

"Friends of Observatory Hill Village" Zoning Petition

## Introduction to Observatory Hill Village District Overlay Petition

The Observatory Hill Village is a small-scale mixed business/residential community, in which a close and caring relationship exists between residents, business-owners and the surrounding neighborhoods. Many of the proprietors and their employees are Cambridge residents. This unique village atmosphere must be retained as the area undergoes redevelopment of recently purchased properties.

For such a busy thoroughfare, Concord Avenue has two narrow lanes of traffic with parking on only one side of the street. Sidewalks are narrow as well, so that buildings facing each other across the street are quite close. In keeping with this ambience, new buildings and streetscapes should have a scale, urban design, and mix of uses that strengthens the village character while also respecting the area's historic character.

### Goals:

- Promote the village atmosphere of the Observatory Hill Village area:
  - retain existing mix of local retail/restaurants, community oriented uses (library, cafes and yoga studio), and two and three-family housing.
  - enhance the scale of the village:
    - widen sidewalks for pedestrian safety, significantly healthier tree growth and outdoor café dining
    - maintain building heights at 35'
    - establish front setbacks of 5' for commercial properties and maintain 10' for residential dwellings; mixed use buildings' first floor non-residential 5' and second floor residential 10'
    - protect the residential abutting neighbors with appropriate rear and side yard setbacks
  - preserve the current parking density that allows residents, their visitors, and their contractors to park and provides some short-term parking for businesses
  - encourage and accommodate small local businesses and ensure that new buildings include space for much desired community-oriented commercial uses
- Create village design guidelines and a local review process similar to Harvard/Central Square Advisory Committees oversight and recommendations to the Planning Board
  - promote Village architecture and scale
  - develop public meeting places
  - preserve existing architectural features
  - slow traffic and reduce truck impact
  - ensure new construction fits existing character

NOTE: Proposed dimensional requirements and related footnotes for the overlay district follow on page 2. Variations from the existing base district are highlighted in bold type.

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Table 5-1. Table of Dimensional Requirements - Residential Districts with Proposed Overlay  
**Notes: Only footnotes relevant to the petition are included below. Residential B dimensions are included because it immediately abuts the proposed overlay.**

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
					Front	Side	Rear		
Res. C-1	0.75	5,000	1,500	50	$\frac{H+L(a)}{4}$	$\frac{H+L(n)}{5}$	$\frac{H+L(c)}{4}$	35	30%
<b>Proposed Overlay</b>	0.75	5,000	1,500	50	$\frac{H+L(a)}{4}$	$\frac{H+L(n)}{5}$	<b>25 (o)</b>	35	30%
Res. B	0.50 (j)	5,000	2,500 (j)	50	15	7'-6" (sum of 20)	25 (c)	35	36%

**Footnotes**

(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.

(c) In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.

**(o) Rear yard setback shall consist exclusively of green area as defined in Section 2.000.**

Table 5-3. Table of Dimensional Requirements - Business District with Proposed Overlay  
**Note: For purposes of brevity, only footnotes relevant to the petition are included below.**

District 25(c)	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
					Front	Side	Rear		
Bus. A-1	1.0/0.75	none	1,200	none	none	none	$\frac{H+L(a)}{5}$	35	none
<b>Proposed Overlay</b>	1.0/0.75	none	1,200	none	<b>5 (q),(r)</b>	none (s)	<b>25 (t)</b>	35	<b>(u)</b>

**Footnotes**

(a) In no case may a building be nearer the rear lot line than twenty (20) feet.

**(q) Given the narrowness of existing sidewalks in the district the setback shall be an extension of the sidewalk,**

**(r) Upper floors above a non-residential first floor shall be setback ten (10) feet.**

**(s) A seven foot six inch (7'-6") side yard setback shall be required when the neighboring property consists of a free-standing structure existing as a single or multifamily residence as of October 15, 2016,**

**(t) Rear yard setback shall consist exclusively of green area as defined in Section 2.000.**

**(u) Open space requirements for a lot shall be determined by the percentage of mix of uses on the lot: The residential portion shall be based on Res C-1 requirements.**

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## 20.x00 OBSERVATORY HILL VILLAGE OVERLAY DISTRICT

**20.x01 Establishment and Scope.** There is hereby established the Observatory Hill Village Overlay District, herein referred to as the district, which shall be governed by the regulations and procedures specified in this Section 20.x00. It is the intent of this section that these regulations will apply to the area described generally as Business A-1 zoning district located at the intersection of Concord and Huron Avenues extending to the intersection of Concord and Walden Street.

**20.x02 Purpose.** It is the purpose of this Section 20.x00 to augment base zoning regulations in the district in order (a) to protect and promote the existing retail, service and residential ecosystem, (b) to create a more harmonious and consistent village image for development in the district and adjacent areas, to encourage good building design and site development which enhances the pedestrian amenities in the district, (c) to ensure that changes in the district are compatible with the scale, character and close proximity of the abutting neighborhoods, (d) to encourage the retention of existing buildings of historic value and uses which serve the abutting neighborhoods, and (e) to discourage new development inappropriate in both scale and design.

**20.x03 Applicability.** The Observatory Hill Village Overlay District shall be an overlay district on the zoning map established by Section 3.20. Existing street addresses include 181-299 and 186-298 Concord Avenue, the northwest property-line of 147 to 175 and 152 to 184 Huron Avenue, 21 to 25 Manassas Avenue, and 297 to 379 and 363 to 380 Walden Street.

**20.x03.1** The buildings and land uses within said district shall be controlled by the pertinent regulations within the BA-1 zoning district, except as modified by the requirements of this Section 20.x00, which shall apply in addition to regulations imposed, by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 20.x00 the stricter provisions shall apply except where a waiver from those requirements is granted by special permit from the Planning Board under the provisions of this Section 20.x00.

**20.x04 Dimensional Standards in the Observatory Hill Village Overlay District.**

**20.x04.1 Maximum Height:** The maximum height of any structure in the Overlay District shall be 35 feet or the height applicable in the base district, whichever is less. This may be increased by special permit when an existing one-story structure, taller than fifteen (15) feet, is incorporated into a mixed use residential structure with an approved non-residential first floor use. In which case the existing one-story structure's height above fifteen (15) feet shall be added to the thirty-five (35) foot maximum height, but in no case may it be more than two (2) additional feet for a total of thirty-seven (37) feet.

**20.x04.2 Modifications to the Definition of Gross Floor Area.** Notwithstanding the definition of Gross Floor Area contained in Article 2.000 - Definitions, the following shall not be included as part of the gross floor area of any building in the Overlay District:

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1. Enclosed bays and other small projections from the principal street wall plane of a residential building or upper residential floors of a mixed-use building normally included as gross floor area, provided they are two and a half (2.5) feet or less in depth and further provided that the following conditions are met:
  - a. The maximum width of the projection does not exceed eight (8) feet in length;
  - b. No more than forty (40) percent of the area of each principal wall plane is covered with such projections.

**20.x05 Restrictions in Required and/or Provided Setbacks.** That area between the principal wall plane of a building and a public street whether required or provided shall be devoted to Green Area Open Space as defined in Article 2.000 of this Ordinance, an expansion of the adjacent public sidewalk, landscaped or paved area devoted exclusively to pedestrian use and extending along the entire length of the lot facing the street. Areas devoted to vehicular use are prohibited from this area with the exception of access drives to parking facilities located elsewhere on the site and which shall be limited to a total of twenty-five (25) feet of width for each one hundred (100) feet of lot frontage.

The required Green Area Open Space, landscaping or other paved area devoted to pedestrian uses shall be located at the mean grade of the relevant public sidewalk or open space at the property line unless an exception is granted under the provisions of Section 20.108 of this Section 20.x00.

**20.x06 Use Restrictions.** The ground (first) floor of that portion of a building facing a public street shall consist of Gross Floor Area devoted to any one or combination of the following uses: Residential (Section 4.31), Office (Section 4.34, excluding banks, trust companies or similar financial institutions), Local Retail Business (Section 4.35 excluding manufacturing, assembly or packaging of consumer goods), Institutional (Section 4.33) meeting the following conditions:

1. At least eighty (80) percent of the floor elevation of the ground (first) floor shall be no higher than the four (4) feet above the mean grade of the adjacent public sidewalk or public park, at the property line, except that Retail Business and other active non-residential uses in new construction shall be located at mean grade;
2. The use shall have a depth of at least twenty (40) feet;
3. Where a lot fronts on two streets the provisions of this Section 11.106 shall apply only to the principal arterial street frontage provided the remainder of the ground floor of the building facing the public street shall be screened with a permanent wall in materials equal in quality to those of the rest of the building and having a minimum opacity of fifty (50) percent.
4. The ground (first) floor use of any building, to a minimum depth of forty (40) feet from the ground floor building facade fronting the principal arterial street, shall not



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include areas of parking facilities in a structure that is not underground according to the standards and definitions set forth in Section 5.25 of this Zoning Ordinance. Without limitation, in accordance with Section 5.25, this exclusion shall apply to parking spaces and vehicular access drives that are either fully enclosed within the building, or covered by a structure above while remaining open on the sides. Access drives that are open to the sky are permitted in accordance with the requirements of Section 20.105 above.

**20.x07 Design Standards**

**20.x07.1 Building Facades.** Building facades shall be designed to enhance the visual quality of the district, create an environment pleasant and inviting for the pedestrian and compatible with the residential neighborhoods in close proximity to the district. The following standards shall apply:

1. Principal building entrances shall face Concord Avenue, Huron Avenue or Walden Street where a lot abuts any of those streets;
2. Where office and/or retail uses are accommodated on the ground floor each separately leased space shall have an individual public entrance onto the abutting street where any portion of the space fronts towards the street;
3. Facades facing a public street, a public park, or designated city landmark building, or building in a local historic district or neighborhood conservation district, on an abutting lot, shall consist of a minimum twenty-five (25) percent clear glass in total for the facade, with clear glass increased to fifty (50) percent on the ground floor where retail and office uses are established. The maximum amount of clear glass permitted shall be seventy-five (75) percent of the facade. Reflective and opaque glass shall be prohibited.

**20.x08 Divergence from the standards specified in Sections 20.x05 - 20.x07 may be allowed by issuance of a special permit from the Planning Board. The Board shall grant such a permit upon its determination that the development proposed will better serve the village objectives of this Section 20.x00 than if the standards were specifically followed and that the criteria specified in Section 10.43 will be satisfied.**

The Board shall be guided in its determination by guidelines as established for this portion of the district. This Section 20.x08 is intended for variations from the standards, which may be appropriate in specific locations and circumstances and where careful design detail is a controlling factor.

**20.x09 Nonconforming Structures.** Notwithstanding the provisions of Section 8.23, that portion of a legal, nonconforming structure lying within the Observatory Hill Village Overlay District which is destroyed or damaged by fire, explosion, or other catastrophe may be rebuilt or restored and used again, in the same way as it had been legally used immediately before the damage, without limit as to cost of such rebuilding or restoring provided the following conditions are met:

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1. Any restoration or rebuilding shall commence within twelve (12) months after the catastrophe;
2. The structure shall be restored or rebuilt to the same design, including materials and design details as existed previously; or should the restoration not be feasible necessitating that the structure be rebuilt to a different design, said design shall be at least equal to the original design of the structure in quality of materials used, the quantity and quality of design details employed, and the compatibility of the site design with abutting properties;
3. The Community Development Department shall certify to the Superintendent of Buildings that the above conditions have been met.

With respect to the comparability of newly designed buildings, the Community Development Department shall consult the Cambridge Historical Commission for structures greater than fifty (50) years old. Should the Community Development Department find that said conditions have not been met the restoring or rebuilding shall require a special permit from the Board of Zoning Appeal.

The restored or rebuilt structure shall in no aspect increase the nonconforming nature of the original structure; nothing in this Section 20.x10, however, shall prohibit a rebuilding or restoring which reduces the nonconforming nature of the original structure.

**20.x10 Additional Standards Applicable in the BA-1 District.**

**20.x10.1 Purpose and Intent.** The purpose of the Observatory Hill Village Overlay District shall apply equally within the district included BA-1 District. The intent of the district additional standards is to encourage the retention and expansion of pedestrian-friendly ground floor retail and other active non-residential uses on the ground floors of buildings in the district.

Additionally, as sites are redeveloped in the future, new buildings and streetscapes should have a scale, urban design, and mix of uses that strengthens the village character of the district as the principal commercial corridor serving the surrounding district neighborhoods while also respecting the area's historic characteristics.

**20.x10.2 Use Regulations.** In addition to the requirements set forth in Section 20.x06, the following regulations shall apply.

**20.x10.21 Required Ground Floor Non-Residential Uses.** The ground floor of any building in the district shall consist of at least one (1) active non-residential use meeting the following requirements:

1. *Range of Qualifying Uses.* The required ground floor active non-residential uses shall be limited to one or a combination of the following uses, to the extent permitted in the base zoning district:

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- a. Section 4.34 a (office of a physician, dentist or other medical practitioner not located in a clinic listed under subsection 4.33(d)), b (office of an accountant, attorney, or other non-medical professional person (includes properly licensed massage therapists), c (real estate, insurance or other agency office), d (general office use);
  - b. Section 4.35 a (retail sales), c (barber shop, beauty shop, laundry and dry cleaning pickup agency, shoe repair, self service laundry or other similar establishment), d (hand laundry, dry cleaning or tailoring shop), e (lunchroom, restaurant, cafeteria), f (restaurant), g (entertainment), h (theater or hall for public gatherings), i (commercial recreation), k (printing shop, photographer's studio), l (veterinary establishment, kennel, pet shop or similar establishment), o (fast order food establishment only by variance), q (art/craft studio), r (bakery, retail)
  - c. Section 4.36 a (sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors; commercial greenhouse or garden);
  - d. Section 4.56 a(4) (religious or social recreation center), c(4) (college theater), e(4,5,6) (medical clinics), f (social service or community center), g(3) (museum), g(5)(public park, playground, or public recreation building), i(2) (museum or non-commercial gallery).
2. *Minimum Depth.* The required ground floor uses shall have a minimum depth of forty (40) feet measured from the principal street frontage of the building (or the full depth of the building if less than forty (40) feet).
  3. *Floor Elevation.* The floor elevation of the required ground floor uses shall be at the mean grade of the adjacent public sidewalk.
  4. *Minimum Linear Frontage.* The required ground floor non-residential use shall occupy a minimum of 75% of the linear frontage of the building facing the principal street.
  5. *Individual Store Size.*
    - a. In portions of the included BA-1 District, any separately leased required ground floor non-residential use shall contain no more than one thousand five hundred (1,500) square feet of Gross Floor Area, which calculation of square footage shall exclude any floor area located below grade. However, the Planning Board may grant modifications to such Gross Floor Area limitation, pursuant to Section 20.x10.22 below, to accommodate a pre-existing non-residential use or building or for other reasons that are in support of the non-residential use purposes of the district.

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6. *Minimum Ground Floor Height.* For any ground floor portion of a building containing a required non-residential use the minimum ground floor height shall be fifteen (15) feet measured in the manner described in Paragraph 20.110.42. If the ground floor height is reduced below fifteen (15) feet by special permit or variance, there shall be a commensurate reduction in the total height of the building.

**20.x10.22 Modifications to Standards.** As set forth below, the Planning Board may grant a special permit to waive certain requirements of Subsection 20.x10.21 above. A project receiving a special permit pursuant to this Subsection 20.x10.22 shall be considered to meet the requirements of Subsection 20.x10.21 for the purpose of applying the other provisions of this Section 20.x10.

1. Modifications to the Dimensional Provisions of Subsection 20.x10.21

The Planning Board may approve modifications to the dimensional requirements set forth in Subsection 20.x10.21 Paragraphs (2-6) upon making a determination that (a) the proposed modified dimensions do not substantially derogate from the intent of the requirement to provide for a reasonably continuous active ground floor frontage along the public street and (b) the overall floor area of required active non-residential ground floor uses is not substantially reduced and (c) the modifications are the minimum necessary to reasonably accommodate the new construction or use on the lot.

2. Additional Non-Residential Uses Not Otherwise Permitted in Subsection 20.x10.21

The Planning Board may approve active non-residential ground floor uses not specifically listed in Subsection 20.x10.21 Paragraph (1), to the extent permitted in the base zoning district, upon making a determination that an alternate ground floor use will provide services or amenities to the general public and will promote an active, pedestrian-friendly street front consistent with the objectives of this Overlay District and the purpose of the standards applicable in the BA-1 Districts.

**20.110.23** In general, it shall not be allowed to construct a new building in the district directly fronting Concord and Huron Avenues and Walden Street that cannot meet either the requirements of Section 20.x10.21 or the standards by which modifications to that section are permitted by special permit as set forth in Section 20.110.22.

However, the Planning Board may grant a special permit to waive the requirements of Section 20.x10.21 to allow the construction of a building substantially or completely devoted to residential use provided the Board determines that all of the following conditions and requirements are met:

- (a) the existing site does not currently contain active non-residential uses as listed in Subsection 20.x10.21 Paragraph (1), and has not contained such uses within the past five (5) years prior to applying for a special permit;



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(b) the provision of active non-residential ground floor uses would be detrimental to abutting properties or to the neighborhood character; and

(c) active non-residential ground floor uses would not be commercially viable at that specific location.

A project that has been exempted from the requirements of Subsection 20.x10.21 by special permit as set forth in this Subsection 20.x10.23 or by variance shall not be considered to meet the requirements of Subsection 20.x10.21 for the purpose of applying the other provisions of this Section 20.110.

### 20.110.3 Dimensional Regulations

**20.110.31 FAR.** Notwithstanding the general applicability standards set forth in Subsection 20.x03.1, the following Floor Area Ratio (FAR) limitations shall apply in place of those set forth in the base zoning district or elsewhere in the Overlay District to the portions of a lot contained within the district BA-1 District, provided that such lot has direct frontage onto Concord and Huron Avenues and Walden Street. For a lot with no direct frontage onto Concord and Huron Avenues and Walden Street, and for portions of a lot that are not contained within the BA-1 District, the FAR requirements generally applicable in the BA-1 base district or elsewhere in the Overlay District shall apply.

**20.x10.32 Basement Gross Floor Area Exemption.** Notwithstanding any provision of the applicable base zoning district, in the BA-1 District the Gross Floor Area of any basement space directly accessed through and serving a non-residential ground floor establishment of any mixed use building facing Concord and Huron Avenues and Walden Street shall be exempt from the calculation of FAR.

**20.x10.33 Floor Area Waiver for Enclosed Bays and Projections.** The following provisions shall apply in place of the provisions set forth in Subsection 20.x04.2. Notwithstanding the definition of Gross Floor Area contained in Article 2.000 – Definitions, the floor area contained within enclosed bays and other small projections from the principal wall plane of a building beginning at the second floor normally defined as Gross Floor Area, shall be exempted from the calculation of GFA and FAR on a lot, provided all of the following standards are met:

1. The exempted bays and projections must not extend more than two and a half (2.5) feet from the principal exterior wall plane of the building, and no individual bay or projection may exceed eight (8) feet in width.
2. No more than fifty (40) percent of the area of each principal wall plane may be covered with such projections.

**20.x10.34 Maximum Height.** Generally, the maximum height of any structure shall be the height applicable in the base district. However, notwithstanding the base district regulations and notwithstanding the general applicability standards set forth in 20.x03.1, to the extent that the height of the ground floor of an existing non-residential space

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exceeds fifteen (15) feet as measured in the manner described in Paragraph 20.x10.42 below, the maximum height may be increased beyond 35' assuming two floors of residential above at ten (10) feet each in the district for any mixed use building, which incorporates the existing one-story structure with direct frontage onto Concord Avenue, Huron Avenue or Walden Street. In no case, may the resulting height of the project exceed thirty-seven (37) feet.

Additionally, the provisions of Footnote 5.33(k) shall apply to rear portions of a building within 50 feet of a residential zoning district line.

**20.x10.35 Restrictions in Required and/or Provided Setbacks.** The requirements set forth in Section 20.x05 shall apply. However, where a building fronts on more than two streets, the provisions of Section 20.x05 shall apply on only two streets. In any case, where a building fronts Concord and Huron Avenues and Walden Street, the provisions of Section 20.x05 shall apply to those Avenues and not other intersecting streets.

**20.x10.36 Required Front Yards.** In the BA-1 District, notwithstanding the provisions of footnote (m) in Section 5.33, Paragraph 2 of this Zoning Ordinance, a five-foot front yard setback shall be required in all instances unless the Planning Board reduces or waives the requirement upon granting a special permit. Such special permit may be granted if the Planning Board finds that, considering the size of the sidewalk and the setbacks of the abutting buildings, a reduction or waiver of the requirement would support the purpose and objectives of the Observatory Hill Village Overlay District.

**20.x10.36 Required Rear Yards.** The required setback of any building must be landscaped as a buffer to adjacent residential neighbors.

**20.x10.4 Design Standards.** Buildings shall conform to the requirements set forth in Section 20.x07, except as modified below.

**20.x10.41 Building Facades.** The requirements for public entrances and clear glass set forth in Subsection 20.x07.1 Paragraphs 2 and 3 shall apply to any ground-floor non-residential use, including those uses required by Subsection 20.x10.21. Required clear glass on the ground floor facade shall be distributed on the facade such that at least seventy-five (75) percent of the required glass is located below the midpoint between the finished floor and the underside of the joists above.

**20.x10.42 Measurement of Building Facades.** For purposes of this Section 20.x10, where reference is made to the area of the facade of any given floor, the vertical dimension of that floor shall be measured from the finished interior floor to the underside of the structural joists of the floor above. The horizontal dimension shall be measured to the centerline of the demising wall of a separately leased space, or to the exterior wall of the building, as applicable. Where reference is made to the entire facade, the vertical dimension shall be measured from the mean grade of the facade facing the street (or other feature) to the underside of the structural rafters supporting the roof.

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**20.x10.5 Parking Exemption for Seasonal Outdoor Seating.** Notwithstanding any provision of the applicable base zoning district, seasonal, temporary outdoor seating available for any length of time between April 15 and October 31 shall be exempt from the parking requirements of Section 6.36.5 (e) and (f) for any retail use listed in Section 6.36.5 (e) or (f), provided that the total number of seasonal seats does not exceed fifty (50) or fifty percent of the total number of permanent seats provided at the establishment, whichever is less.

**20.x10.6 Existing and Historic Structures**

**20.x10.61** The building design standards and conditions set forth in Section 20.x06 Paragraphs (1) and (2), Section 20.x07, and Subsection 20.x10.21 Paragraphs (2), (3) and (6) shall not apply to any building constructed before April 5, 2012. However, a building constructed before April 5, 2012, which in whole or in part meets the requirements of this Section 20.x00, shall not be altered so as to increase the degree to which it does not comply with this Section 20.x00.

**20.x10.62** Any lot containing a historic structure as listed below, or as may be designated a Preferably Preserved Significant building by the Cambridge Historical Commission shall be exempt from the requirements of 20.x10.21. If the applicable requirements of Section 20.x10.21 are not met, the lot shall not be considered a Mixed Use Lot under the provisions of Subsection 20.x10.31 above.

However, notwithstanding any other provisions of Subsection 20.x10.31, the Planning Board may grant a special permit to increase the allowed FAR in the BA-1 Districts on the portion of the lot within the overlay district, but not to exceed 1.0, for any combination of permitted uses upon finding that the increased FAR would (a) facilitate the preservation of the historic structure through economic reuse, (b) preserve the essential historically significant elements of the structure's architecture and setting, (c) introduce uses that are respectful of the structure's historic character, and (d) advance the stated purpose of the district purpose of the standards applicable in the BA-1 District:


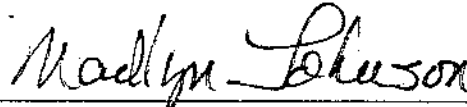
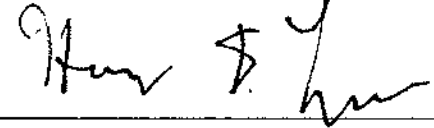
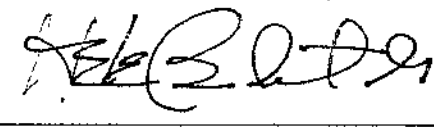


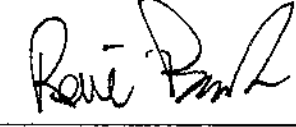



Lots Containing Identified Historic Structures. The following street address numbers on Concord and Huron Avenues shall designate lots containing historic structures for the purpose of this Subsection 20.x10.612: (to be added by the Historical Commission).

**20.x11** *The Observatory Hill Village Overlay District shall be considered an area of special planning concern.* Notwithstanding the provisions in Section 19.43.1 – Applicability of Large Project Review Procedure, in the district the Large Project Review Procedure shall apply to any development proposal containing more than two thousand (2,000) square feet of Gross Floor Area but less than twenty thousand (20,000) square feet, unless such development is exempt by virtue of the provisions of Section 19.45. Given the desired village scale, any project over twenty thousand (20,000) square feet will require a Special Permit.

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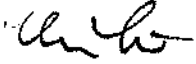






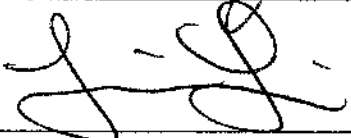

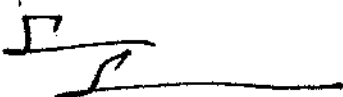
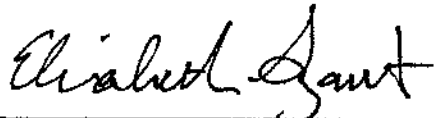
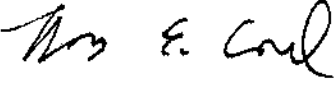
## Observatory Hill Village District Overlay Petition

We the Friends of Observatory Hill Village support the Observatory Hill Village District Overlay Petition.

Name Signature	Name Printed	Address
	KRISTIN MAHON	267 CONCORD AVE #1
Mairi Staples	MAIRI STAPLES	16 CHAUNCEY ST #37
	MADLYN JOHNSON	308 Waltham Camps.
	Harvey D. Linsky	267 Concord Ave Cambs
	HELEN BOWDITCH	8 CHETWYND RD CAMBRIDGE
	Susan M Sachs	11 Appleton Rd #1 Cambs.
	CYNTHIA BECKER	25 MANASSAS AVE. CAMBRIDGE, MA 02138
	RENE BECKER	25 MANASSAS AVE CAMBRIDGE, MA 02138
	GRACIELA GALUP	36 COPLEY ST 02138
	Carol Weinhaus	271 Concord Ave, Unit 3
	RICHARD TREMAGLIO	36 TIERNEY ST. #3 02138



## "Friends of Observatory Hill Village" Zoning Petition

Name Signature	Name Printed	Address
	MATTHEW SUTTON	54 Buckingham St. Cambridge, MA
	WANI YANG	280 Concord Ave Apt 1 AND Concord Ave. Colge
	KAZ-MIN HSU	280 Concord Ave #F Cambridge MA
	MIRI STAPLES	16 CHAUNCEY ST 37 CAMBRIDGE, MA
	Margaret McConnell	145 Concord Avenue Cambridge MA 02138
	Margaret McKenna	145 Concord Ave Cambridge, MA 02138
	Nicholas Conway	363 Walden St Cambridge, MA 02138
	Jessica Liao	363 Walden St, #11 Cambridge, MA 02138
	ALVIN HELFELD	417 Concord Ave
	SUSAN SCHENK	417 Concord Ave
	Elisabeth Szanto	267 Concord Ave #5 Cambridge, MA 02138
	Thomas Conel	267 Concord Ave # Cambridge MA 02138

Attachment: Friends of Observatory Hill Village Zoning Petition (4317 : Observatory Hill Village Overlay District)