



City of Cambridge

Executive Department

YI-AN HUANG
City Manager

CMA 2025 #153
IN CITY COUNCIL
June 9, 2025

To the Honorable, the City Council:

Please find attached from Melissa Peters, Assistant City Manager for Community Development and Megan Bayer, City Solicitor regarding a revised draft of the “Eastern Cambridge Community Enhancements” Zoning Petition. This draft contains revisions suggested by CDD and Law Department staff.

Yi-An Huang
City Manager





To: Yi-An Huang, City Manager
From: Melissa Peters, Assistant City Manager for Community Development
Megan Bayer, City Solicitor
Date: June 5, 2025
Subject: BioMed Realty, L.P. "ECCE" Zoning Petition

Attached is a revised draft of the "Eastern Cambridge Community Enhancements" Zoning Petition. This draft contains revisions suggested by CDD and Law Department staff. The purpose of the revised text is to:

- Incorporate changes recommended by the Planning Board, specifically, the introduction of a maximum parking ratio for laboratory/office uses consistent with similar zoning amendments in the area.
- Clarify some of the wording and improve consistency with other parts of the Zoning Ordinance. For example, the revisions ensure that the proposed amendments are not construed to supersede the recent Multifamily Zoning Amendments that apply to housing under the base zoning.
- Adjust some of the wording related to community benefits for consistency with recent discussions at City Council.

These revisions have been discussed with representatives of the Petitioner.

Before voting to pass the Petition for a second reading, we recommend that the City Council amend the Petition by substitution with the attached revised zoning text.

Melissa Peters | Acting Assistant City Manager for Community Development
Sandra Clarke | Chief of Administration & Operations

20.1200 East Cambridge Community Enhancement Overlay District

20.1201 Establishment and Scope.

There is hereby established the East Cambridge Community Enhancement Overlay District (“ECCE 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 ECCE Overlay District.

20.1202 Purpose.

It is the purpose of the East Cambridge Community Enhancement ECCE 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 and sustainable structures consistent with current City standards while achieving one or more of the aforementioned purposes. A project meeting the requirements of this Section 20.1200 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-1 District, except as modified by the requirements of this Section 20.1200, which shall apply in lieu of the regulations of the Industry A-1 District. Where the regulations applicable to non-residential uses in the Industry A-1 District differ from the requirements of this Section 20.1200, the provisions of this Section shall apply; however, the requirements of the underlying zoning district shall apply to residential uses where they are less restrictive than the requirements of this Section. 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 and purpose 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 for non-residential uses 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 <u>for Non-residential uses</u>
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 non-residential Floor Area Ratio beyond what is permitted by underlying zoning, where the project will provide 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 or portion of a building occupied by non-residential uses 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 <u>for Non-residential uses</u>
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, with an ECCE Overlay Special Permit, increasing to 65 feet <u>with the following additional limitationsexcept where the height shall be limited to a maximum of 50 feet and three stories above grade on portions of lots that are located:</u> (a) <u>the lesser of 50 feet or three stories</u> within a distance of 60 feet from the street line of Charles Street, <u>the lesser of 50 feet or three stories; or</u>

	<p>(b) the lesser of 50 feet or three stories within a distance of 20 feet from the street line of Fulkerson Street; the lesser of 50 feet or three stories; and/or</p> <p>(c) the lesser of 50 feet or three stories within a distance of 50 feet from the street line of Sixth Street; the lesser of 50 feet or three stories.</p>
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- (2) Permitted New Building Height. A project seeking an ECCE Overlay Special Permit will qualify for additional height for non-residential uses beyond what is permitted by underlying zoning, where the project will provide ~~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. Notwithstanding Section 5.23 ~~of the Cambridge Zoning Ordinance~~, the height of any Roof Top Mechanical Penthouse under an ECCE Overlay Special Permit shall be limited to twenty-three (23) feet above the maximum allowable building height under this Section 20.1206.2 (as affected by the provisions of Section 5.23.2, if applicable), except that such height may be exceeded by solar energy systems, green roof area, or private open space, and the Planning Board may approve individual pieces of equipment to exceed that height to meet applicable building codes and specifications to ensure functionality. “Roof Top Mechanical Penthouse” is defined as an enclosed space housing mechanical systems, air conditioning equipment, elevator bulkheads, ventilation systems, or other necessary features normally built above the roof and not used for human occupancy.

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 and below in Section 20.1206.3. With an ECCE Overlay Special Permit, the setback rules set forth in Sections 5.23.1.1, 5.34, 19.52, and 19.58(1) ~~of the Ordinance~~ are not applicable and setbacks for buildings or portions of buildings occupied by non-residential uses shall be as follows:

- (1) Mechanical equipment shall not be located within any required setback. 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 (21) shall not apply to electrical equipment whose location is mandated by a recognized public utility.
- (2) No rear or side yard setbacks shall apply where a lot abuts streets on all sides. However, any project obtaining an ECCE Overlay Special Permit shall conform to the following setbacks and stepbacks:

Front Yard and Mechanical Penthouse Setback for Parcels with Frontage on Charles Street:

- (a) The minimum front yard setback for any development with frontage along Charles Street shall be 15 feet measured from the street line.
- (b) No portion of any Roof Top Mechanical Penthouse may be located within 90 feet of the Charles Street street line.

Front Yard and Mechanical Penthouse Setback for Parcels with Frontage on Fulkerson Street:

- (a) The minimum front yard setback for any development with frontage along Fulkerson Street shall be 10 feet measured from the street line.
- (b) No portion of any Roof Top Mechanical Penthouse may be located within 50 feet of the Fulkerson Street street line.

Front Yard and Mechanical Penthouse Setback for Parcels with Frontage on Sixth Street:

- (a) The minimum front yard setback for any development with frontage along Sixth Street shall be 20 feet measured from the street line.
- (b) No portion of any Roof Top Mechanical Penthouse may be located within 65 feet of the Sixth Street street line.

Additional Setbacks for Corner Lots on Charles and Sixth Streets:

- (a) Within a distance of 90 feet from the street line of Charles ~~s~~Street, no building may be located within a distance of 40 feet from the Sixth Street street line.
- (b) Within a distance of 100 feet from the street line of Sixth ~~s~~Street, no building may be located within a distance of 35 feet from the Charles Street street line.

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, as determined by the Planning Board.

~~20.1207~~ Residential Density.

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

~~20.1207~~⁸ Open Space.

The ~~maximum~~^{minimum} open space shall be governed by the base zoning district and as described ~~below in~~ Section 20.1207. 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.

Any project obtaining an ECCE Overlay Special Permit shall include at least 20% of the lot as open space, and, if located with a front yard on Charles Street, shall include a minimum of 14,000 square feet of open space fronting on Charles Street, subject to Planning Board approval of the final location and configuration.

~~20.1208~~⁹ 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 and shall not exceed a ratio of 0.8 spaces per 1,000 square feet of Gross Floor Area for technical office for research development laboratory or research facility use as listed in Section 4.34(f) of this Zoning Ordinance. Bicycle parking and loading requirements shall be as set forth in Article 6.000 for 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.

20.12101209 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.

20.12101 Special Permit ~~Requirements~~Criteria.

The Planning Board, in ~~approving-granting~~ an ECCE Overlay Special Permit under this Section 20.1200, ~~in addition to the criteria in Section 10.40 and the criteria applicable to other special permits being requested,~~ shall find ~~that the proposed development:~~

- A. ~~That such project p~~Provides support for community services to East Cambridge;
- B. ~~That such project e~~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 f~~Facilitates 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 i~~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. ~~Incorporates a façade design that avoids blank walls on Charles Street, Sixth Street, and Fulkerson Street and excessive inactive frontage along those streets, possibly by~~ ~~If possible,~~providing for active programming for the ground floor of commercial development such as a publicly-accessible community space and/or 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, ~~and which may otherwise provides improvements to Ahern Field;~~ and
- H. ~~The proposed development w~~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.~~

20.121~~13~~¹³ ~~Minor Authorized~~ Modifications.

In granting an ECCE Overlay Special Permit, the Planning Board may ~~include a provision allowing for approval of explicitly authorize, in writing, future modifications such as~~ additional Retail or Consumer Service Establishment uses ~~that are permissible in the zoning district or other minor-specific future~~ modifications to the Special Permit ~~by written approval of the Planning Board approved development plan~~, without ~~the necessity of seeking requiring a future~~ amendment to the Special Permit ~~in the manner required by Section 10.40 of the Zoning Ordinance~~ and subject to any conditions the Planning Board deems necessary to ensure that the requirements of this Section and other applicable sections of the Zoning Ordinance are met.

20.121~~24~~²⁴ 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 of the City of Cambridge that the building is proceeding in accordance with that certain Letter of Commitment dated _____, 2025.

20.1200 East Cambridge Community Enhancement Overlay District

20.1201 Establishment and Scope.

There is hereby established the East Cambridge Community Enhancement Overlay District (“ECCE 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 ECCE Overlay District.

20.1202 Purpose.

It is the purpose of 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 provide support for community services in East Cambridge. The ECCE Overlay District will facilitate the conversion of older industrial properties into more environmentally friendly and sustainable structures consistent with current City standards while achieving the aforementioned purposes. A project meeting the requirements of this Section 20.1200 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-1 District, except as modified by the requirements of this Section 20.1200, which shall apply in lieu of the regulations of the Industry A-1 District. Where the regulations applicable to non-residential uses in the Industry A-1 District differ from the requirements of this Section 20.1200, the provisions of this Section shall apply; however, the requirements of the underlying zoning district shall apply to residential uses where they are less restrictive than the requirements of this Section. 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) (“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 and purpose 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 for non-residential uses 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 for Non-residential uses
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 non-residential Floor Area Ratio beyond what is permitted by underlying zoning where the project will provide 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 or portion of a building occupied by non-residential uses 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 for Non-residential uses
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, with an ECCE Overlay Special Permit, increasing to 65 feet except where the height shall be limited to a maximum of 50 feet and three stories above grade on portions of lots that are located: <ul style="list-style-type: none"> (a) within a distance of 60 feet from the street line of Charles Street; or (b) within a distance of 20 feet from the street line of Fulkerson Street; or

(c) within a distance of 50 feet from the street line of Sixth Street.

- (2) Permitted New Building Height. A project seeking an ECCE Overlay Special Permit will qualify for additional height for non-residential uses beyond what is permitted by underlying zoning where the project will provide 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) 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 to the fullest extent permitted by the applicable provisions of the building code. Notwithstanding Section 5.23, the height of any Roof Top Mechanical Penthouse under an ECCE Overlay Special Permit shall be limited to twenty-three (23) feet above the maximum allowable building height under this Section 20.1206.2 (as affected by the provisions of Section 5.23.2, if applicable), except that such height may be exceeded by solar energy systems, green roof area, or private open space, and the Planning Board may approve individual pieces of equipment to exceed that height to meet applicable building codes and specifications to ensure functionality. “Roof Top Mechanical Penthouse” is defined as an enclosed space housing mechanical systems, air conditioning equipment, elevator bulkheads, ventilation systems, or other necessary features normally built above the roof and not used for human occupancy.

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 and in Section 20.1206.3. With an ECCE Overlay Special Permit, the setback rules set forth in Sections 5.23.1.1, 5.34, 19.52, and 19.58(1) are not applicable and setbacks for buildings or portions of buildings occupied by non-residential uses shall be as follows:

- (1) Mechanical equipment shall not be located within any required setback. 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 (1) shall not apply to electrical equipment whose location is mandated by a recognized public utility.
- (2) No rear or side yard setbacks shall apply where a lot abuts streets on all sides. However, any project obtaining an ECCE Overlay Special Permit shall conform to the following setbacks and setbacks:

Front Yard and Mechanical Penthouse Setback for Parcels with Frontage on Charles Street:

- (a) The minimum front yard setback for any development with frontage along Charles Street shall be 15 feet measured from the street line.
- (b) No portion of any Roof Top Mechanical Penthouse may be located within 90 feet of the Charles Street street line.

Front Yard and Mechanical Penthouse Setback for Parcels with Frontage on Fulkerson Street:

- (a) The minimum front yard setback for any development with frontage along Fulkerson Street shall be 10 feet measured from the street line.
- (b) No portion of any Roof Top Mechanical Penthouse may be located within 50 feet of the Fulkerson Street street line.

Front Yard and Mechanical Penthouse Setback for Parcels with Frontage on Sixth Street:

- (a) The minimum front yard setback for any development with frontage along Sixth Street shall be 20 feet measured from the street line.
- (b) No portion of any Roof Top Mechanical Penthouse may be located within 65 feet of the Sixth Street street line.

Additional Setbacks for Corner Lots on Charles and Sixth Streets:

- (a) Within a distance of 90 feet from the street line of Charles Street, no building may be located within a distance of 40 feet from the Sixth Street street line.
- (b) Within a distance of 100 feet from the street line of Sixth Street, no building may be located within a distance of 35 feet from the Charles Street street line.

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, as determined by the Planning Board.

20.1207 Open Space.

The minimum open space shall be governed by the base zoning district and as described in Section 20.1207. 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.

Any project obtaining an ECCE Overlay Special Permit shall include at least 20% of the lot as open space, and, if located with a front yard on Charles Street, shall include a minimum of 14,000 square feet of open space fronting on Charles Street, subject to Planning Board approval of the final location and configuration.

20.1208 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 and shall not exceed a ratio of 0.8 spaces per 1,000 square feet of Gross Floor Area for technical office for research development laboratory or research facility use as listed in Section 4.34(f). Bicycle parking and loading requirements shall be as set forth in Article 6.000 for 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.

20.1209 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.

20.1210 Special Permit Criteria.

The Planning Board, in granting an ECCE Overlay Special Permit under this Section 20.1200, in addition to the criteria in Section 10.40 and the criteria applicable to other special permits being requested, shall find that the proposed development:

- A. Provides support for community services to East Cambridge;
- B. Enhances the pedestrian and bicycle corridors serving Ahern Field by improving the streetscape with landscaping and outdoor activities;
- C. Facilitates 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. 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. Incorporates a façade design that avoids blank walls on Charles Street, Sixth Street, and Fulkerson Street and excessive inactive frontage along those streets, possibly by providing for active programming for the ground floor of commercial development such as a publicly-accessible community space and/or restrooms;
- 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; and
- H. Will comply with applicable provisions of Sections 22.20, 22.30, and 22.90, to the extent required.

20.1211 Authorized Modifications.

In granting an ECCE Overlay Special Permit, the Planning Board may explicitly authorize, in writing, future modifications such as additional Retail or Consumer Service Establishment uses that are permissible in the zoning district or other specific future modifications to the approved development plan, without requiring a future amendment to the Special Permit and subject to any conditions the Planning Board deems necessary to ensure that the requirements of this Section and other applicable sections of the Zoning Ordinance are met.

20.1212 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 of the City of Cambridge that the building is proceeding in accordance with that certain Letter of Commitment dated _____, 2025.