

BMR-320 Charles LLC
c/o BioMed Realty, L.P.
314 Main Street, 14th floor
Cambridge, MA 02142

March 12, 2025

Mayor E. Denise Simmons
Vice Mayor Marc McGovern
Ordinance Committee Co-Chair Marc McGovern
Ordinance Committee Co-Chair Paul Toner
City Councilor Burhan Azeem
City Councilor Marc McGovern
City Councilor Patricia Nolan
City Councilor Sumbul Siddiqui
City Councilor E. Denise Simmons
City Councilor Jivan Sobrinho-Wheeler
City Councilor Paul Toner
City Councilor Ayesha Wilson
City Councilor Catherine Zusy

Cambridge City Hall
795 Massachusetts Ave., 2nd Floor
Cambridge, MA 02139

Re: Commitment Letter to accompany zoning amendment petition for the East Cambridge Community Enhancement Overlay District (the “**ECCE Overlay District**”)

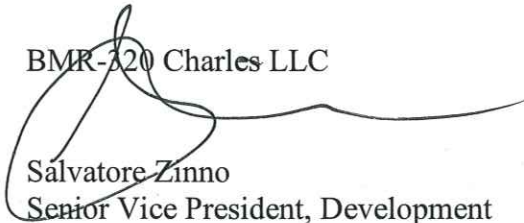
Dear Mayor Simmons, Vice Mayor and Ordinance Committee Co-Chair McGovern, Ordinance Committee Co-Chair Toner, and Councilors Azeem, Nolan, Siddiqui, Sobrinho-Wheeler, Wilson, and Zusy:

Following up on our recent submission of a petition to amend the City of Cambridge Zoning Ordinance, we are pleased to enclose a proposed draft commitment letter that evidences our intent to move forward with specific public benefits we have described, more generally, in our pre-submission meetings with stakeholders in the community. If approved by the City Council in connection with the consideration of our petition, the letter will be executed and referenced in the final amendment. If there are any questions, the appropriate City staff are welcome to contact us ahead of any hearings on the petition. Thank you for your consideration.

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Very truly yours,

BMR-320 Charles LLC



Salvatore Zinno
Senior Vice President, Development

Enclosure

BMR-320 Charles LLC
c/o BioMed Realty, L.P.
314 Main Street, 14th floor
Cambridge, MA 02142

_____, 20__

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Cambridge City Hall
795 Massachusetts Ave., 2nd Floor
Cambridge, MA 02139

Re: Commitments and conditions accompanying the zoning amendment petition (the “**Community Enhancement Overlay Zoning**”) for the East Cambridge Community Enhancement Overlay District (the “**ECCE District**”) attached as Attachment A

Dear Mayor Simmons, Vice Mayor and Ordinance Committee Co-Chair McGovern, Ordinance Committee Co-Chair Toner, and Councilors Azeem, Nolan, Siddiqui, Sobrinho-Wheeler, Wilson, and Zusy:

The purpose of this letter is to describe commitments and benefits that BMR-320 Charles LLC (“**BMR**”), a subsidiary of BioMed Realty, L.P., is prepared to offer the City of Cambridge to facilitate and enable BMR to redevelop and vitalize the property located at 320 Charles Street through the construction of a new mixed-use building (the “**Project**”), subject to the satisfaction of the “Conditions” set forth below.

Capitalized terms used, but not otherwise defined, herein shall have the meanings ascribed to them in the City of Cambridge Zoning Ordinance.

BMR Commitments.

(1) BMR agrees to make a total cash contribution to the East End House in the amount of \$21,200,770 (“EEH Benefit Dollars”), primarily for the development of a new East End House (subject to an agreement being reached with the East End House for use of the funds). As will be further detailed in the agreement with East End House, the funds shall be paid in four installments as follows: (a) \$2,000,000 disbursed within 60 days from the date the East Cambridge Community Enhancement Overlay zoning petition is approved (“Initial Payment Date”); (b) 25% of the remaining EEH Benefit Dollars disbursed on or prior to the first anniversary of the Initial Payment Date, provided, however, that an East Cambridge Community Enhancement Overlay Special Permit for the Project has been approved and all appeals have expired with no challenge to the validity of the same having been made (or in the event of a challenge, the date that the challenge shall have been finally resolved in favor or such validity) (such date, the “SP Date”) and if the SP Date has not occurred by the Initial Payment Date, then the payment set forth in this subclause (b) shall be paid on the SP Date; (c) 25% of the remaining EEH Benefit Dollars disbursed on or prior to the second anniversary of the later of the Initial Payment Date or SP Date; and (d) 50% of the remaining EEH Benefit Dollars disbursed on or prior to the third anniversary of the later of the Initial Payment Date or the SP Date. All payments will be subject to the condition that the East Cambridge Community Enhancement Overlay District and other applicable discretionary permits for the Project have been received and the expiration of the appeal period related thereto with no challenge to the validity of the same having been made (or in the event of a challenge, the date that the challenge shall have been finally resolved in favor or such validity). The “remaining EEH Benefit Dollars” referenced above shall mean the remaining EEH Benefit Dollars net of funds contributed to the East End House to advance their programming and space needs prior to approval of the East Cambridge Community Enhancement Overlay District (approximately \$500,000). In the event we are unable to reach an agreement with the East End House, equivalent funds, in the aggregate, will (on or before a date that is no later than receipt of a certificate of occupancy for the approved Project) be contributed towards neighborhood off-site improvements for bicycle or pedestrian travel or to other community services organizations serving East Cambridge in support of the following program areas:

- a. Child Care Program
- b. School Age Program
- c. Middle School Program
- d. High School Program
- e. Senior Outreach and Activities Services
- f. Recreational Programming
- g. Teen Activities
- h. Community Space

(2) BMR agrees to provide \$50,000 towards preliminary design feasibility studies for neighborhood planning in East Cambridge.

- (3) BMR agrees to make a total cash contribution to the East Cambridge Scholarship Fund in the amount of \$50,000 within 30 days following receipt of a building permit for the Project.
- (4) BMR agrees to make a total cash contribution in the amount of \$500,000, for improvements to Ahern Field and the playground located on Sixth Street at the Kennedy-Longfellow School, to be administered by the East Cambridge Open Space Trust Fund or other appropriate authority, such contributions to be made within 30 days following receipt of a certificate of occupancy for the Project.

Conditions to BMR's Commitments

Notwithstanding anything to the contrary in the foregoing, BMR's commitments set forth above are offered only if the following conditions (the "**Conditions**") are met:

1. The amendments to the Cambridge Zoning Ordinance set forth in Attachment A are duly adopted in the form attached hereto as Attachment A, and no challenge to the validity of the same shall have been made (or in the event of any challenge, such challenge shall have been finally resolved in favor of such validity).
2. With regard to any commitments outstanding as of the date that BMR applies for East Cambridge Community Enhancement Overlay District and/or Article 19 Special Permits for the Project, BMR shall have received such Special Permits, including, without limitation, ECCE Overlay District Special Permits and Article 19 Special Permits, from the City of Cambridge Planning Board, and such other permits and approvals as may be necessary to allow for the build-out of the maximum Gross Floor Area contemplated for the Project site by and in accordance with the attached East Cambridge Community Enhancement Overlay Zoning, and no challenge to the validity of any such permits or approvals shall have been made (or in the event of any challenge, such challenge shall have been finally resolved in favor of such validity) and a building permit for the Project shall have been issued.

In addition to meeting the requirements and conditions of any required permits or approval for the Project (and the payment of any and all fees associated with the issuance of such permits or approvals), BMR is making these commitments and providing the other mitigation referenced above to the City to provide the City with resources to mitigate impacts that might result from the Project as a result of the rezoning and any special permit issued under East Cambridge Community Enhancement Overlay Zoning.

[Remainder of Page Left Blank; Signature Page Follows]

Very truly yours,

BMR-320 Charles LLC

By: _____

Salvatore Zinno

Senior Vice President, Development

BMR-320 Charles LLC
c/o BioMed Realty, L.P.
314 Main Street, 14th floor
Cambridge, MA 02142

March 11, 2025

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Cambridge City Hall
795 Massachusetts Ave., 2nd Floor
Cambridge, MA 02139

Re: Zoning Amendment Petition

Dear Mayor Simmons, Vice Mayor and Ordinance Committee Co-Chair McGovern, Ordinance Committee Co-Chair Toner, and Councilors Azeem, Nolan, Siddiqui, Sobrinho-Wheeler, Wilson, and Zusy:

On behalf of BMR-320 Charles LLC (“BMR”), a subsidiary of BioMed Realty, L.P., we are pleased to submit for your review the enclosed zoning petition for a proposed amendment to the Zoning Ordinance and the Zoning Map of the City of Cambridge, which, upon adoption, would create a new East Cambridge Community Enhancement Overlay District, or the “ECCE Overlay District,” as shown in the attached map.

As envisioned, the ECCE Overlay District would augment the base zoning by promoting additional development that will improve the edge of the district adjacent to Ahern Field, improve the pedestrian experience within the zoning district, and/or provide support for community services in East Cambridge, in each case through a special permit process for a project seeking to use additional height and floor area under the Overlay. The ECCE Overlay

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OFFICE OF THE CITY CLERK
CAMBRIDGE MASSACHUSETTS

District will facilitate the conversion of older industrial properties into more environmentally friendly, sustainable structures consistent with current City standards while achieving one or more of the aforementioned purposes.

The primary purpose for rezoning this area is to unlock the redevelopment potential of 320 Charles Street, a site that is currently home to an approximately 105,000 square foot building and previously leased to the Broad Institute. The tenant recently vacated the space and to date, efforts to re-lease the property have been unsuccessful given the building's obsolescence. After analyzing various uses for the site, and through a lengthy community engagement process (see below), it became clear that there is a generational opportunity to pursue a modest up-zoning of the site that could, in turn, unlock tremendous community benefits for the East Cambridge community. Specifically, BMR has been exploring a partnership with the East End House (EEH) to assess how a rezoning of this site could generate substantial financial support for the EEH as it pursues relocation to a new facility in East Cambridge, which would allow the nearly 150-year-old organization to expand its programming in accordance with the community's modern-day needs.

Our petition memorializes the current underlying zoning ordinance density allowed at each site in the ECCE Overlay District but allows for the expansion of 320 Charles to achieve 295,000 gross square feet of Gross Floor Area (a FAR of 2.8) and up to 65 feet in height with a Special Permit and a commitment to certain community benefits. However, as outlined in the attached, great care has been taken to ensure that a project subject to a Special Permit maintains significant setbacks and step-backs, particularly along Sixth Street and Charles Street, thereby providing a sufficient buffer near both residential areas and existing open space. Doing so will also ensure the protection of many of the existing, mature trees both on site and in the adjacent public right-of-way. Renderings of the proposed project at 320 Charles are enclosed, and you will see that by pushing the massing back toward Fulkerson Street, the proposed redevelopment also limits the impact of shadows on Ahern Field. Preliminary massing studies show that, using the dimensional guidelines outlined in the ECCE Overlay District, the net new shadows (over the existing as-of-right redevelopment scenario) of the proposed project are nominal, with the greatest impact during a few hours each day on and around the winter solstice in December.

Aside from the increase in bulk permitted by the proposed overlay, the underlying zoning is largely untouched. There are some clarifications to the applicable set back rules to accommodate the adjustments in massing noted above, permission for the Planning Board to consider a waiver of applicable building façade rules along Bent Street, and a few standard clarifications regarding technical matters like how a commercial condominium would be treated.

Community Outreach: BMR began exploring redevelopment of the 320 Charles Street site in earnest in late 2023. The team had individual conversations with local residents, City staff, City Councilors, and others as it began to assess the site's development potential. Below is a summary of stakeholder engagement to date:

- Three community meetings (October 2024, December 2024, March 2025); these community meetings were advertised via local neighborhood groups, local

listservs, in *The Cambridge Day*, and by flyers distributed to more than 500 abutters;

- Three meetings with the East Cambridge Planning Team (ECPT), the neighborhood association of record for the area. Two subsequent meetings were held with an ECPT Subcommittee that was formed specifically to gather and provide feedback about this proposed project;
- Meeting with and presentation to the East Cambridge Business Association;
- Meeting(s) with leadership team members of the Linden Park Neighborhood Association;
- Ongoing communication and dissemination of community meeting presentations to City Councilors;
- Meeting with the East End House Senior Group, a group of East Cambridge residents aged 55+;
- Outreach to other community groups and organizations, including the East Cambridge Open Space Trust, Kendall Square Association, and Cambridge Chamber of Commerce;
- Attendance at community events, including a recent family ice-skating event sponsored by the East End House, to share information and collect feedback about the proposed project from those who might not otherwise be familiar with planning and zoning; and
- Many individual conversations with interested residents and local stakeholders.

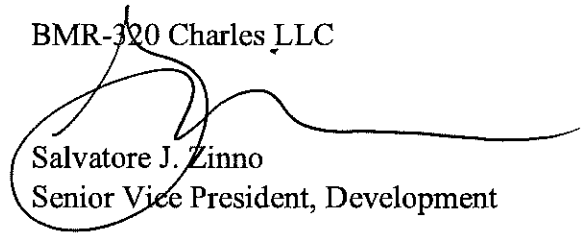
BMR also established a project-specific website with more information about the proposed rezoning, a “Frequently Asked Questions” page, community meeting presentations, a “Provide Feedback” form to facilitate input, and offering a meeting with a member of the project team. The website can be found at: <https://www.320charlesstreet.com>.

The goal of this outreach, all of which was voluntary, has been to solicit feedback from a diverse group of people about the long-term vision for this site, including the appropriate massing and scale of the proposed project, and its impact to the surrounding neighborhood. In turn, the design team has worked tirelessly to incorporate feedback: the building as envisioned is now shorter, further stepped back, and will have a façade that is feels warmer and more inviting than where we originally began. The community’s feedback has been instrumental, and, we believe, will result in a much better project.

We are excited to work with you in the formal review process for this proposed overlay district, and again upon submittal of a special permit for the 320 Charles Street redevelopment under this new zoning. We are committed to East Cambridge and doing all that we can unlock community benefits for the local neighborhood.

Very truly yours,

BMR-320 Charles LLC

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Salvatore J. Zinno
Senior Vice President, Development

Enclosures



CITY OF CAMBRIDGE
 CAMBRIDGE CITY HALL, 795 MASSACHUSETTS AVENUE
 CAMBRIDGE, MASSACHUSETTS 02139

TO THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

BMR-320 Charles LLC hereby petitions the City Council of the City of Cambridge to amend the Zoning Ordinance of the City of Cambridge, as amended, as follows:

- Amend the Zoning Map in the area(s) set forth in the attached text description(s) and map(s) by
 - changing the base Zoning District(s) from _____ to a new zoning designation(s) of _____
 - creating a new Overlay Zoning District(s) entitled See attached.
 - deleting or amending the boundaries of the current Overlay Zoning District(s) entitled _____

- Amend the text of the Zoning Ordinance as set forth in the attached text by
 - inserting a new Article(s) and/or section(s) numbered and entitled See attached.
 - deleting the current Article(s) and/or section(s) numbered and entitled _____
 - amending the current Article(s) and/or section(s) numbered and entitled _____

with the intent of See attached.

Contact Person: Salvatore Zinno
 Street Address: BioMed Realty, L.P., 314 Main Street, 14th Floor, Cambridge, MA 02142
 Telephone Number: 617-551-5926.
 E-mail Address: Sal.Zinno@biomedrealty.com

Attach the following materials:

- Signatures of 10 or more Cambridge residents registered to vote in Cambridge (if applicable – see attached page template)
- Map Amendments: a map and text description describing the exact boundaries of the area to be rezoned
- Text Amendments: a document providing the exact wording of all inserted, deleted, or amended sections (also provide in a word processing format to cityclerk@cambridgema.gov)

FOR CITY CLERK USE ONLY – Zoning Petition Number: _____

Submission Date: _____

Submission Date: _____ Page _____ of _____

Petition to Amend the Zoning Ordinance of the City of Cambridge with the intent of:

	Signature	Name	Address	Date
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FOR CITY CLERK USE ONLY – Zoning Petition Number: _____

ZONING PETITION FORM – ECCE OVERLAY DISTRICT

- The new Overlay Zoning District will be entitled: East Cambridge Community Enhancement Overlay District (“ECCE Overlay District”).
- New Article/Section: 20.1200 – East Cambridge Community Enhancement Overlay District
- The intent of the ECCE Overlay District is to augment base zoning by promoting additional development that will improve the edge of the district adjacent to Ahern Field, improve the pedestrian experience within the zoning district, and/or provide support for community services in East Cambridge. The ECCE Overlay District will facilitate the conversion of older industrial properties into more environmentally friendly, sustainable structures consistent with current City standards while achieving one or more of the aforementioned purposes. A project meeting the requirements of this Section will promote high quality development, and the goals of public health, safety, welfare and economic development.
- Textual Description of the Overlay District:

The East Cambridge Community Enhancement Overlay District consists of the land described in the attached legal descriptions and the street areas shown within the boundary of the included overlay map.

ECCE Overlay District – Legal Description

320 Charles Street:

Real property in the City of Cambridge, County of Middlesex, State of Massachusetts, described

as follows:

Northeasterly by Charles Street, five hundred thirty-five and 07/100 feet;

Southeasterly by Sixth Street, two hundred and 02/100 feet;

Southwesterly by Bent Street, five hundred thirty-five and 07/100 feet; and

Northwesterly by Fulkerson Street, two hundred and 02/100 feet.

Said parcel is shown as Lot 1 on said plan, (Plan No. 22737B).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry District of Middlesex County in Registration Book 511, Page 25, with Certificate 76471.

301 Binney Street/157 Sixth Street:

Parcel 1:

A certain parcel of land situated in Cambridge, in Middlesex County and Commonwealth of Massachusetts, bounded and described as follows:

Northwesterly: on Binney Street two hundred (200) feet, thence turning at right angles as running;

Northeasterly: along land shown on the plan hereinafter mentioned as belonging to Associates Transport, Inc., two hundred (200) feet to a point on the private way shown as Rogers Street on the plan hereinafter mentioned; thence turning at right angles and running;

Southeasterly: on Rogers Street two hundred (200) feet to a point on Sixth Street; thence turning at right angles and running; and

Southwesterly: on Sixth Street two hundred (200) feet to the point of beginning.

Containing 40,000 square feet and being the parcel of land shown on the plan entitled "Plan of Land in Cambridge, Mass." dated August 8, 1945, William S. Crocker, C.E., said plan being duly recorded with Middlesex South Registry District Deeds, Book 6893, Page 509; and also being the parcel of land shown on a plan of land entitled "Plan of Land in Cambridge, Mass. Property of Industrial Stainless Steel Inc." dated October 21, 1960, Schofield Brothers, Reg. Land Surveyors, said plan being duly recorded with the Middlesex South Registry of Deeds as Plan Number 1664 of 1960 at Book 9706, Page End.

Parcel 2:

A certain parcel of land with the buildings thereon situated in said Cambridge, bounded and

described as follows:

Northerly: by Rogers Street, three-hundred thirty-five and 27/100 (335.27) feet;
Easterly: by land now or formerly of Harry J. Dowd, two hundred and No/100 (200) feet;
Southerly: by Binney Street; and
Westerly: by Fulkerson Street.

Said Parcel 1 and Parcel 2 are together with the fee in Rogers Street to the center of said Rogers Street to the extent that the Parcels abut Rogers Street.

304-322 Bent Street (aka 320 Bent Street):

The land with the buildings thereon, situated in Cambridge, Middlesex County, Massachusetts, and shown as the parcel containing 40,000 square feet of land on a plan entitled "Boston & Albany R.R.- Cambridge land conveyed by B & A R.R. Co. to Stahleker Steel Corp.", dated October 30, 1945, and signed by L. J. Murphy, District Engineer and recorded with the Middlesex South District Registry of Deeds, Book 6944, Page 383, and bounded and described according to said plan, as follows:

Northeasterly: by Bent Street, 200 feet;
Southeasterly: by land of the Boston & Albany R.R. Co., 200.02 feet;
Southwesterly: by Rogers Street, 200 feet;
Northwesterly: by Fulkerson Street, formerly known as Ninth Street, 200.02 feet.

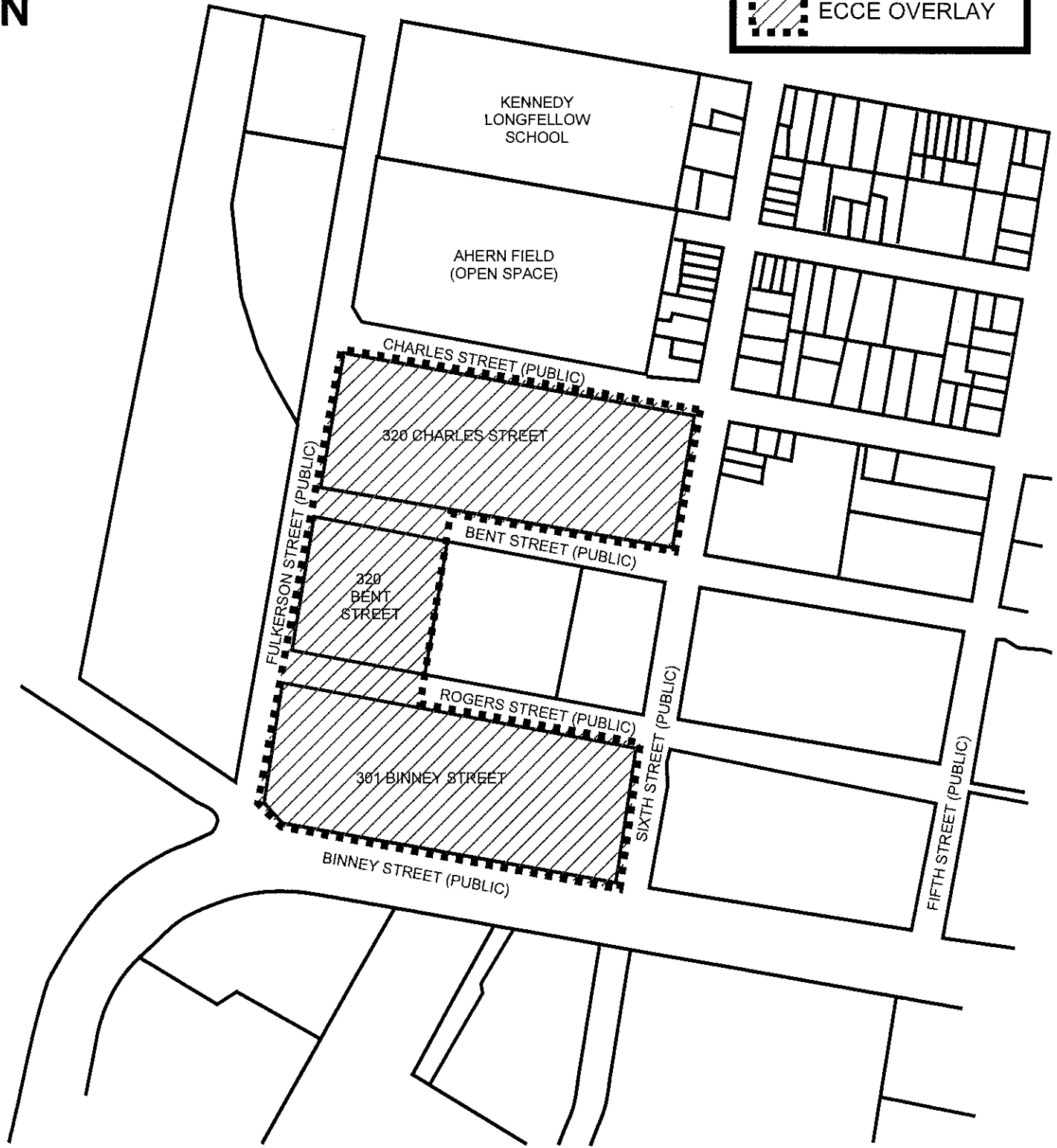
EAST CAMBRIDGE COMMUNITY ENHANCEMENT OVERLAY DISTRICT
ECCE OVERLAY PLAN

NOT TO SCALE



LEGEND

- PARCEL LINES
- ECCE OVERLAY



The owner of land to be affected by this petition hereby petitions the City Council of the City of Cambridge to amend the Cambridge Zoning Ordinance and the Cambridge Zoning Map, both as most recently amended, as follows:

Add a new Section 20.1200 to Article 20.000 of the Zoning Ordinance of the city of Cambridge as set forth in the attached document.

Amend the Zoning Map of the City of Cambridge to add a new East Cambridge Community Enhancement Overlay District overlaying that certain area labeled as “East Cambridge Community Enhancement Overlay District” on the attached map entitled “East Cambridge Community Enhancement Overlay District Plan”.

20.1200 East Cambridge Community Enhancement Overlay District

20.1201 Establishment and Scope.

There is hereby established the East Cambridge Community Enhancement Overlay District, which is governed by the regulations and procedures specified in this Section 20.1200. It is the intent of this Section that these regulations will apply to land within the East Cambridge Community Enhancement Overlay District.

20.1202 Purpose.

It is the purpose of the East Cambridge Community Enhancement Overlay District (the "ECCE Overlay District") to augment base zoning by promoting additional development that will improve the edge of the district adjacent to Ahern Field, improve the pedestrian experience within the zoning district, and/or provide support for community services in East Cambridge. The ECCE Overlay District will facilitate the conversion of older industrial properties into more environmentally friendly, sustainable structures consistent with current City standards while achieving one or more of the aforementioned purposes. A project meeting the requirements of this Section will promote high quality development, and the goals of public health, safety, welfare and economic development.

20.1203 Applicability.

Development in the ECCE Overlay District shall be controlled by the regulations governing the Industry A-I District, except as modified by the requirements of this Section 20.1200, which shall apply in lieu of the regulations of the Industry A-I District. Where the regulations applicable to the Industry A-I District differ from the requirements of this Section 20.1200, the provisions of this Section shall apply. The ECCE Overlay District shall be established on the Zoning Map of the City of Cambridge pursuant to the provisions of Section 3.20. A project that is subject to an ECCE Overlay Special Permit, as defined in Section 20.1204, shall not be subject to the provisions of the Eastern Cambridge Housing Overlay District (Section 20.40 of the City of Cambridge Zoning Ordinance) (the "ECHO District").

20.1204 Procedure.

Construction, use and development of new buildings under this Section shall be authorized by Special Permit granted by the Planning Board ("ECCE Overlay Special Permit"). In granting an ECCE Overlay Special Permit, the Planning Board shall find that the intent of this Section has been satisfied.

20.1205 Permitted Uses.

Uses permitted in the ECCE Overlay District shall be governed by the base zoning district. In addition, preschool, day care centers and kindergarten uses shall be permitted without further zoning relief for development that obtains an ECCE Overlay Special Permit under this Section 20.1200.

20.1206 Dimensional Requirements.

20.1206.1 Permitted Floor Area Ratio

The maximum Floor Area Ratio within the ECCE Overlay District shall be governed by the requirements of this Section 20.1206.1:

- (1) Permitted Existing Floor Area Ratio. The maximum permitted Floor Area Ratio for each new or expanded building on a lot within this ECCE Overlay District shall not exceed the permitted Floor Area Ratio shown in the following table:

Street Address	Permitted Floor Area Ratio
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320 Bent Street	1.25, subject to the provisions of the ECHO District.
301 Binney Street/157 Sixth Street	1.25, subject to the provisions of the ECHO District.
320 Charles Street	1.25, subject to the provisions of the ECHO District, but increasing to 2.8 with an ECCE Overlay Special Permit.

- (2) Permitted Additional Floor Area Ratio. A project seeking an ECCE Overlay Special Permit will qualify for additional Floor Area Ratio beyond what is permitted by underlying zoning, where provided above, by election of at least one of the following community services support alternatives: (1) enhancements to the Sixth Street corridor within the zoning district for the benefit of pedestrians and/or cyclists; (2) streetscape improvements along Charles Street to improve the pedestrian environment ; or (3) improvements (or funding for the same) to the public Ahern Field facilities located on Charles Street.

20.1206.2 Building Height.

The maximum Building Heights within the ECCE Overlay District shall be governed by the requirements of underlying zoning except as otherwise provided in this Section 20.1206.2:

- (1) Existing Building Height. The maximum Building Height for each new or expanded building on a lot within this ECCE Overlay District shall not exceed the permitted maximum Building Height shown in the following table:

Street Address	Maximum Building Height
320 Bent Street (tax parcel 31-15)	45 feet, subject to the provisions of the ECHO District.
301 Binney Street (tax parcel 31-13)	45 feet, subject to the provisions of the ECHO District.
320 Charles Street (tax parcel 32-53)	45 feet, subject to the provisions of the ECHO District, but increasing to 65 feet with an ECCE Overlay Special Permit.

- (2) Permitted New Building Height. A project seeking an ECCE Overlay Special Permit will qualify for additional height beyond what is permitted by underlying zoning, where provided above, by election of at least one of the following community services support alternatives: (1) enhancements to the Sixth Street corridor connecting Kendall Square to the East Cambridge neighborhood for the benefit of pedestrians and/or cyclists; (2) streetscape improvements along Charles Street to improve the pedestrian environment; or (3) improvements (or funding for the same) to the public Ahern Field facilities located on Charles Street.

In granting an ECCE Overlay Special Permit, the Planning Board shall have the discretion to waive the requirements of Section 19.56(5) of the Ordinance with respect to the portion of the façade of a proposed building that fronts only on Bent Street.

Appropriate screening for any rooftop mechanical equipment shall be provided in compliance with Section 19.58 of the Zoning Ordinance to the fullest extent permitted by the applicable provisions of the building code.

20.1206.3 Setbacks.

There shall be no minimum required front, rear or side yard setbacks, except as set forth in the base zoning district. With an ECCE Overlay Special Permit, the setback rules set forth in Sections 5.23.1, 5.34, 19.52, and 19.58(1) of the Ordinance are not applicable and setbacks shall be as follows:

- (1) (a) Where the project lot abuts a residential zone (including one located across the street), (a) the building elements enumerated in Section 5.23(a) and (g) as exceptions to height must be below one or more forty-five (45) degree bulk control planes. Each bulk control plane shall begin, in the vertical dimension, at the maximum height limit permitted in the non-residential zoning district. In the horizontal dimension, the plane shall begin at the residential/non-residential zoning district line (or, if the residential zoning district is located across the street from the non-residential zoning district, the center of the street). Thereafter the bulk control plane shall rise from its beginning over the non-residential zoning district. (See illustrative Figure 1 attached).
- (b) The limitations in Paragraph (a) above may be waived by Special Permit from the Planning Board upon a finding by the Planning Board that the additional height is necessary. In making that determination the Planning Board shall consider the special and unique requirements of the use that the elements are serving, any special constraints imposed by the site upon which the building is located, the nature and character of development in the adjacent residential district, and the extent to which successful efforts are made to minimize the visual and acoustical impact of the elements on neighbors.
- (2) Where no setback is required, all mechanical equipment carried above the roof shall not be located closer than 10 feet to any property line abutting a residential district or open space district (whether or not across the street) or it shall be entirely contained within the building. This Paragraph (2) shall not apply to electrical equipment whose location is mandated by a recognized public utility.
- (3) No rear or side yard setbacks shall apply where a lot abuts streets on all sides.

Any part of the perimeter of a project subject to an ECCE Overlay Special Permit that fronts on an existing street or Public Open Space should be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping, and screening.

20.1207 Residential Density.

The maximum number of dwelling units per square foot shall be governed by the base zoning district.

20.1208 Open Space.

The maximum open space shall be governed by the base zoning district. Open space to be constructed as part of a proposed project under an ECCE Overlay Special Permit shall include, without limitation, the following: parks; plazas; lawns; landscaped areas substantially open to the sky; playgrounds; balconies; roofs developed for private or public recreational or leisure usage; pedestrian ways such as bridges, decks, arcades, loggias, and gallerias as specified by the Planning Board; and such other areas or spaces determined, or approved, by the Planning Board to be open space.

20.1209 Off Street Parking, Bicycle Parking, and Loading.

There shall be no minimum required off-street parking in the ECCE Overlay District. Off-street parking shall not exceed the maximum off-street parking ratio provided by the base zoning district. Bicycle parking and loading requirements shall be as set forth in the base zoning district.

In granting an ECCE Overlay Special Permit, the Planning Board may waive any requirements for the amount, location and design of loading facilities within the ECCE Overlay District, and may permit loading facilities to be shared across various uses within the ECCE Overlay District.

20.1210 Other Dimensional Requirements.

Frontage, lot size, and lot width shall be governed by base zoning. Except as set forth in this Section 20.1200, there shall be no minimum building setbacks or other minimum or maximum building dimensional requirements other than as provided by this Section 20.1200; however, all dimensional characteristics of a project built under an ECCE Overlay District Special Permit shall be subject to review and approval by the Planning Board.

20.1211 Special Permit Requirements.

The Planning Board, in approving an ECCE Overlay Special Permit under this Section 20.1200, shall find:

- A. That such project provides support for community services to East Cambridge.
- B. That such project enhances the pedestrian and bicycle corridors serving Ahern Field by improving the streetscape with landscaping and outdoor activities.
- C. Overall character of development on the site should facilitate a transition between the concentration of lab buildings in Kendall Square to the low-rise character of the well-established East Cambridge neighborhood.
- D. Addresses concerns for the overall design of the building and site, including screening of mechanical systems, managing light spill at night, locating loading docks away from pedestrians, cyclists, and street traffic to the extent practicable, and minimizes net new shadow cast across Ahern Field.
- E. The proposed development is generally consistent with (a) the policy objectives set forth in the then current Eastern Cambridge Plan and Envision Cambridge and (b) the guidance provided in the Eastern Cambridge Design Guidelines, as affected by this terms of this Section 20.1200 (e.g., where the Eastern Cambridge Design Guidelines conflict with this Section 20.1200, the provisions of this Section 20.1200 shall govern).
- F. If possible, provide for active programming for the ground floor of commercial development such as a publicly-accessible community space and restrooms, and incorporate a facade design that avoids blank walls.
- G. Either on site, or through enhancements to Ahern Field, provides for passive open space with seating, plantings, trash bins, and bike racks that complement use of Ahern Field, or otherwise provides improvements to Ahern Field.
- H. The proposed development will comply with applicable provisions of Sections 22.20, 22.30, and 22.90 of the Ordinance to the extent required.

20.1212. Condominium Property Regime.

Nothing in this Section 20.1200 shall prevent a developer from submitting a building(s) subject to an ECCE Overlay Special Permit to a condominium property regime. The violation of the conditions of an ECCE Overlay Special Permit by one owner or occupant of a condominium unit within a development shall not be deemed to be a violation by any other owner or occupant within the development, but shall be deemed to be a violation by the owner or occupant of the condominium unit(s)/premises violating the conditions of the ECCE Overlay Special Permit. Nothing herein shall limit the rights of a condominium association against a violating owner or occupant.

20.1213 Minor Modifications.

In granting an ECCE Overlay Special Permit, the Planning Board may include a provision allowing for approval of additional Retail or Consumer Service Establishment uses or other minor modifications to the Special Permit by written approval of the Planning Board, without the necessity of seeking an amendment to the Special Permit in the manner required by Section 10.40 of the Zoning Ordinance.

20.1214 Letter of Commitment.

Issuance of any base building permit or certificate of occupancy for any new building in the ECCE Overlay District approved pursuant to a Special Permit granted under this Section 20.1200 shall be conditioned on certification by all relevant departments of the City to the Superintendent of Buildings that the building is proceeding in accordance with that certain Letter of Commitment dated _____, 2025.

Figure 1

**EAST CAMBRIDGE COMMUNITY ENHANCEMENT OVERLAY DISTRICT
BULK CONTROL PLANE DIAGRAM**

NOT TO SCALE

