 145 feet
AOD-Q West	6 stories above grade and 75 feet

- 5.2.3 Height Variations.** The height limitations set forth in the tables above shall be modified as set forth below.
- 5.2.4 Neighborhood Transition.** For any portion of a building within 100 feet of a residential zoning district, the maximum height shall be 35 feet. For any portion of a building more than 100 feet from a residential zoning district boundary but within 200 feet of that district boundary, the maximum height shall be 45 feet.
- 5.2.5 Additional Height for Large Land Conveyance.** As part of a PUD special permit, any buildings or portions of a building in the AOD-Q North or AOD-Q South height zones can exceed the allowable heights set forth in the tables above, not to exceed one additional story and 15 additional feet, to accommodate bonus GFA from a lot of at least one (1) acre in size that is conveyed to the City of Cambridge per the provisions of this Section. The specific building sites for which additional height is sought shall be included in the required submittal materials for a Development Proposal for a PUD Special Permit as set forth in Section 20.1100.8.5.5.3 of this Article.
- 5.3 Minimum Lot Area per Dwelling Unit.** For a development containing residential uses seeking a Planning Board special permit under this Section 20.1100, there shall be no minimum lot area per dwelling unit requirement.
- 5.4 Open Space.** The standards set forth below shall apply in place of the standards of the base zoning district.
- 5.4.1 Total Open Space.** The minimum ratio of Open Space to the total area of the lot or Development Parcel shall be twenty (20) percent and shall consist of any combination of

Green Area, Permeable, Public, Publicly Beneficial or Private Open Space. The Open Space shall be located at grade.

5.4.2 Public or Publicly Beneficial Open Space. Development seeking a special permit to increase FAR, GFA, or building height under this Section 20.1100 shall provide any combination of Public Open Space or Publicly Beneficial Open Space on the lot or Development Parcel as set forth below. Such required Public Open Space or Publicly Beneficial Open Space shall be generally accessible to the public for the purposes for which the space is designed and approved by the Planning Board.

(a) For development seeking a special permit, excluding PUD special permits, at least twenty-five (25) percent of the required open space provided on the lot shall be any combination of Public Open Space or Publicly Beneficial Open Space. The intent of such Open Space shall be to provide small-scale neighborhood amenities such as pocket parks, plazas, playgrounds, or similar uses subject to Planning Board approval.

(b) For development seeking a PUD Special Permit, at least 20 percent of the land area of the Development Parcel shall be any combination of Public Open Space or Publicly Beneficial Open Space. The intent of such open space shall be to serve district-wide open space needs identified in the Alewife District Plan, such as pedestrian/bicycle open space connections, community parks, and green infrastructure.

5.4.3 Permeable Area. The minimum ratio of Permeable Area to the total area of the lot or Development Parcel shall be 25 percent. For the purpose of this Section 20.1100.5.4.3, Permeable Area shall mean that at-grade surface of a lot that is fully permeable to the infiltration of water to the soil below and whose subsurface permits the percolation of such surface water to the groundwater without interruption or diversion by any building, pavement, structure, or other manmade element with the exception of incidental utilities.

5.4.4. Conveyed Land. For the purpose of applying the Open Space and Permeable Area requirements of this Section 20.1100.5.4, land that is conveyed to a public entity for use as Public Open Space per the provisions of Section 20.1100.5.1.4.4, shall be counted as a component of the qualifying Open Space and Permeable Area, where applicable, and as a component of the total area of the lot or Development Parcel. However, land that is conveyed for another public purpose, including but not limited to public streets (including associated sidewalks and bicycle infrastructure), public transportation infrastructure, or municipal facilities, shall not be counted as Open Space or Permeable Area and shall be excluded from the total area of the lot or Development Parcel for the purpose of compliance with this Section 20.1100.5.4.

5.4.5 Combined or Pooled Open Space. Upon granting a special permit, the Planning Board may allow owners of adjacent or non-adjacent lots or Development Parcels in the AOD-Q District to collectively meet applicable requirements for Open Space or Permeable Area, provided that the lots or Development Parcels are held in common ownership or the Planning Board finds that there is a binding agreement among property owners recorded on the title of both parcels at the Registry of Deeds that the requirements for all lots or Development Parcels will be met on an ongoing basis. The Planning Board

shall also find that the purpose of the AOD-Q District is advanced by providing combined or pooled Open Space or Permeable Area, and shall place conditions on special permits applicable to all component lots or Development Parcels indicating the amount of Open Space and Permeable Area required on each. Land adjacent to, but outside of, a Development Parcel may be used to satisfy Open Space and Permeable Area requirements as part of the delivery of a Major Infrastructure Component, if such land is required by the terms of the special permit to be maintained as Public Open Space by a perpetual easement or similar legal mechanism as required by the Planning Board. Any owners' failure to maintain ownership or a binding agreement relative to the combined or pooled open space shall require an amendment to the special permit and may constitute a violation of the Zoning Ordinance.

5.5 Building and Site Design Standards. The following standards shall generally apply to new buildings in the district. Pre-existing buildings that do not conform to the following standards shall follow the requirements and procedures as set forth in Section 8.10 of this Ordinance.

5.5.1 Modifications. Upon granting a special permit, the Planning Board may approve modifications to the standards set forth below that are found to serve the purpose and intent of the district in a way that better responds to site-specific conditions. Approved modifications shall be specifically enumerated in the special permit decision.

5.5.2 Street Frontage.

5.5.2.1 Front Yards. The front yard setback of the base zoning district shall generally be permitted except as set forth below.

5.5.2.2 Front Yard Setback for Parcels with Frontage on Concord Avenue. The minimum front yard setback for any development with frontage along Concord Avenue shall be twenty-five (25) feet measured from the street line. For corner lots, only the front yard oriented toward Concord Avenue shall be required to provide this setback.

5.5.2.3 Build-to Zone. In order to accomplish the goals of promoting a consistent block pattern and street wall within the AOD-Q District, for development seeking a Special Permit under this Article, the principal front façades of buildings shall be located within a "Build-to Zone" that is established as a range of distances set back from a present or future street centerline as depicted on the map attached hereto and made part of this Ordinance. The Build-to Zone shall serve as the minimum front setback in place of the front yard requirements of the base zoning district, which shall not apply. For development seeking a special permit that has frontage on a street for which a build-to zone has not been depicted, then the minimum front yard standards of the base zoning district shall apply.

5.5.2.4 Build-to Zone Defined. The Build-to Zone is defined as an area measuring five feet (5') in depth measured by a continuous line perpendicular from the street centerline toward the interior of the lot, as depicted on the Map referenced in Section 5.5.2.3 above and as set forth below:

Street(s)	Minimum Front Setback from Centerline	Maximum Front Setback from Centerline
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A Streets - Primary	38.5'	43.5'
B Streets - Secondary	35.5'	40.5'
C Streets - Tertiary	28.5'	33.5'

5.5.2.5 Minimum Build-to Percentage. A minimum of 70% of the building's principal front façade, shall be located within the Build-to Zone.

5.5.2.6 Build-to Zone Modification for Flood Resilience. Where a development incorporates any elements in Section 5.24.1.h of this Ordinance in order to meet the Flood Resilience Standards in Section 22.80 of this Ordinance, the principal front façade of a building may be located outside of the required Build-to Zone to accommodate such elements without being in violation of the Build-to Zone requirements, subject to Planning Board review and approval in accordance with Section 20.1100.3 of this Ordinance.

5.5.2.7 Building Façade Length. As an exception to the Build-to Zone standards above, the principal front building façade of a single building located within the Build-to Zone shall not exceed two hundred (200) feet in length, measured parallel to the street centerline. In the case of a building with a longer frontage, massing recesses shall be provided extending back at least ten (10) feet in depth measured from and perpendicular to the minimum setback line and at least twenty (20) feet in width measured parallel to the minimum setback line so that the maximum length of any unbroken façade within the Build-to Zone does not exceed 200 feet.

5.5.2.8 Design of Front Yards. Front yards shall consist of any combination of landscaped areas and paved areas for pedestrian and bicycle use. Parking shall not be located in front yards and automobile use shall be limited to the following:

5.5.2.8.1 Areas to be devoted to public roadways and on-street parking.

5.5.2.8.2 Access drives to off-street parking and loading facilities located behind or within buildings, as limited by Article 6.000.

5.5.2.9 Elevated Front Projections. Front yards may contain elevated porches, walkways, stairs, and/or ramps projecting from the principal building façade that provide a transition from the pedestrian realm at the sidewalk Grade and portions of the Ground Story that are elevated in accordance with the Flood Resilience Standards of Section 22.80 of this Zoning Ordinance.

5.5.3 Minimum Ground Story Height. Within 50 horizontal feet of the principal front façade of a building, the Ground Story shall have a minimum height of 18 feet in order to be suitable for a range of Neighborhood Uses, whether or not Neighborhood Uses are initially proposed to occupy such spaces.

5.5.4 Limitations on Structured Parking. Portions of a building located within 20 feet of the principal front façade shall contain principal uses as permitted in the district and shall not contain structured parking except as follows:

(a) Structured parking in Stories Below Grade shall be permitted.

(b) Structured parking in Stories Above Grade shall be permitted, so long as the parking is screened from view from adjacent public streets.

(c) On buildings that front more than two streets, the limitations of this Paragraph shall only be required for two front façades.

- (d) The Planning Board may grant a waiver of the requirements of this Paragraph in the case of a pooled or principal use parking facility serving the district as a whole in accordance with Section 20.1100.6.3 below.

5.5.5 Entrances. Each principal use within a building shall have one or more pedestrian access/egress point(s) located at the Ground Story of a façade with direct access to a public sidewalk or open space. Pedestrian access to a building shall not require crossing a vehicular parking or loading area. Pedestrian crossings of access drives shall conform to City standards for pedestrian crossings of vehicular ways.

5.5.6 Fences. No fence shall be permitted within twenty-five (25) feet of a required front yard that is more than four (4) feet in height from the curb level of the street or more than thirty (30) percent opaque. Chain-link and wire fences shall be prohibited.

5.5.7 Curb Cuts. Only one curb cut of a maximum of forty (40) feet shall be permitted per one hundred (100) linear feet of street frontage in the Parkway Overlay District. Wherever possible, curb cuts should be on local streets rather than arterial roadways and in no case shall a curb cut be allowed within one hundred (100) feet of an intersection unless the lot contains less than one hundred and twenty-five (125) feet of street frontage. Nothing in this provision shall apply to the creation of curb cuts in order to accommodate a new public street.

5.5.8 Street Tree Planting. New buildings shall incorporate street tree plantings at regular intervals of no more than thirty (30) feet apart along the street frontage of the lot. Specifications of the required planting shall be subject to review and approval by the Department of Public Works prior to the issuance of a Building Permit. The required planting intervals may be modified as-of-right to the extent necessary to prevent conflicts with infrastructure, subject to a determination by the Department of Public Works.

5.5.9 Side and Rear Yards.

5.5.9.1 Side Yard Setback. There shall be no minimum side yard setback within the first sixty-five feet (65') of the front of the lot, measured from the rear edge of the build-to zone to the rear lot line. The minimum side yard setback thereafter shall be fifteen (15) feet.

5.5.9.2 Rear Yard Setback. There shall be no minimum rear yard setback in the AOD-Q district.

5.5.9.3 Waiver of Yard Requirements. Upon issuing a special permit, the Planning Board may waive any side and/or rear yard requirements, provided that the open space requirements of Section 20.1100.5.4 are met.

5.6 Other Standards

5.6.1 Environmental Performance Standards. The requirements of Article 22.000 of this Zoning Ordinance shall apply.

20.1100.6 Off-Street Parking, Bicycle Parking, and Loading. The requirements of the base zoning district as set forth in Article 6.000 of the Zoning Ordinance shall apply except as set forth below.

6.1 Minimum Parking Requirements. There shall be no minimum required accessory off-street automobile parking for permitted principal uses.

6.2 Maximum Parking Requirements. The maximum accessory off-street parking allowed for permitted principal uses shall be determined by applying the rates set forth below to each use on a lot or Development Parcel and taking the summation of the result for all uses. For any use not listed below, the maximum parking ratio set forth in Article 6.000 for the base zoning district shall apply. Exceeding the maximum allowed parking shall require a waiver of maximum parking under the general provisions of Article 6.000.

- (a) Maximum of 1.5 spaces per 1,000 square feet of GFA for Retail and Consumer Service Uses as listed in Sections 6.36.5 and 6.36.6 of the Schedule of Parking and Loading Requirements.
- (b) Maximum of 1.1 spaces per 1,000 square feet of GFA for Office Uses as listed in Section 6.36.4, lines a. through e. of the Schedule of Parking and Loading Requirements.
- (c) Maximum of 0.8 spaces per 1,000 square feet of GFA for Technical Office for Research and Development Uses as listed in Section 6.36.4, line f. of the Schedule of Parking and Loading Requirements.
- (d) Maximum of 0.5 spaces per 1,000 square feet of GFA for Industrial Uses as listed in Sections 6.36.7 and 6.36.8 of the Schedule and Parking and Loading Requirements.
- (e) Maximum of 0.75 spaces per Dwelling Unit for Residential Uses as listed in Section 6.36.1, lines a. through h. of the Schedule of Parking and Loading Requirements.

6.3 Pooled or Principal Use Parking. The Planning Board may, by special permit, allow accessory parking serving one or more lots or Development Parcels to be located in whole or in part in pooled parking facilities within the AOD-Q District, notwithstanding the limitations set forth in Section 6.22.1. The Planning Board may also, by special permit, allow a principal use parking facility as a component of a mixed-use development. In either case, the number of parking spaces in the facility or facilities (whether accessory or principal) shall not exceed the maximum parking requirements for all other principal uses on the lots or Development Parcels, and the Planning Board must find that the provision of parking in a pooled facility: (1) Help to advance the objective of the Alewife District Plan; (2) Aids in implementation of effective Transportation Demand Management measures to reduce dependence on the single occupancy automobile; (3) The facility is appropriately located to serve the development it serves; and (4) The facility is well designed, does not diminish the pedestrian-friendly quality of the area around it, and is otherwise consistent with the Alewife Design Guidelines.

6.4 Off-Street Loading Requirements. Development in the AOD-Q district shall provide off-street loading as set forth in Section 6.80 of the Zoning Ordinance except that the Planning Board may, upon issuing a special permit, waive any requirements for the amount, location and design of loading facilities, and may permit loading facilities to be shared across various uses and lots within the AOD-Q District, upon finding that such waiver would reduce the negative impacts of loading activities on the public realm. The special permit may include conditions to ensure this criterion is met.

20.1100.7 Infrastructure.

- 7.1 Purpose.** The purpose of this Section 20.1100.7 is to ensure that new commercial development contributes to the financing of major infrastructure projects that are necessary to support the sustainable growth of the AOD-Q district and provide greater connectivity to encourage walking and biking as primary modes of transportation.
- 7.2 Fund Contribution.** A developer shall be required to make a contribution of twenty dollars (\$20) per square foot of non-residential GFA developed by special permit in excess of the FAR and GFA limitations of the base zoning district to the City of Cambridge to fund public infrastructure improvements supporting the Alewife area. This contribution shall not be required for a PUD developer constructing a major public infrastructure improvement as set forth below.
- 7.3 Major Infrastructure.** A PUD developer seeking to employ the FAR and height allowances for an “Infrastructure PUD” as set forth in section 20.1100.5.1.1 and 20.1100.5.2.2 shall include the construction of one of the following public infrastructure improvements as a component of the Development Proposal.
- (a) A publicly-accessible connection across the railroad right-of-way generally between the AOD-Q District and the AOD-6 District, providing, at a minimum, pedestrian and bicycle access to the MBTA Alewife Red Line Station by way of Cambridgepark Drive.
 - (b) An MBTA Commuter rail station and required associated improvements (including, but not limited to, access areas, landing areas, lighting, and landscaping) serving the Alewife district.
- 7.3.1 Approval of Major Infrastructure.** When approving a Final Development Plan for an Infrastructure PUD, the Planning Board shall find that the location and function of the infrastructure component supports the vision described in the Alewife District Plan (2019) and that it will be designed and constructed in a manner that conforms to applicable standards to support its function.
- 7.3.2 Timing of Major Infrastructure Completion.** For an Infrastructure PUD, the Phasing Plan shall include the timeline for completion of the infrastructure component. In general, the infrastructure component shall commence construction before the issuance of a certificate of occupancy for over 50% of the non-residential GFA and must be substantially completed before the issuance of a certificate of occupancy for over 75% of the non-residential GFA of an approved Final Development Plan. The Planning Board may approve adjustments to the timing as necessary due to factors beyond the control of the developer. For the purpose of this paragraph, “substantially completed” shall mean that construction work has been finished and access has been provided to the City of Cambridge, the Massachusetts Bay Transportation Authority (MBTA), and/or any other applicable public permitting agencies to inspect and authorize the infrastructure for public use.

20.1100.8 Development Review

- 8.1 Advisory Review.** The AOD-Q District shall be considered an Area of Special Planning Concern. Development proposals listed in Subsection 19.42 and 19.43 - Development Consultation Procedures, shall be subject to the Development Consultation Procedure specified in Section 19.40, except as modified below.
- 8.2 Small Project Review.** In addition to the provisions of Section 19.42.1, the Small Project Review procedure shall be required of any project that includes the rehabilitation of at least 2,000 square feet of GFA within an existing building to accommodate a new use.
- 8.3 Large Project Review.** A Large Project Review development consultation shall be required for any development proposal involving the construction of a new building or new structure or an alteration of an existing building or structure that increase the gross floor by two thousand (2,000) square feet but is not seeking a special permit.
- 8.3.1** The Large Project Review procedure shall be conducted by the Planning Board.
- 8.3.2** Before applying for a development consultation with the Planning Board, applicants for the Large Project Review Procedure shall first consult with Community Development Department staff to discuss the procedure and to receive advisory input on the proposal.
- 8.3.3** Notice of the development consultation with the Planning Board shall be provided to parties as set forth in Section 19.43.3 and members of the public shall have the opportunity to comment to the Planning Board in writing prior to the consultation or in real-time during the consultation.
- 8.3.4** The development consultation shall be held within 65 calendar days of the Community Development Department receiving a complete set of application documents. A final report shall be issued to the applicant within 30 days of the development consultation, and shall be provided to the Superintendent of Buildings prior to issuance of a building permit.
- 8.4 Special Permit Review**
- 8.4.1 Procedures.** Except in the case of PUD special permits, all special permit applications for uses or development in the district shall be made to the Planning Board and shall follow the procedures set forth in Section 10.40 of the Zoning Ordinance.
- 8.4.2 Project Review.** Where a proposal meets the thresholds for a Project Review Special Permit in Section 19.20 of this Zoning Ordinance, the requirements and procedures set forth in Section 19.20 shall apply.
- 8.4.3 Criteria.** In addition to the criteria in Section 10.43 of the Zoning Ordinance and other criteria specific to the special permit being sought, the Planning Board shall grant a special permit only if it finds that the following general criteria are met:
- (a) The proposal supports the purpose of the AOD-Q District.

- (b) The proposal is generally consistent with the vision and goals of the Envision Alewife District Plan (2019) and the Principles of the Alewife Zoning Working Group (2023).
- (c) Development plans are in general conformance with the Alewife Design Guidelines (2023) and the Citywide Urban Design Objectives in Section 19.30 of this Zoning Ordinance. The Planning Board may grant special permits for development that deviates from specific design guidelines if the Board finds that the proposal, on the whole, advances the intent of those guidelines.

8.5 Planned Unit Development (PUD) Review.

8.5.1 Purpose. The purpose of the PUD permitting process in the AOD-Q district is to encourage larger-scale development to take a comprehensive, long-range approach to planning and development that incorporates a balanced mix of private uses and public amenities that support the City's planning objectives for the area. It offers a streamlined permitting process for developers with flexibility to adapt to changes over time, subject to ongoing oversight by the Planning Board.

8.5.2 Requirements for a PUD in the AOD-Q District.

8.5.3 Development Parcel.

8.5.3.1 A PUD Development Parcel may contain one or more contiguous or noncontiguous lots or portions of lots located within the AOD-Q District.

8.5.3.1 A developer may include a lot or Development Parcel that has previously received a Planning Board special permit into the Development Parcel for a new PUD Development Proposal. If a new PUD special permit is granted, then the conditions of the new PUD special permit shall supersede the conditions of previous special permits issued for that lot or Development Parcel.

8.5.3.2 The minimum size of a Development Parcel shall be the greater of (1) one acre or (2) seventy-five percent of the area of a lot or combination of lots in the AOD-Q District (a) in existence as of [DATE OF ADVERTISEMENT] and (b) held in common ownership or under common control as of [DATE OF ADVERTISEMENT] where it is proposed to incorporate any portion of such lot or lots within the Development Parcel.

8.5.4 Development Controls. Development seeking a PUD Special Permit under this Article shall conform the General Development Controls set forth in Section 12.50 of this Zoning Ordinance and all development controls applicable to PUD Development Proposals in the AOD-Q District as set forth elsewhere in this Section 20.1100, including but not limited to requirements for Neighborhood Uses, residential uses, open space, and infrastructure contributions.

8.5.5 Procedures. Review and approval of a PUD Special Permit shall generally follow the procedures set forth in Article 12.000 of the Zoning Ordinance, except as set forth below.

8.5.5.1 Development Proposal Submission. In addition to the requirements for a Development Proposal set forth in Article 12.000, a Development Proposal shall contain a list of special permits being sought, all other forms and documentation required for the special permits being sought, and a narrative describing factual characteristics of the proposal that demonstrate how it meets the applicable special permit criteria. A Development Proposal shall also contain the following information depending on whether it takes the form of a one-phase site development proposal or a phased development plan, as set forth in more detail below.

8.5.5.2 One-phase Site Development Proposal. A Development Proposal for the development of one or more buildings on a single site within one uninterrupted phase of construction shall include plans and information consistent with the submittal requirements for a Project Review Special Permit as set forth in Section 19.20 of this Zoning Ordinance.

8.5.5.3 Phased Development Plan. A Development Proposal for the development of multiple buildings on multiple contiguous or non-contiguous sites in distinct phases over time shall include the following materials in schematic form, but need not include detailed design drawings for each development site:

- (a) Site Development Plan - describing how the Development Parcel is divided into distinct building sites, streets, and open spaces and showing the locations and conceptual designs of streets, open spaces, and other site infrastructure, including cross-sections and elements such as paving, plantings, grading, and other major site features;
- (b) Development Program - summarizing the major development characteristics of the Development Proposal including proposed land uses, proposed Gross Floor Area by categories of land use, number of dwelling units, parking spaces, loading bays, long-term and short-term bicycle parking spaces, and open space, both for the Development Parcel at an aggregate level and for each component building site, presented in tabular form;
- (c) Site Massing Plan - illustrating the height and massing of building volumes for each proposed building site, including the massing of mechanical equipment located above the roofs of buildings, and including studies of anticipated shadow impacts;
- (d) Parking and Loading Plan - identifying the locations, sizes, and number of spaces of all vehicle parking facilities, bicycle parking facilities, and facilities for loading or other vehicular service functions, and an operations plan describing how the facilities will be assigned and managed;
- (e) Connectivity Plan - illustrating all pedestrian, bicycle, and vehicular circulation routes, their connections to nearby public circulation routes and destinations outside the Development Parcel, and approximate locations of access and egress points on each building and parking facility;
- (f) Open Space Plan - illustrating and quantifying the areas of all proposed open space and the ownership and designation of each area, as well as descriptions of

major design elements and themes to be incorporated into each space and the types of uses and activities that could be accommodated in each space, including areas that will be designated for programmed uses;

- (g) Ground Floor Tenancing and Activation Plan - illustrating the conceptual arrangement of uses at the ground story of each building site, in particular Neighborhood Uses, residential and office lobbies, utility spaces, and plans for programming and activating those spaces including a report from a specialist describing strategies for recruiting and supporting tenants in a manner that will support the goals of the district;
- (h) Neighborhood Uses and Open Space Advisory Committee Plan - For development seeking an Infrastructure PUD special permit, a plan shall be submitted for the formation of an advisory committee consisting of neighborhood residents and stakeholders to provide input and guidance in the planned programming of the required Public Open Space and Neighborhood Uses included in the PUD development. The details of the committee and how input will be solicited throughout the build-out of the PUD shall be made part of the Planning Board's approval of the Final Development Plan.
- (i) Housing Plan - providing the approximate number and mix of housing unit types proposed on each residential site;
- (j) Phasing Plan - describing the general sequence and timeline for the detailed design and construction of all major project elements, including buildings, landscaping, streets, and utilities, and the completion or conveyance of any public infrastructure or property interests;
- (k) Sustainability Plan - describing (i) how the sustainability requirements of Section 22.20 will be met and (ii) expected greenhouse gas emissions from the development and strategies employed to improve energy efficiency and support renewable energy production through individual building design and by utilizing existing or new district-wide energy systems, with reference to the recommendations of the City's Net Zero Action Plan;
- (l) Resilience Plan - describing (i) how the Flood Resilience Standards of Section 22.80 and the Green Factor Standard of Section 22.90 will be met, (ii) general conformance with the Resilience Objectives in Section 19.38 of the Zoning Ordinance, and (iii) broader strategies to promote resilience within individual building sites and within the district as a whole, including natural stormwater management systems, increased vegetation and shade, and measures to withstand and recover from extreme climatological events, with reference to the recommendations of the Resilient Cambridge plan;
- (m) Transportation Plan - incorporating: (i) a Transportation Impact Study required by Section 19.20; (ii) a Shared Parking Study that identifies opportunities for reducing the total amount of parking required to serve all uses through the sharing of parking spaces by multiple uses; (iii) a study of the impacts of increased demand on public transportation services in the Alewife area; (iv) a description of the development's relationship to future regional rail, bus, pedestrian/bicycle, and other transportation system connections in the area; and (v) a Transportation Demand Management and Mitigation program describing

measures to offset or mitigate the development proposal's impacts on transportation systems, including but not limited to impacts of truck traffic and loading activities;

- (n) Environmental Comfort Plan - providing professional assessments of the impacts of the development on neighboring properties and the general public in terms of excessive noise, lighting, wind, and shadows, and describing measures taken to mitigate such impacts through building location and massing, arrangement of uses, screening, and other building and site improvements; and
- (o) Architectural Character Plan - describing general approaches to the design of buildings, landscaped areas, streets, and pathways, identifying the type of visual character that the development will aim to achieve, with the expectation that specific designs of individual buildings and spaces will be reviewed in further detail as they are developed.

8.5.5.4 Preliminary Approval of a Development Proposal. After holding a preliminary public hearing in accordance with Section 12.35 of this Zoning Ordinance, the Planning Board shall make a Preliminary Determination to authorize the submission of a Final Development Plan if the Development Proposal is found to be in general conformance with the special permit criteria in Section 20.1100.8.4.3 above and the PUD approval criteria in Section 12.35.3 of this Zoning Ordinance, provided that the Final Development Plan is modified or improved in response to comments set forth in the Preliminary Determination.

8.5.5.5 For a Phased Development Plan, the Planning Board shall also determine whether the proposed Phasing Plan will ensure that the purpose of this Section 20.1100 will be met over the duration of the development period, and that the mix of permitted uses and public benefits will be provided in a balanced and complementary way over time. The Planning Board may request changes to the Phasing Plan as part of a Final Development Plan submission.

8.5.5.6 Final Development Plan Submission. The Final Development Plan submission shall include all materials included in the Development Proposal, revised as appropriate, plus a narrative describing how the revisions respond to the comments set forth in the Preliminary Determination.

8.5.5.7 Final Development Plan Approval. The Planning Board shall grant a PUD special permit to approve the Final Development Plan, with conditions as set forth below, upon finding that it contains the modifications or improvements requested in the Preliminary Determination, and that the resulting plan is in conformance with the special permit criteria in Section 20.1100.8.4.3 above and the PUD approval criteria in Section 12.35.3 of this Zoning Ordinance. The Planning Board may simultaneously grant any other special permits required as part of the Final Development Plan approval upon finding that the criteria specific to those special permits are met.

8.5.5.8 Conditions. The conditions of a PUD special permit shall set forth the approved program of development and uses and other requirements to ensure that the criteria for approval are met, including but not limited to: Neighborhood Uses, housing, open space, infrastructure and transportation improvements, mitigation and monitoring of transportation and other adverse public impacts, and project timeline and phasing.

8.5.5.9 Amendments. An approved Final Development Plan, or the conditions of a PUD special permit approving that Final Development Plan, may be amended in accordance with Section 12.37 of this Zoning Ordinance. The conditions of a PUD special permit may set forth detailed provisions for the Planning Board's consideration of future proposed amendments.

Amend Section 20.90 Alewife Overlay Districts 1-6 to read, "20.90 Alewife Overlay Districts 5 and 6", and make the following modifications:

20.91*Establishment and Scope.* There are hereby established two Alewife Overlay Districts, which shall be governed by the regulations and procedures specified in this Section 20.90. It is the intent of this section that these regulations will apply to the area at Alewife that has historically developed as a retail and industrial area generally at rather low densities, but which can be expected to develop more extensively and in greater variety of uses in the future.

20.93.4Districts. The Alewife Overlay Districts shall be identified in this Section 20.90 by the following names:

1. Alewife Overlay District 5 (Shopping Center)
2. Alewife Overlay District 6 (Triangle)

20.95.1Maximum Floor Area Ratio. The maximum ratio of floor area to the lot area may be increased as set forth below, after the issuance of a special permit from the Planning Board.

1. Shopping Center District: 1.25 for non-residential uses; 2.0 for residential uses. However, Gross Floor Area shall be further limited as set forth below.
 - (a) No individual retail establishment (Section 4.35 and 4.36) shall have a Gross Floor Area exceeding 50,000 square feet, except in the case of a grocery store or supermarket, which may be as large as 60,000 square feet.
 - (b) Where the total amount of Gross Floor Area on a lot (which shall be any lot or combination of lots held in common ownership as of January 1, 2006) exceeds 100,000 square feet, the square footage devoted to non-residential uses shall be at a minimum 20% and shall not exceed 50%.

For a lot (which shall be any lot or combination of lots held in common ownership as of January 1, 2006) of ten acres or more, the required non-residential development shall consist of Retail Business and Consumer Service Establishments, Section 4.35, exclusively until at least 225,000 square feet of retail use is located on the lot, after which any non-residential use shall be permitted.

Where a project subject to the provisions of this Paragraph (b) has received a special permit from the Planning Board, the permit decision shall establish how the requirements of this Paragraph (b) are met if a project is constructed in phases over time.
2. Triangle District: 1.75 for non-residential uses; 2.0 for residential uses.

20.95.11 Additional FAR for Public Improvements. In order to provide an incentive to property owners to protect important segments of future roadways and infrastructure from permanent building construction, the Planning Board, in its review of any Special Permit application, may grant additional FAR above that permitted in Section 20.95.1 above in all Overlay Districts where the proposed development incorporates or provides one or more of the following improvements or property interests in a manner and to an extent determined to be sufficient to significantly advance the objectives of the Concord-Alewife Plan.

1. Conveyance of fee or easement property interests to the City of Cambridge (in a form acceptable to the City) to permit the future construction of roadway segments, pedestrian paths, the pedestrian bridge referenced above in Paragraph 1, public parks and other publicly accessible open space and recreation features consistent with the Concord-Alewife Plan, which segment, path, park or open space is identified on the maps entitled Priority Infrastructure Plan and Additional Infrastructure Plan or is otherwise identified by the Planning Board at another location and determined by the Board to be of equal value and consistent with those elements identified on the Map and the objectives set forth in the Plan.

In this instance, the additional FAR shall be equal to the FAR otherwise permitted on the lot as-of-right or by special permit, but shall be applied only to that portion of the lot for which a fee or easement interest is to be conveyed.

20.95.2 Maximum Permitted Height. The maximum height for any building may be increased as set forth below, after the issuance of a special permit from the Planning Board:

1. Shopping Center District: 55 feet for all uses. However, these heights are modified further as set forth below:
 - (a) For non-residential uses the height may be increased to 70 feet provided the building floorplate above 55 feet is limited to 15,000 square feet or less and those portions of buildings above 55 feet are separated by at least 50 feet; for residential uses the height may be increased to 85 feet provided the building floorplate above 55 feet is limited to 10,000 square feet or less and those portions of buildings above 55 feet are separated by at least 50 feet.
 - (b) GFA transferred into this District pursuant to the TDR provisions of Section 21.40, may be located in portions of buildings used for residential purposes up to 105 feet in height provided the floorplate above 85 feet does not exceed 6,000 square feet and portions of buildings greater than 85 feet in height are separated by at least 50 feet.
2. Triangle District: 85 feet for all uses. However, these heights are modified further as set forth below:
 - (a) For residential uses the height may be increased to 105 feet provided the building floorplate above 85 feet is limited to 10,000 square feet or less and those portions of buildings above 85 feet are separated by at least 50 feet.
 - (b) Residential GFA transferred into this District pursuant to the TDR provisions of Section 21.40, may be located in portions of buildings up to 125 feet in height

provided the floorplate above 105 feet does not exceed 6,000 square feet and portions of buildings greater than 105 feet in height are separated by at least 50 feet.

20.95.32 Restrictions in Required or Provided Yards.

1. Required or Provided Front Yards. That area between the principal front wall plane of a building and a street, whether required or provided, shall consist entirely of Green Area or Permeable Open Space extending along the entire length of the lot. Areas devoted to vehicular use are prohibited from this area with the exception of access drives leading directly to parking facilities located elsewhere on the site, in conformance with the requirements of Article 6.000.

The Open Space shall be located at mean grade of the abutting street but nothing in this Section 20.95.32 shall prohibit customary landscaping features, elements and grading that may vary the grade of the required setback above that of the adjacent street provided the setback area remains essentially at grade.

Where a lot abuts more than two streets the provision of this Section shall apply to no more than two streets.

20.98 *Transfer of Development Rights.* The transfer of permitted GFA from a Donating Lot to a Receiving Lot shall be permitted in the Alewife Overlay Districts Q, 5 and 6, subject to the provisions of Section 21.40 and the dimensional and use provisions of the applicable base zoning districts, as modified by the provisions of Alewife Overlay Districts as set forth in the Section 20.90.

Amend Section 21.40 Alewife Overlay Districts 1-6 to read, “21.40 Alewife Overlay Districts Q, 5 and 6”, and make the following modifications:

21.43.1 Gross Floor Area Available for Transfer from a Donating Lot to a Receiving Lot.

1. Some or all of the Gross Floor area permitted on the Donating Lot, as determined by the applicable base zoning district regulations, any additional development allowed in Section 20.90 and Section 20.1100 by special permit, and by the provisions of Section 5.28.2 as they apply to existing development on the site, may be transferred to a Receiving Lot.

21.43.2 Restrictions on the Use of the Donating Lot after Transfer is Authorized.

1. Where it is proposed to transfer all development allowed on the Donating Lot, the lot shall be thereafter developed in one of the following ways:
 - a. As a Public, Green Area, Permeable or Publicly Beneficial Open Space.
 - b. For any residential use permitted in a Residence C-1 District in a building or buildings meeting all the dimensional requirements of the Residence C-1 District. An FAR of 0.75 shall be authorized on the site, in addition to that authorized for transfer to the Receiving Lot. Such additional FAR, however, shall not be granted for transfers of GFA that only occur within the boundaries of a single Overlay District.

- c. Any technical office for research and development, laboratory and research facility, Section 4.34 f, in a building or buildings constructed to meet all the dimensional requirements of the Office 1 District. An FAR of 0.75 shall be authorized on the site, in addition to that authorized for transfer to the Receiving Lot. Such additional FAR, however, shall not be granted for transfers of GFA that only occur within the boundaries of a single Overlay District.
 - i. Where an existing building has a Gross Floor Area at or below an FAR of 0.75 and is occupied by a Technical office for research and development use, such building and use shall be considered to meet the requirements of this Subparagraph c and the full transfer from the lot of permitted FAR shall be permitted.
2. Where it is proposed to retain some of the development potential on the Donating Lot, either in new construction or in existing buildings, the provisions of the applicable base district and Section 20.90 and Section 20.1100 shall apply to that development.

21.43.42 Transfer of Development Rights Between Two or More Overlay Districts. Where it is proposed to transfer GFA out of one Overlay District into another the following rules shall apply.

1. Those portions of the AOD-Q District west of the centerline of Smith Place shall contain only Donating Lots. Gross Floor Area from these Districts may only be transferred to Overlay Districts enumerated in Paragraphs (2) and (3) below.
2. Those portions of the AOD-Q District east of the centerline of Smith Place, as well as Alewife Overlay Districts 4, 5 and 6 shall contain only Receiving Lots and may receive transferred GFA only from the Donating Lots identified in 21.43.42.1 above.
3. The portions of the AOD-Q North Height Subdistrict shall contain only Receiving Lots and may receive transferred GFA only from the Donating Lots identified in 21.43.42.1 above. However, transferred GFA shall only be permitted if it can be demonstrated to the satisfaction of the Planning Board that there is in place a safe and functional pedestrian connection from the AOD-Q North Height Subdistrict across the railroad tracts generally in the location of Overlay District 6; or that the development authorized by a Transfer of Development Rights Special Permit will provide physical elements or property right interests that will facilitate the construction of such a pedestrian connection in the future, to include but not be limited to: fee, easement or other property interest sufficient to permit the construction of a pedestrian bridge and to permit the general public access the facility; construction of elements of the bridge on the site or within buildings to be constructed on the site, or actual construction of the pedestrian connection.

Amend Section 20.70 Flood Plain Overlay District as follows:

20.75 *Criteria.* The Planning Board shall grant a Special Permit for development in the Flood Plain Overlay District if the Board finds that such development has met all of the following criteria in addition to other criteria specified in Section 10.43:

1. No filling or other encroachment shall be allowed in Zone A areas or in the floodway which would impair the ability of these Special Flood Hazard Areas to carry and discharge flood waters, except where such activity is fully offset by stream improvements such as, but not limited to, flood water retention systems as allowed by applicable law.
2. Displacement of water retention capacity at one location shall be replaced in equal volume at another location on the same lot, on an abutting lot in the same ownership, on a noncontiguous lot in the same ownership, or in accordance with the following requirements.
3. All flood water retention systems shall be suitably designed and located so as not to cause any nuisance, hazard, or detriment to the occupants of the site or abutters. The Planning Board may require screening, or landscaping of flood water retention systems to create a safe, healthful, and pleasing environment.
4. The proposed use shall comply in all respects with the provision of the underlying zoning district, provisions of the State Building Code, Wetlands Protection Act, and any other applicable laws.
5. Applicants for development in the Alewife area shall be familiar with area-specific and general city-wide land use plans and policy objectives (e.g. Concord-Alewife Plan, A Report of the Concord Alewife Planning Study, November 2005; Toward a Sustainable Future, Cambridge Growth Policy, 1993, Update, 2007; Section 19.30 - Urban Design Objectives of this Zoning Ordinance) and shall demonstrate how their plan meets the spirit and intent of such documents in conjunction with the requirements of this Section 20.70 - Flood Plain Overlay District and Sections 20.90 and 20.1100, as applicable.
6. The requirement of Section 20.74(3) has been met.

History:

05/22/23 City Council

REFERRED TO COMMITTEE

From: ann stewart <ahstewart@yahoo.com>
Sent: Wednesday, July 19, 2023 6:22 PM
To: City Clerk
Subject: 20230719 Stewart comment AOD-Q zoning petiti

To: Members of the Ordinance Committee

From: Ann Stewart, 25-31 Wheeler Street

Re: Alewife Overlay District: Quadrangle (AOD-Q) Zoning Petition and Design Guidelines

Date: July 19, 2023

The memo from Iram Farooq, Assistant City Manager for Community Development, to the Council dated May 17, 2023, says that

"The Working Group's primary planning objectives for the future of the Quad" include "Transition and scale development appropriately to existing adjacent neighborhoods"

The memo also says that one of the General Provisions is to

"Maintain and preserve a regulated transition between larger-scale development in the district and nearby smaller-scale residential neighborhoods and communities"

Unknown to the working group, an amendment to the AHO, sponsored by the chairs of the Ordinance Committee, recently came before the City Council. I do not recall the working group discussing this amendment.

Presumably this fall, the Council will vote on the final language of the AHO amendment.

The zoning petition's AOD-Q South Residential Heights Table lists 12 stories above grade and 145 feet. However, the AHO amendment is looking for more height.

12 stories above grade should be more than sufficient for both market rate and affordable housing.

Thank you.