

ORDINANCE NUMBER 1334

Final Publication Number 3225. First Publication in the Chronicle on June 24, 2010.

City of Cambridge

In the Year Two Thousand and Ten

AN ORDINANCE

In amendment to the Ordinance entitled “Zoning Ordinances of the City of Cambridge”

Be it ordained by the City Council of the City of Cambridge that the Zoning Ordinances of the City of Cambridge be amended as follows:

1. amend the Zoning Map of the City of Cambridge to create the “Ames Street District” 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 the “Ames Street District”, 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 Section 14.32 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 the “Ames Street District.” Development after September 30, 2010, within the area of the MXD District designated on the Zoning Map as the “Ames Street District” 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.

Issuance of any base building permit or certificate of occupancy for any building in the Ames Street District utilizing any part of the 2010 Additional GFA shall be conditioned upon certification by all relevant departments of the City to the Superintendent of Buildings that the project is proceeding in accordance and compliance with all provisions of that certain "Letter of Commitment" dated August 2, 2010 given by the property owner of the Ames Street District to the City of Cambridge pertaining to the utilization of the 2010 Additional GFA

5. amend Section 14.32.4 by adding the following at the end of the paragraph:

In addition, notwithstanding the provisions of Section 19.22(1), any development within the area designated on the Zoning Map as the "Ames Street District" utilizing the 2010 Additional GFA under Section 14.32.3(2) above shall be subject to the provisions of Section 19.20-Project Review Special Permit, with the exception of Section 19.21.1.

6. 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 open 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.

In City Council August 2, 2010.

Passed to be ordained as amended by a ye and nay vote:-

Yeas 8; Nays 0; Absent 0; Present 1.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk