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CAMBRIDGE, MA 02142-1115

January 20, 2011

Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mayor Maher and Members of the City Council:

Enclosed please find a Petition to amend the Zoning Ordinance to allow for the creation of a new Special District 15 along a portion of Massachusetts Avenue between Albany Street and Windsor Street opposite the location of the Novartis main campus at the former Necco Building.

The creation of this new zoning district will allow for the construction of a new research campus that will replace a surface parking lot and the vacant Analog Devices building with two new buildings containing active retail space on Massachusetts Avenue and a green, open space courtyard with pedestrian connections through the site towards Main Street.

I look forward to reviewing this proposal with the Ordinance Committee and the City Council in the months ahead.

Thank you for your thoughtful consideration of this proposal.

Best regards,

Jeff Lockwood
Global Head, Communications
Novartis Institutes for BioMedical Research

Novartis Zoning Petition

The undersigned owner of land to be affected by this petition, hereby petitions the Cambridge City Council as follows:

1. To see if the City Council will vote to amend the Zoning Map of the city of Cambridge as follows:

To replace that portion of the Industry B District along the centerline of Massachusetts Avenue for 326.30 feet in an easterly direction from the intersection of Windsor Street to the intersection of Albany Street, then proceeding in a southeasterly direction along the centerline of Albany Street for 144.92 feet to the intersection of Osborne Street, then proceeding along the centerline of Osborne Street for 515.23 feet, then proceeding in a westerly direction along the centerline of State Street for 390.07 feet to the intersection of Windsor Street, and then proceeding along the centerline of Windsor Street in a westerly direction for 423.26 feet to the intersection of Massachusetts Avenue so as to include all of the land in Assessor's Map 70 Blocks 57 and 74 and Map 71 Block 36 with a new zoning district entitled Special District 15. All as shown on the attached map entitled "Proposed Special District 15".

2. To see if the City Council will vote to amend Article 17.000 of the Zoning Ordinance of the City of Cambridge by adding "Section 17.600 Special District 15" to read as follows:

17.600 SPECIAL DISTRICT 15

17.601 *Scope.* This Section 17.6000 regulates development within the Special District 15 as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.600, all requirements of and regulations applicable to the Industrial B District shall apply equally to the Special District 15.

17.602 *Permitted Uses.* Uses permitted in the Industry B District shall be equally allowed in Special District 15.

17.603 *Dimensional Regulations*

17.603.1 **Maximum FAR.** The maximum FAR for any lot in the district shall be 3.5.

17.603.2 Additional Height. The maximum height permitted in the district may be increased to one hundred forty (140) feet by special permit from the Planning Board.

Petitioner: Novartis Institutes for BioMedical Research, Inc.

By: C. Klee
Chris Klee, Vice President and Chief Financial Officer

Joinder by Landowner:

Massachusetts Institute of Technology, for itself and as manager of MIT 177 Massachusetts Avenue LLC

By: MIT Investment Management Company, its authorized agent

By: Seth D. Alexander
Seth D. Alexander, President

Consent by Ground Tenant and Sub-Landlord:

177 Massachusetts Avenue Leasehold LLC

By: Massachusetts Institute of Technology, its manager

By: MIT Investment Management Company, its authorized agent

By: Seth D. Alexander
Seth D. Alexander, President

