

City Council VOTE ON AMENDED OR
SPLIT MOTION **City of Cambridge** FOR *West*
Area South MASSACHUSETTS OF *Beard Street*

In City Council April 10, 1978

E. Duchay - MOTION

	YEA	NAY	ABSENT	PRESENT
Mr. Crane	✓			
Mr. Duchay	✓			
Mr. Frisoli	✓			
Ms. Graham	✓			
Ms. Preusser	✓			
Mr. Sullivan			✓	
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Danahy			✓	

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City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

AN ORDINANCE

In amendment to an ordinance entitled: "The Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

The Zone Map accompanying ordinance passed to be ordained on September 26, 1977 entitled: "The Zoning Ordinance of the City of Cambridge" is hereby amended by adding in Article 3.000, Section 3.10 the following new subsection:-

"3.12 Temporary Development Moratorium

In order to provide an orderly period of time for the City to develop an appropriate land use control strategy for dealing with the increasing intrusion of development with incompatible bulk, height, building coverage, open space and traffic generating characteristics into low density residential neighborhoods, there is hereby established a temporary development moratorium. Until December 1, 1978, no building permits for new construction shall be issued within the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

Also by amending the Zoning Map by overlaying the designation "Temporary Development Moratorium" over the following areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, Bus. B-A on the Zoning Map.

Beginning at a point said point being the intersection of a line 100 feet southwesterly from and parallel to the southwestern streetline of Concord Avenue and the centerline of Parker Street.

Thence running northeasterly along the centerline of Parker Street 125 feet more or less to a point said point being the intersection of the centerline of Parker Street and the centerline of Concord Avenue.

Thence running northwesterly along the centerline of Concord Avenue 50 feet more or less to a point said point being the intersection of the centerline of Concord Avenue and the centerline of Bond Street.

City of Cambridge

Thence running northeasterly along the center line of Bond Street 530 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Garden Street.

Thence running southeasterly along the centerline of Garden Street 540 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Shepard Street.

Thence running northeasterly along the centerline of Shepard Street 125 feet more or less to a point said point being the intersection of the centerline of Shepard Street and a line 100 feet northeasterly from and parallel to the northeastern streetline of Garden Street.

Thence running southeasterly along a line 100 feet distant from and parallel to the northeastern streetline of Garden Street 610 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeastern streetline of Garden Street and a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street.

Thence running southwesterly along a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street 130 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street and the centerline of Garden Street.

Thence running southeasterly along the centerline of Garden Street 420 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Berkeley Street.

Thence running southwesterly along the centerline of Berkeley Street 130 feet more or less to a point said point being the intersection of the centerline of Berkeley Street and a line 100 feet distant from and parallel to the southwestern streetline of Garden Street.

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street 300 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue.

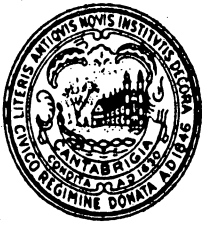
Thence running northwesterly along a line 100 feet southwesterly from and parallel to the southwestern streetline of Concord Avenue 1200 feet more or less to a point said point being the point of origin and which comprises an area of 591,250 square feet.

In City Council April 10, 1978.

Passed to be ordained as amended by a yea and nay vote:- Yeas 7; Nays 0; Absent 2.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

August 24, 1978

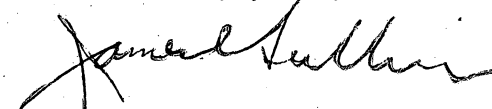
To the Honorable, the City Council:

On April 10, 1978 the City Council passed a Temporary Development Moratorium for the area in the vicinity of Arsenal Square. The temporary development moratorium, however, did not include an amendment for building demolition in its final enactment. The City has been notified by the State Building Code Appeals Board that the permit for demolition by Dolphin Realty Trust is a valid permit, and has authorized the demolition of the two houses at Concord Avenue and Garden Street.

In the light of the City Ordinance not covering demolition, legal counsel has advised us that the City has no chance of success in an appeal of this decision before the courts. This communication is to advise you that the demolition of the properties in Arsenal Square will undoubtedly proceed quickly.

However, the temporary development moratorium still stands until December 1, 1978 and no new construction can take place in that area.

Very truly yours,


James L. Sullivan
City Manager

JLS/mbf

City of Cambridge

PETITION OF JOHN RISEMAN, ET AL, FOR AN AMENDMENT TO THE ZONING ORDINANCES OF THE CITY OF CAMBRIDGE PROVIDING FOR A TEMPORARY DEVELOPMENT MORATORIUM IN THE OBSERVATORY HILL - ARSENAL SQUARE AREA.

Councillor Duehay made a motion for suspension of the rules to dispense with the regular order of business in order that the City Council may proceed to take action on Calendar Item Number Three the same being a proposed amendment to the Zoning Ordinances of the City of Cambridge on the petition of John Risemah, et al, to establish a Temporary Development Moratorium for the Observatory Hill area.

The question now came on suspension of the rules and on a voice vote the rules were -

Suspended.

Councillor Duehay now moved that Calendar Item Number Three be moved off the table for a discussion.

The question now came on his motion - and on a voice vote the motion -
Carried.

Councillor Duehay made a motion to amend the petition by eliminating the area north of Bond Street and including and retaining only the area south of Bond Street identified as the Arsenal Square area.

The City Council heard from Daniel Brennan of 33 Park Street, Cambridge who recorded himself in favor of the amendment proposed by Councillor Duehay.

A question arose as to the opposition filed by Harvard University who had recorded themselves against the entire zoning amendment at a prior hearing of the City Council.

City of Cambridge

Councillor Preusser moved that the matter be referred to the City Solicitor for his determination as to the correct procedure to be followed and the number of votes required to act on the moratorium.

Vice-Chairman Lawrence Frisoli who was presiding ruled that five votes were sufficient to carry the amendment and that the City Solicitor would have to give an opinion as to the correct procedure to be followed relative to the area north of Bond Street.

Councillor Wylie moved that the entire Temporary Development Moratorium before the City Council be divided into two moratoriums, one south of Bond Street and another area north of Bond Street.

On this motion the Chair declared a recess at 8:45 P. M.

The City Council reconvened at 8:52 P. M.

After the recess had expired Councillor Wylie withdrew his motion with unanimous consent of the City Council.

The question now came on the amendment of Councillor Duehay - and on a voice vote the amendment -

Carried.

The question now came on passing to be ordained the ordinance as amended which reads as follows:-

(HERE COPY ORDINANCE NUMBER 891.)

On this question the roll was called and resulted as follows:-

- YEAS: Councillors Crane, Duehay, Graham, Preusser, Frisoli, Vellucci and Wylie - 7
- NAYS: None - 0
- ABSENT: Mayor Danehy and Councillor Sullivan - 2

and the ordinance was -

Passed to be ordained as amended.

#1 and #3 Motion to Table by E. Duchay

Calendar

City of Cambridge ~~Mass~~

MASSACHUSETTS

In City Council March 13 1978

Motion to Table Carried

	YEA	NAY	ABSENT	PRESENT
Mr. Crane		✓		
Mr. Duchay	✓			
Mr. Frisoli		✓		
Ms. Graham	✓			
Ms. Preusser	✓			
Mr. Sullivan		✓		
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Danehy			✓	

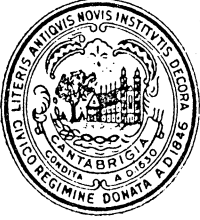
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- E. Duchay #1 and #3 Be tabled Carried

Carried

Not published

see amended
publication



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

AN ORDINANCE

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Be it ordained by the City Council of the City of Cambridge as follows:

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"3.12 Temporary Development Moratorium

In order to provide an orderly period of time for the City to develop an appropriate land use control strategy for dealing with the increasing intrusion of development with incompatible bulk, height, building coverage, open space and traffic generating characteristics into low density residential neighborhoods, there is hereby established a temporary development moratorium. Until December 1, 1978, no building permits for new construction or demolition permits shall be issued within the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

To amend the Zoning Map by overlaying the designation "Temporary Development Moratorium" over the following areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, Bus. B-A on the Zoning Map.

Beginning at a point said point being the intersection of the centerline of Huron Avenue and the centerline of Garden Street;

Thence running south easterly along the centerline of Garden Street 550 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Robinson Street;

Thence running northeasterly along the centerline of Robinson Street 680 feet more or less to a point said point being the intersection of the centerline of Robinson Street and the centerline of Raymond Street;

City of Cambridge

Thence running southeasterly along the centerline of Raymond Street 435 feet more or less to a point said point being the intersection of the centerline of Raymond Street and the centerline of Linnaean Street;

Thence running northeasterly along the centerline of Linnaean Street 85 feet more or less to a point said point being the intersection of the centerline of Linnaean Street and the centerline of Walker Street;

Thence running southeasterly along the centerline of Walker Street, 870 feet more or less to a point said point being the intersection of the centerline of Walker Street and the centerline of Shepard Street;

Thence running southwesterly along the centerline of Shepard Street 510 feet more or less to a point said point being the intersection of the centerline of Shepard Street and a line 100 feet distant from and parallel to the northeastern streetline of Garden Street;

Thence running southeasterly along a line 100 feet distant from and parallel to the northeastern streetline of Garden Street 610 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeastern streetline of Garden Street and a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street;

Thence running southwesterly along a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street 130 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street and the centerline of Garden Street;

Thence running southeasterly along the centerline of Garden Street 420 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Berkeley Street;

Thence running southwesterly along the centerline of Berkeley Street 130 feet more or less to a point said point being the intersection of the centerline of Berkeley Street and a line 100 feet distant from and parallel to the southwestern streetline of Garden Street;

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street 300 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue;

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue 1710 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue and the centerline of Buckingham Street;

Thence running southwesterly along the centerline of Buckingham Street 60 feet more or less to a point said point being the intersection of the centerline of Buckingham Street and the southwestern lot line of lot 30 as shown on Assessors' Plat #226 and its extension;

Thence running northwesterly along the southwestern lot line of lot 30 as shown on Assessors' Plat #226 and its extension 335 feet more or less to a point said point being the intersection of the southwestern lot line of lot 30 as shown on Assessors' Plat #226 and its extension and the centerline of Manassas Avenue;

Thence running southwesterly then northwesterly along the centerline of Manassas Avenue 400 feet more or less to a point said point being the intersection of the centerline of Manassas Avenue and the centerline of Huron Avenue;

Thence running northeasterly along the centerline of Huron Avenue 200 feet more or less to a point said point being the intersection of the centerline of Huron Avenue and the centerline of Concord Avenue;

Thence running northwesterly along the centerline of Concord Avenue 575 feet more or less to a point said point being the intersection of the centerline of Concord Avenue and the centerline of Donnell Street;

Thence running northeasterly along the centerline of Donnell Street 250 feet more or less to a point said point being the intersection of the centerline of Donnell Street and the centerline of Kelley Street;

Thence running southeasterly along the centerline of Kelley Street 630 feet more or less to a point said point being the intersection of the centerline of Kelley Street and the centerline of Huron Avenue;

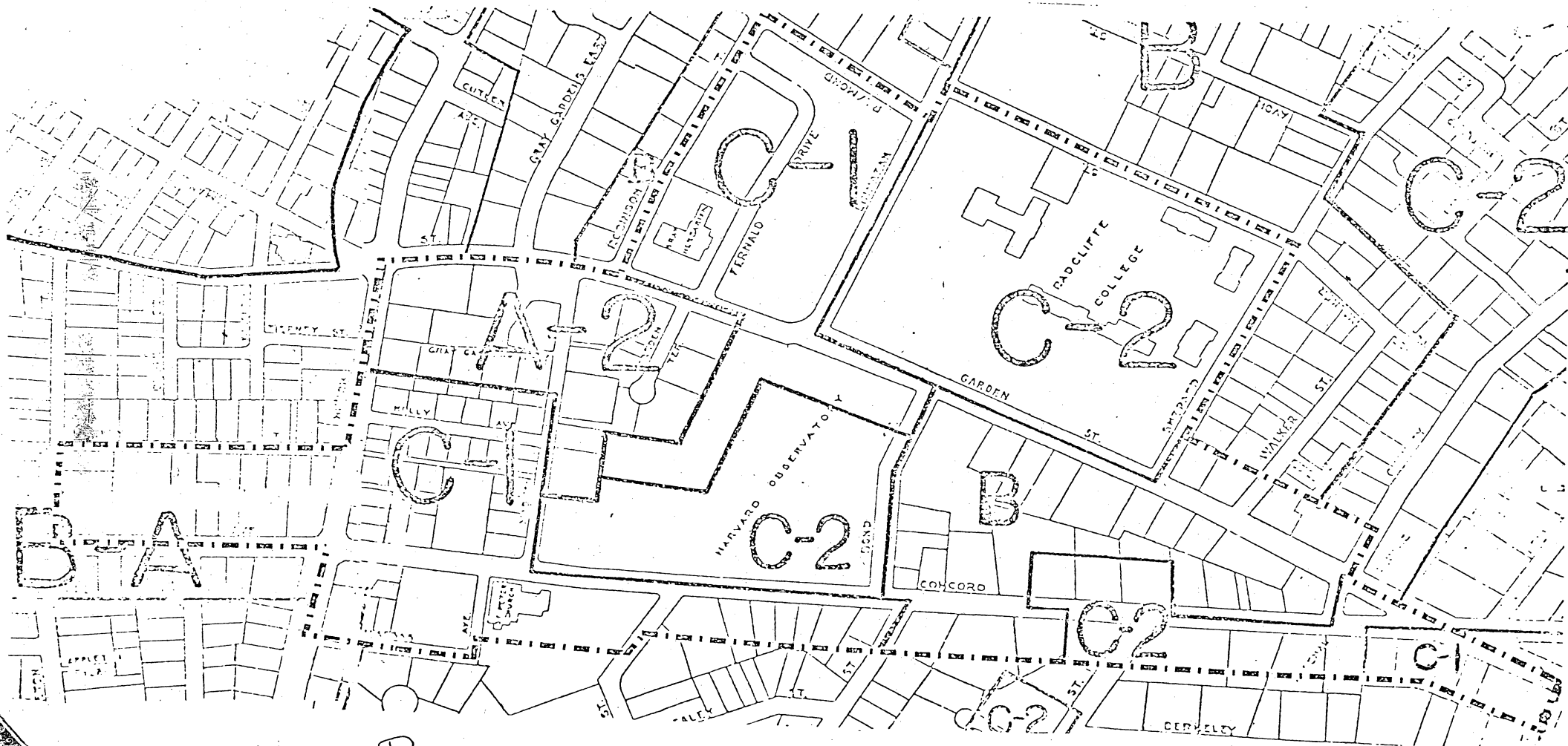
Thence running northeasterly along the centerline of Huron Avenue 450 feet more or less to the point of origin and which comprises an area of 2,631,100 square feet more or less.

In City Council

Passed to be ordained as amended by a yea and nay vote:- Yeas ; Nays ; Absent .

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



Proposed Temporary Development Moratorium
NOVEMBER 18, 1977

Latent Revised Copy 3/20/78

Re Prussia Motion To Move This
Proposal To City of Cambridge
Second Reading
MASSACHUSETTS

In City Council February 27, 1978

Rescinding Hill Pasture as amended re demolition

	YEA	NAY	ABSENT	PRESENT
Mr. Crane				✓
Mr. Duehay	✓			
Mr. Frisoli	✓			
Ms. Graham				✓
Ms. Preusser	✓			
Mr. Sullivan		✓		
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Danehy		✓		

5 2 0 2

Passed to 2nd Reading as amended -



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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To amend the Zoning Map by overlaying the designation "Temporary Development Moratorium" over the following areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, Bus. B-A on the Zoning Map.

Beginning at a point said point being the intersection of the centerline of Huron Avenue and the centerline of Garden Street;

Thence running south easterly along the centerline of Garden Street 550 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Robinson Street;

Thence running northeasterly along the centerline of Robinson Street 680 feet more or less to a point said point being the intersection of the centerline of Robinson Street and the centerline of Raymond Street;

City of Cambridge

Thence running southeasterly along the centerline of Raymond Street 435 feet more or less to a point said point being the intersection of the centerline of Raymond Street and the centerline of Linnaean Street;

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Thence running southeasterly along the centerline of Walker Street, 870 feet more or less to a point said point being the intersection of the centerline of Walker Street and the centerline of Shepard Street;

Thence running southwesterly along the centerline of Shepard Street 510 feet more or less to a point said point being the intersection of the centerline of Shepard Street and a line 100 feet distant from and parallel to the northeastern streetline of Garden Street;

Thence running southeasterly along a line 100 feet distant from and parallel to the northeastern streetline of Garden Street 610 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeastern streetline of Garden Street and a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street;

Thence running southwesterly along a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street 130 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street and the centerline of Garden Street;

Thence running southeasterly along the centerline of Garden Street 420 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Berkeley Street;

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Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street 300 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue;

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue 1710 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue and the centerline of Buckingham Street;

Thence running southwesterly along the centerline of Buckingham Street 60 feet more or less to a point said point being the intersection of the centerline of Buckingham Street and the southwestern lot line of lot 30 as shown on Assessors' Plat #226 and its extension;

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Thence running northeasterly along the centerline of Huron Avenue 450 feet more or less to the point of origin and which comprises an area of 2,631,100 square feet more or less.

In City Council February 27, 1978.

Passed to a second reading as amended at the City Council meeting of February 27, 1978 and on or after March 13, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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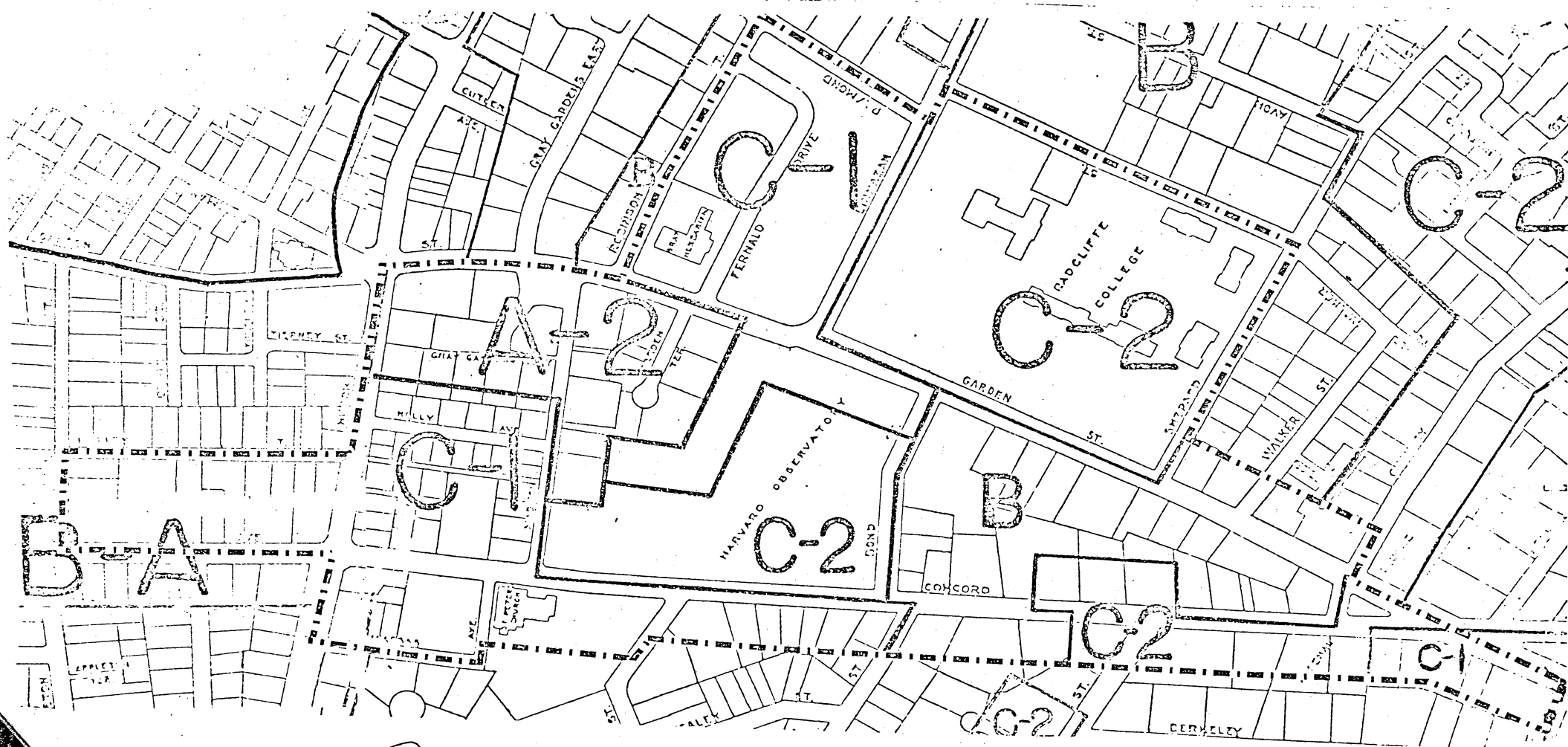
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ATTEST:- Paul E. Healy, City Clerk.



Proposed Temporary Development Moratorium
NOVEMBER 18, 1977

Amendments

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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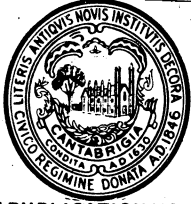
OR DEMOLITION PERMITS

To amend the Zoning Map by overlaying the designation "Temporary Development Moratorium" over the following areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, Bus. B-A on the Zoning Map.

Beginning at a point said point being the intersection of the centerline of Huron Avenue and the centerline of Garden Street;

Thence running south easterly along the centerline of Garden Street 550 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Robinson Street;

Thence running northeasterly along the centerline of Robinson Street 680 feet more or less to a point said point being the intersection of the centerline of Robinson Street and the centerline of Raymond Street;



**FIRST PUBLICATION NO. 1930.
CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Seventy-Eight
AN ORDINANCE**

In amendment to an ordinance entitled: "The Zoning Ordinances of the City of Cambridge".

Be it ordained by the City Council of the City of Cambridge as follows:

The Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinance of the City of Cambridge is hereby amended by adding in Article 3.000, Section 3.10, Division of the City into Zoning Districts the following new subsection:

"3.12 Temporary Development Moratorium

In order to provide an orderly period of time for the City to develop an appropriate land use control strategy for dealing with the increasing intrusion of development with incompatible bulk, height, building coverage, open space and traffic generating characteristics into low density residential neighborhoods, there is hereby established a temporary development moratorium. Until December 1, 1978, no building permits for new construction or demolition permits shall be issued within the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

To amend the Zoning Map by overlaying the designation "Temporary Development Moratorium" over the following areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, Bus. B-A on the Zoning Map.

Beginning at a point said point being the intersection of the centerline of Huron Avenue and the centerline of Garden Street;

Thence running south easterly along the centerline of Garden Street 550 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Robinson Street;

Thence running northeasterly along the centerline of Robinson Street 680 feet more or less to a point said point being the intersection of the centerline of Robinson Street and the centerline of Raymond Street;

Thence running southeasterly along the centerline of Raymond Street 435 feet more or less to a point said point being the intersection of the centerline of Raymond Street and the centerline of Linnaean Street;

Thence running northeasterly along the centerline of Linnaean Street 85 feet more or less to a point said point being the intersection of the centerline of Linnaean Street and the centerline of Walker Street;

Thence running southeasterly along the centerline of Walker Street, 870 feet more or less to a point said point being the intersection of the centerline of Walker Street and the centerline of Shepard Street;

Thence running southwesterly along the centerline of Shepard Street 510 feet more or less to a point said point being the intersection of the centerline of Shepard Street and a line 100 feet distant from and parallel to the northeastern streetline of Garden Street;

Thence running southeasterly along a line 100 feet distant from and parallel to the northeastern streetline of Garden Street 610 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeastern streetline of Garden Street and a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street;

Thence running southwesterly along a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street 130 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street and the centerline of Garden Street;

Thence running southeasterly along the centerline of Garden Street 420 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Berkeley Street;

Thence running southwesterly along the centerline of Berkeley Street 130 feet more or less to a point said point being the intersection of the centerline of Berkeley Street and a line 100 feet distant from and parallel to the southwestern streetline of Garden Street;

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street 300 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue;

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue 1710 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue and the centerline of Buckingham Street;

Thence running southwesterly along the centerline of Buckingham Street 60 feet more or less to a point said point being the intersection of the centerline of Buckingham Street and the southwestern lot line of lot 30 as shown on Assessors' Plat No. 226 and its extension;

Thence running northwesterly along the southwestern lot line of lot 30 as shown on Assessors' Plat No. 226 and its extension 335 feet more or less to a point said point being the intersection of the southwestern lot line of lot 30 as shown on Assessors' Plat No. 226 and its extension and the centerline of Manassas Avenue;

Thence running southwesterly then northwesterly along the centerline of Manassas Avenue 400 feet more or less to a point said point being the intersection of the centerline of Manassas Avenue and the centerline of Huron Avenue;

Thence running northeasterly along the centerline of Huron Avenue 200 feet more or less to a point said point being the intersection of the centerline of Huron Avenue and the centerline of Concord Avenue;

Thence running northwesterly along the centerline of Concord Avenue 575 feet more or less to a point said point being the intersection of the centerline of Concord Avenue and the centerline of Donnell Street;

Thence running northeasterly along the centerline of Donnell Street 250 feet more or less to a point said point being the intersection of the centerline of Donnell Street and the centerline of Kelley Street;

Thence running southeasterly along the centerline of Kelley Street 630 feet more or less to a point said point being the intersection of the centerline of Kelley Street and the centerline of Huron Avenue;

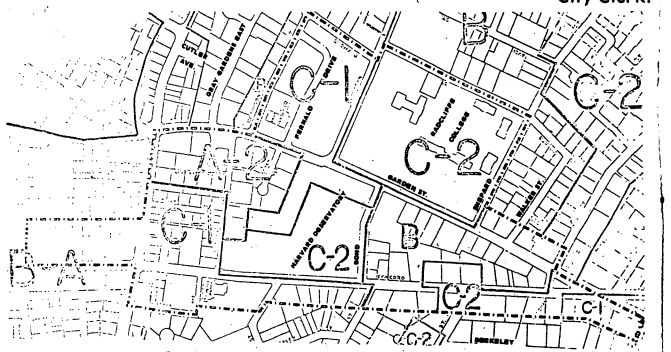
Thence running northeasterly along the centerline of Huron Avenue 450 feet more or less to the point of origin and which comprises an area of 2,631,100 square feet more or less.

In City Council February 27, 1978.

Passed to a second reading as amended at the City Council meeting of February 27, 1978 and on or after March 13, 1978 the question may be on passing to be ordained.

ATTEST:

Paul E. Healy,
City Clerk.



Proposed Temporary Development Moratorium
November 18, 1977

(C)Mar2

PUBLISHED IN: Chronicle

EDITION: March 2, 1978

DATE: _____

SOUTH OF BOND

Cambridge, April 10, 1978

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray
that the Zoning Ordinance of the City of Cambridge be amended as follows:

1. In Article 3.000, Section 3.10, Division of the City into Zoning Districts, add the following new subsection:

"3.12 Temporary Development Moratorium

In order to provide an orderly period of time for the City to develop an appropriate land use control strategy for dealing with the increasing intrusion of development with incompatible bulk, height, building coverage, open space and traffic generating characteristics into low density residential neighborhoods, there is hereby established a temporary development moratorium. Until December 1, 1978, no building permits for new construction shall be issued within the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk, and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

2. Amend the Zoning Map by overlaying the designation "Temporary Development Moratorium" over the following areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, Bus. B-A on the Zoning Map.

Beginning at a point said point being the intersection of a line 100 feet southwesterly from and parallel to the southwestern streetline of Concord Avenue and the centerline of Parker Street;

Thence running northeasterly along the centerline of Parker Street 125 feet more or less to a point said point being the intersection of the centerline of Parker Street and the centerline of Concord Avenue;

Thence running northwesterly along the centerline of Concord Avenue 50 feet more or less to a point said point being the intersection of the centerline of Concord Avenue and the centerline of Bond Street;

Thence running northeasterly along the centerline of Bond Street 530 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Garden Street;

Thence running southeasterly along the centerline of Garden Street 540 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Shepard Street;

Thence running northeasterly along the centerline of Shepard Street 125 feet more or less to a point said point being the intersection of the centerline of Shepard Street and a line 100 feet northeasterly from and parallel to the northeastern streetline of Garden Street;

Thence running southeasterly along a line 100 feet distant from and parallel to the northeastern streetline of Garden Street 610 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeastern streetline of Garden Street and a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street;

Thence running southwesterly along a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street 130 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street and the centerline of Garden Street;

Thence running southeasterly along the centerline of Garden Street 420 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Berkeley Street;

Thence running southwesterly along the centerline of Berkeley Street 130 feet more or less to a point said point being the intersection of the centerline of Berkeley Street and a line 100 feet distant from and parallel to the southwestern streetline of Garden Street;

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street 300 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue;

Thence running northwesterly along a line 100 feet southwesterly from and parallel to the southwestern streetline of Concord Avenue 1200 feet more or less to a point said point being the point of origin and which comprises an area of 591,250 square feet.

RECEIVED BY
OFFICE OF CITY CLERK

MAR 8 10 55 AM '78

CAMBRIDGE, MASS.

March 3, 1978

City Clerk
City of Cambridge
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Petition of Mr. John Riseman, Harney, et al.,
filed with the City Clerk, November 21, 1977,
proposing a temporary development moratorium
in Cambridge.

Dear Sir:

The undersigned, owners of more than twenty per cent of the area of land proposed to be included in the change to the Zoning Ordinance of the City of Cambridge as contemplated by the captioned petition, hereby protest against such change pursuant to G.L. c.40A Section 5 as added by Chapter 808 of the Acts of 1975, for the reasons that the proposed change would constitute spot zoning and a taking of property without compensation and that such change would impermissibly restrict the use of land for proper educational purposes in violation of the so-called Dover Amendment, as contained in G.L. c.40A Section 3 as added by said Chapter 808.

Sincerely,

RADCLIFFE COLLEGE

By:

Matina S. Harney

PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By:

Dem C. Bol

HAND DELIVER
Return Receipt Requested.

ZONING AMENDMENT PETITION TIMETABLE

1. Petition to amend the map/text of the Zoning Ordinance by
John Riseman, Edward Harney, et al
2. Brief Description of Petition
Temporary development moratorium suspending issuance of building permits for new construction in Radcliffe, Observatory Hill area
3. Date Filed with City Clerk 11/21/77
4. Date Referred to Planning Board 11/21/77
(must be within 14 days of #3)
5. Planning Board Legal Advertisements (newspapers and date)
(1) 12/8/77 Chronicle (2) 12/15/77 Chronicle
6. Date of Planning Board Public Hearing 1/3/78
(must be within 65 days of #4)
7. Date of Planning Board Recommendation Should be made by 1/24/78
(~~should~~ be within 21 days of #6)
8. Planning Board Recommendation
9. City Council Ordinance Committee Legal Advertisements (newspaper and date) (1) _____ (2) _____
10. Date of Ordinance Committee Public Hearing Should be held by 1/25/78
(must be within 65 days of #4)
11. Date Petition Reported Out of Committee
(City Council Meeting of _____)
12. Report of Ordinance Committee
13. Date Petition Moved to a Second Reading and vote _____
14. Date of First Publication of Proposed Zoning Amendment _____
15. Date of Final Action on Adoption (Ordination) and Vote 4/3/78
(must be within 90 days of #6/cannot be within 21 days of #6 unless the Planning Board's recommendation has been received)

RECEIVED BY
OFFICE OF CITY CLERK

MAR 8 10 55 AM '78

CAMBRIDGE, MASS.

March 3, 1978

City Clerk
City of Cambridge
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Petition of Mr. John Riseman, Harney, et al.,
filed with the City Clerk, November 21, 1977,
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Dear Sir:

The undersigned, owners of more than twenty per cent of the area of land proposed to be included in the change to the Zoning Ordinance of the City of Cambridge as contemplated by the captioned petition, hereby protest against such change pursuant to G.L. c.40A Section 5 as added by Chapter 808 of the Acts of 1975, for the reasons that the proposed change would constitute spot zoning and a taking of property without compensation and that such change would impermissibly restrict the use of land for proper educational purposes in violation of the so-called Dover Amendment, as contained in G.L. c.40A Section 3 as added by said Chapter 808.

Sincerely,

RADCLIFFE COLLEGE

By:

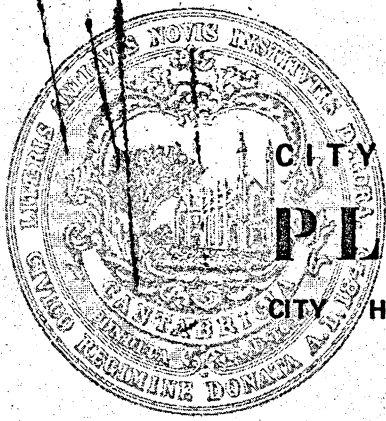
Matina S. Harney

PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By:

James C. Bol

HAND DELIVER
Return Receipt Requested.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

The Honorable, the City Council
City Hall
Cambridge, Mass. 02139

February 15, 1978

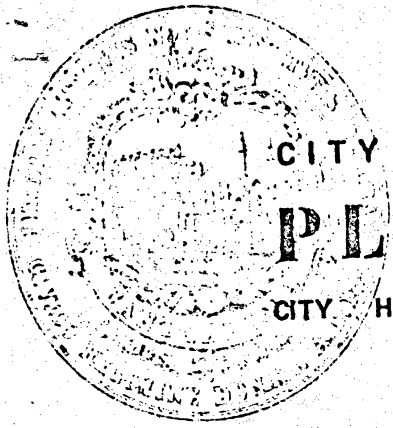
Dear Councillors:

Please find enclosed the Planning Board's recommendations on the Prospect/Essex Streets rezoning petition, the Observatory Hill rezoning petition, and the Neighborhood Nine rezoning petition. As the City Council public hearings did not take place in time to satisfy the requirements of the State zoning statute, the hearing process was reinstated.

The Planning Board held new public hearings on January 17, 1978 for these three rezoning petitions. As no new evidence was presented at those hearings, the Planning Board recommends that these petitions be approved in accordance with our previous recommendations, copies of which are enclosed.

For the Planning Board,

Arthur C. Parris,
Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

August 16, 1977

To The Honorable, the City Council:

Dear Councillors:

SUBJECT: Petition to Rezone the Essex/Prospect Streets Area

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, June 7, 1977, on the petition of Clifford Truesdell et al to rezone land generally bounded by the centerline of Prospect Street, a line 100' distant from and parallel to the northeastern streetline of Bishop Allen Drive, the centerline of Norfolk Street and a series of lot lines abutting Harvard Street. The area abutting Prospect Street (see attached map) is proposed to be rezoned from a Business A designation to a Residence C-1 designation. The area abutting Essex and Norfolk Streets is proposed to be rezoned from a Residence C-1 designation to a Residence B designation.

The Character of the Prospect/Essex/Norfolk Streets Area

With the advent of the Industrial Revolution a concurrent growth in residential development and population took place in what is now Neighborhood 4. By the early Twentieth Century Neighborhood 4 had become what it would remain through the 1950's, a fully developed working class and lower middle class residential/industrial community.

In the late 1950's and early 1960's, the drop in the number of available blue collar jobs, coupled with the development of residential suburbs, caused an out migration of families from Neighborhood 4. These families have been replaced over the years by young single persons and other nonfamily occupants. The petition area is a case in point. The area along Prospect Street reflects the intermingling of Business uses and Residential uses with business beginning to predominate. The Essex Street-Norfolk Street area consists of the one, two, and three family frame structures on small lots which were originally developed in the area. This petition reflects an attempt to protect the residential area at Essex and Norfolk Streets from the encroachment of older land use patterns as exist on Prospect Street.

RECOMMENDATION

The Planning Board has long held that established residential neighborhoods, suitable as family environments, should be protected. However, the Planning Board feels that the petitioners' proposal is excessive because the rezoning of the Essex Street/Norfolk Street section to Residence B would bring the allowed density below the existing density for the area. In addition, the rezoning of the Prospect Street section to Residence C-1 would prohibit the establishment of new business uses and the reconstruction of existing business uses which had been more than 50% destroyed.

The petitioners were apprised of the Planning Board's new view when informed that the Board could not recommend approval of the petition as it stood. After discussion, the petitioners agreed that the Planning Board recommend approval of their petition with the following amendment:

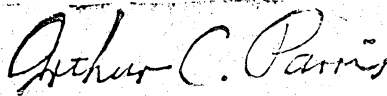
that the Essex/Norfolk Street area of the petition, proposed to be rezoned to Residence B, remain in its existing Residence C-1 designation, and;

that the Prospect Street area of the petition, proposed to be rezoned to Residence C-1, be rezoned to Business A-1.

The Planning Board therefore recommends that this petition be APPROVED with the above amendment.

Respectfully submitted,

For the Cambridge Planning Board



Arthur C. Parris, Chairman

ACP:jp
Attachment

Cambridge, 19 77

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

That the Zoning Map accompanying the Zoning Ordinance of the City of Cambridge be amended as follows:

By striking out the designation Business A and substituting in place thereof the designation Business A-1 insofar as it relates to the following described area of land:

Premises of the following parcels as designated on Assessors' Plat #90: Even numbers 62 through 114 Prospect Street, and which includes all or parts of lots numbered 11, 12, 13, 14, 15, 16, 18, 19, 127, 172, 173 as shown on Assessors' Plat #90.

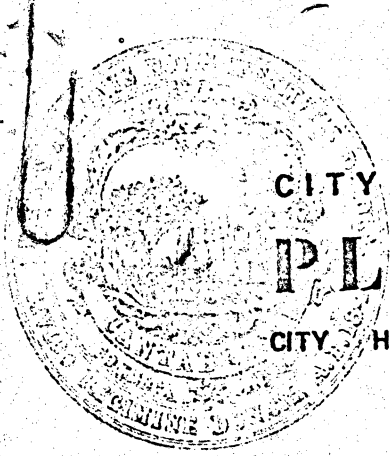
Beginning at a point said point being the intersection of the southwestern lot line of lot 11 as shown on Assessors' Plat #90 and its extension and the centerline of Prospect Street;

Thence running northeasterly along the centerline of Prospect Street 565 feet more or less to a point the said point being the intersection of the centerline of Prospect Street and the southwestern lot lines of lots 20 and 21 as shown on Assessors' Plat #90 and their extension;

Thence running southeasterly along the southwestern lot line of lots 20 and 21 as shown on Assessors' Plat #90 and their extension a distance of 126 feet more or less to a point said point being the intersection of the southwestern lot line of lot 21 and a line 100 feet distant from and parallel to the southeastern streetline of Prospect Street;

Thence running southwesterly along a line 100 feet distant from and parallel to the southeastern streetline of Prospect Street 565 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Prospect Street, and the southwestern lot line of lot 11 as shown on Assessors' Plat #90 and its extension;

Thence running northwesterly along the southwestern lot line of lot 11 as shown on Assessors' Plat #90 and its extension 126 feet more or less to the point of origin and which comprises an area of 71,190 square feet more or less.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

October 6, 1977

The Honorable, the City Council

Dear Councillors:

SUBJECT: Planning Board Recommendation on the Petition to
Rezone the Observatory Hill Area

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, September 6, 1977 on a petition by Mrs. John Vincent et al to rezone land generally bounded by Concord Avenue, Madison Street, Garden Street, and Bond Street from a Residence C-2 and a Residence C-1 designation to a Residence B designation.

The Character of the Observatory Hill Neighborhood

The area surrounding Observatory Hill is partly in Neighborhood 10 and partly in Neighborhood 9 with Concord Avenue as the dividing line. The petition area falls in Neighborhood 9.

The areas immediately north and south of Concord Avenue were originally developed in low scale, low density residential uses with one and two family houses predominating. While most of these houses have survived, parcels along Concord Avenue and to a lesser degree Garden Street, originally developed at a similar scale, have been redeveloped to multi-family residential and institutional uses. There has also been substantial redevelopment to these uses along nearby Linnaean Street.

The growth of the universities and Harvard Square with attendant development along major connectors like Concord Avenue and Garden Street has increased traffic flow through the Observatory Hill area. Persons using Harvard Square for commuting or business purposes, as well as persons connected with the universities, park along Garden Street and on side streets in the neighborhood. This creates congestion not in keeping with the character of the neighborhood.

Zoning

The zoning in the Observatory Hill area can best be described as a patchwork of various zones. The petition site is divided two-thirds in Residence C-2 and one-third in Residence C-1. Most of the institutionally owned land in the area is in either a C-1 or a C-2 designation. The residential neighborhoods both north and south of Concord Avenue are predominantly in Residence A-2 or Residence B designations.

Residence C-2 carries an 85-foot height limit and a permitted density of 72 units per acre. Residence C-1 carries a 35-foot height limit and a permitted density of 36 units per acre. Residence B carries a 35-foot height limit and a permitted density of 18 units per acre. Residence A-2 carries a 35-foot height limit and a permitted density of 9 units per acre. All four of these zoning designations allow residential and institutional uses only.

In 1974 an extensive rezoning petition for the area along the Concord Avenue spine originated in the neighborhood.

After several revampings, the petition, as passed, changed most of the existing C-2 designation along Concord Avenue, from Huron Avenue to Waterhouse Street, to a Residence C-1 designation. A small area north of Concord Avenue at Bond Street was changed from Residence C-2 to Residence B and a larger area at Healy, Parker, and Craigie Streets was changed to Residence A-2. Other areas, including the present petition area, were excluded from the neighborhood's petition as inappropriate for rezoning at the time.

Background to the Observatory Hill Petition

Radcliffe College has proposed to build a two-level 27,000 square foot plus athletic facility on part of the Observatory site. The lower level would contain locker rooms, squash courts, exercise areas and a multi-use room which could be used as basketball courts or tennis courts. The upper level would contain lounge areas and the upper halves of court areas on the lower level. Earth berms would be used to conceal the exterior walls of the building with two surface tennis courts covering much of the top of the building.

Certain neighborhood residents, concerned over the ultimate loss of one of the few open spaces in the Observatory Hill area and concerned over the potential future use of available land on the Observatory site, drafted a petition to rezone the Observatory site from Residence C-2 and C-1 to Residence B. This would reduce the potential height of new construction in the C-2 section of the petition area from 85 feet to 35 feet. In addition, the allowed floor area ratio, a calculation used to determine the amount of building space which could

be constructed based on available land area, would be reduced from 1.75 under C-2 and .75 under C-1 to .5 under Residence B zoning. With a total lot area of 340,486 square feet, the above figures translate as follows: Residence C-2 allows a total building space of approximately 600,000 square feet on the Observatory site. Residence C-1 allows approximately 260,000 square feet of building space. The 127,000 square feet of existing construction has to be subtracted from these figures to determine the allowable building construction space remaining. The net result of the petition would not affect construction of the proposed athletic facility as the floor area ratio permitted under Residence B would allow for construction of this 27,000 square foot facility. However, a Residence B designation over the entire petition site would severely limit any future construction in addition to the proposed athletic facility. Parking facilities, including garages, are exempt from floor area ratio calculations and would be unaffected by the proposed rezoning.

Recommendation

The Planning Board, at its public hearing of September 6, 1977, heard testimony both in favor and in opposition to the proposed rezoning. Written statements by Harvard in opposition to the petition and by the Neighborhood 9 Association in favor of the proposed rezoning were taken by the Planning Board. In addition, the Planning Board reviewed statements by Madison Street residents who expressed concern over the potential height of future development, particularly on the Madison Street edge of the petition area. The Harvard University statement opposes the proposed down-zoning because the attendant reduction in floor area ratio would prohibit the implementation of plans for future academic buildings on the Observatory site, to be constructed in addition to the proposed athletic facility.

The Neighborhood 9 Association statement contained strong objections to the construction of the proposed athletic facility because of its impact on the surrounding neighborhood in terms of traffic and parking and because, after being assured of input into planning the use of the Observatory site by Radcliffe, the neighborhood was presented with a plan for an athletic facility as a fait accompli and asked to review its design only.

However, the petitioners supplied no evidence to support the proposed Residence B designation; either as being more in keeping with the existing dimensional characteristics of the area, or with allowed uses, than the existing zoning. Arguments were almost exclusively directed at Radcliffe's proposed use of the land for an athletic facility and the impact of that facility on the surrounding neighborhood.

To the Honorable, the City Council

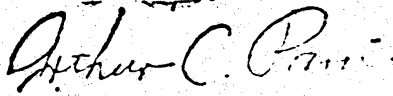
Page 4.

October 6, 1977

As the proposed rezoning to a Residence B designation will not prevent construction of the proposed athletic facility and as the Planning Board feels that the Residence C-2 designation which applies to more than half the petition area would allow construction of an undesirable height and bulk, it is the sense of the Planning Board that a Residence C-1 designation would be the most appropriate zoning for the petition area. Therefore, the Planning Board recommends that the City Council amend the proposed zoning designation from Residence B to Residence C-1 and that this petition be APPROVED AS AMENDED.

Very truly yours,

For the Cambridge Planning Board



Arthur C. Parris
Chairman

PETITION WITH PROPOSED PLANNING BOARD AMENDMENTS.

Cambridge, February 15, 1978

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

that the zoning map accompanying the text of the Zoning Ordinance of the
City of Cambridge be amended as follows:

By striking out the designation Residence C-2 and substituting in
place thereof the designation Residence C-1 insofar as it relates to
the following designated areas of land;

Premises of the following parcels as designated on Assessors' Plat #227.
Even number 66 Garden Street, Odd numbers 47 through 63 Concord
Avenue, and Even numbers 2 through 10 Madison Street and which
includes all or parts of lots numbered 43, 44, and 90 as shown on
Assessors' Plat #227;

Beginning at a point said point being the intersection of the centerline
of Concord Avenue and the centerline of Madison Street;

Thence running northeasterly along the centerline of Madison Street 195
feet more or less to a point said point being the intersection of the
centerline of Madison Street and the southwestern lot line of lot 45 as
shown on Assessors' Plat #227;

Thence running southeasterly along the southwestern lot line of lot 45 as
shown on Assessors' Plat #227, 99 feet more or less to a point said
point being the intersection of the southwestern lot line of lot 45 and
the southeastern lot line of lot 45 as shown on Assessors' Plat #227;

Thence running northeasterly along the southeastern lot lines of lots
45 and 46 as shown on Assessors' Plat #227, 68 feet more or less to
a point said point being the intersection of the lot lines of lots 45 and
46 as shown on Assessors' Plat #227 and a line 100 feet distant from
and parallel to the southwestern lot lines of lots 91 and 39 as shown on
Assessors' Plat #227 and its extension;

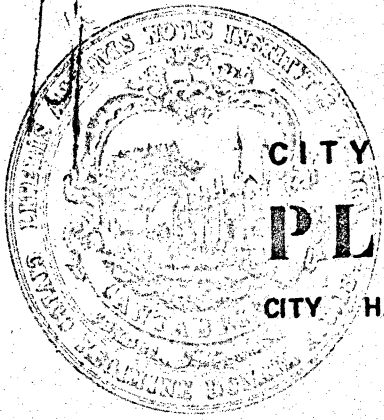
Thence running southeasterly along a line 100 feet distant from and paral-
lel to the southwestern lot lines of lots 91 and 39, as shown on Asses-
sors' Plat #227 and its extension, 228 feet more or less to a point said
point being the intersection of a line 100 feet distant from and parallel
to the southwestern lot lines of lots 91 and 39 and a line 100 feet distant
from and parallel to the southeastern lot lines of lots 39, 40 and 41, as
shown on Assessors' Plat #227, and its extension;

Thence running northeasterly along a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40, and 41, as shown on Assessors' Plat #227, and its extension 288 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40 and 41, as shown on Assessors' Plat #227, and its extension and a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension;

Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension 482 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension and the centerline of Bond Street;

Thence running southwesterly along the centerline of Bond Street 410 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Concord Avenue;

Thence running northeasterly along the centerline of Concord Avenue 769 feet more or less to the point of origin and which comprises an area of 376,826 square feet more or less.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To The Honorable, the City Council:

Dear Councillors:

SUBJECT: Planning Board's Recommendation on a Petition to Rezone
Land in the Arlington, Lancaster, Linnaean Streets Area

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, October 4, 1977, on a petition by Karin Weller et al to rezone land in the Arlington Street, Humboldt Street, Linnaean Street, Massachusetts Avenue area from a Residence C-2 and a Residence B designation to a Residence A-2 designation.

The Character of the Neighborhood

The petition area is a mixture of one, two and three-family houses, several of which have evolved into lodging houses. To the east and south of the petition area along Massachusetts Avenue and Linnaean Street, are several high density, multi-unit developments.

Given the location of this attractive residential area which abuts Massachusetts Avenue within walking distance of Harvard Square and Porter Square and given the proximity of Harvard, Radcliffe and Lesley, it was inevitable that this area would undergo pressures to increase the number of available dwelling units by conversion of existing dwellings and by redevelopment of parcels to higher density, multi-unit buildings. Between 1950 and 1970 the number of dwelling units neighborhood wide increased by 600 or approximately 15%. While this increase in dwelling units was occurring, the number of families was dropping by some 3000 or 16%. Correspondingly, the non-family population rose by approximately 2000. The comparative proportion of families to non-families, which was 7 to 1 in 1950, had become approximately 2 to 1 by 1970. An influx of non-family persons, as represented in the above statistics, decreases the number of persons per occupied unit and increases the number of occupied units.

Mid-Decade Census Summary figures, which are available on a city-wide basis only, show that between 1970 and 1975, the number of family households in Cambridge has stabilized. However, summary figures also show

that the number of one, two and three-family houses have decreased while the numbers of both categories of apartment buildings have increased markedly.

It is clear that the character of Neighborhood 9 changed considerably between 1950 and 1970 both in terms of population composition and the amount of conversion and redevelopment. The Mid-Decade Census Summary seems to indicate that similar trends are continuing throughout the city.

Zoning

The zoning in Neighborhood 9 is a conglomeration of various designations which have evolved over time. At the base of this roughly triangular shaped neighborhood is Concord Avenue which is zoned for high and moderate density construction over most of its length. One side of the triangle is delimited by the right-of-way of the Boston and Maine railroad. Zoning along this edge is almost exclusively in industrial designations. The remaining side of the triangle is delimited by Massachusetts Avenue. Zoning along this edge is in a Business designation which allows high density residential uses. Most of the remainder of the neighborhood is zoned in low density residential designations.

Immediately behind the Massachusetts Avenue edge of the neighborhood is the petition area. It is presently zoned Residence C-2 and Residence B and is proposed by the petitioner to be rezoned Residence A-2. A Residence C-2 designation is a high density designation which allows residential institutional and hotel uses at a density of 72 units per acre with a height limit of 85 feet. Residence B is a low density designation which allows residential and institutional uses at a density of 18 units per acre with a height limit of 35 feet. Residence A-2 is a low density designation which allows only residential and institutional uses at a density of 9 units per acre with a height limit of 35 feet. Neither Residence B nor Residence A-2 designations allow hotel uses. Residence C-2 and Residence B do allow townhouse construction.

To the extent that zoning affects the frequency, distribution, and intensity of land uses throughout the City, zoning interacts with the needs of families. In Cambridge zoning has a critical impact on the suitability of an area as a family environment and the protection of that environment. In the last decade pressures have grown to the extent that both the physical and sociological characteristics of many family-type neighborhoods have already been altered considerably and their suitability as family environments has been threatened with extinction. In many areas zoning has contributed to this situation by implicitly encouraging pressures for redevelopment and conver-

sion to higher densities. In areas where densities permitted by the Zoning Ordinance are substantially higher than existing densities such pressures are built in. This petition attempts to subdue these pressures in order to protect the abutting residential areas.

Recommendation

The Planning Board is deeply concerned over the erosion of neighborhoods suitable as family environments. As the superimposition of zoning designations allowing greater height and greater density than those existing in a neighborhood is one of the primary factors causing pressure for redevelopment and conversion, the Planning Board is generally sympathetic to efforts which correct this situation and impede erosion of the family environment. However, rezoning areas to densities which are below the density of existing development could be construed as confiscatory.

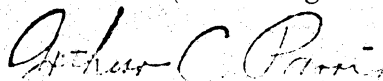
Given these constraints, the Planning Board recommends to the City Council that this petition be APPROVED with the following amendments:

1. as the subject area of the petition is at a density of approximately 16 or 17 units per acre and at an overall height of approximately 35 feet, the Planning Board recommends that the City Council amend the proposed Residence A-2 zoning to a Residence B designation;
2. and, as one of the property owners within the petition area strenuously objects to the down-zoning of his property from a Residence C-2 designation, with the agreement of the petitioner, Karin Weller, the Planning Board recommends that all parts of odd number 33 Linnaean Street, lot number 8 as shown on Assessors' Plat #211, be excluded from this rezoning petition.

Copies of the petition, altered to reflect the Planning Board's two proposed amendments are attached.

Respectfully submitted

For the Planning Board



Arthur C. Parris, Chairman

ACP:jp
attachment

Cambridge, 19

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

that the map accompanying the text of the Zoning Ordinance of the City of
Cambridge be amended as follows;

By striking out the designation Residence C-2 and substituting in place thereof the designation Residence B.

Premises of the following parcels as designated on Assessors' Plat #176. Odd number 11 Linnaean Street. Even numbers 4 through 14 Humboldt Street. Even numbers 14 through 18 Lancaster Street. Odd numbers 1 through 23 Lancaster Street. Even numbers 1776 through 1786 Massachusetts Avenue. Even numbers 2 through 16 and 22 Arlington Street and which includes all or parts of lots numbered 9, 10, 13, 15, 16, 17, 18, 19, 20, 21, 22, 38, 42, 43, 44, 58, 62, 63, 67, 68, 69, 70, and 72 as designated on Assessors' Plat #176.

Premises of the following parcels as designated on Assessors' Plat #177. Odd numbers 11 through 19 Arlington Street and which includes all or parts of lots numbered 12, 13, 14, 15, and 16 as designated on Assessors' Plat #177.

Beginning at a point said point being the intersection of the western lot line of lot 15 as shown on Assessors' Plat #177 and the northern lot line of lot 15 as shown on Assessors' Plat #177;

Thence running easterly along the northern lot lines of lots 15, 14, 13, and 12 as shown on Assessors' Plat #177, 205 feet more or less to a point said point being the intersection of the northern lot lines of lots 15, 14, 13, and 12 as shown on Assessors' Plat #177 and the eastern lot line of lot 12 as shown on Assessors' Plat #177 and its extension;

Thence running southerly along the eastern lot line of lot 12 as shown on Assessors' Plat #177 and its extension 130 feet more or less to a point said point being the intersection of the eastern lot line of lot 12 as shown on Assessors' Plat #177 and its extension and the centerline of Arlington Street;

Thence running easterly along the centerline of Arlington Street 35 feet more or less to a point and said point being the intersection of the centerline of Arlington Street and the eastern lot line of lot 69 as shown on Assessors' Plat #176 and its extension;

Thence running southerly along the eastern lot line of lot 69 as shown on Assessors' Plat #176 and its extension 120 feet more or less to a point said point being the intersection of the eastern lot line of lot 69 as shown on Assessors' Plat #176 and its extension and a line 100 feet distant from and parallel to the southern streetline of Arlington Street;

Thence running easterly along a line 100 feet distant from and parallel to the southern streetline of Arlington Street 135 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southern streetline of Arlington Street and a line 100 feet distant from and parallel to the western streetline of Massachusetts Avenue;

Thence running southerly along a line 100 feet distant from and parallel to the western streetline of Massachusetts Avenue 200 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the western streetline of Massachusetts Avenue and the centerline of Lancaster Street;

Thence running westerly along the centerline of Lancaster Street 115 feet more or less to a point said point being the intersection of the centerline of Lancaster Street and the easterly lot line of lot 58 as shown on Assessors' Plat #176 and its extension;

Thence running southerly along the easterly lot line of lot 58 as shown on Assessors' Plat #176 and its extension 195 feet more or less to a point said point being the intersection of the easterly lot line of lot 58 as shown on Assessors' Plat #176 and its extension and the southerly lot line of lot 58 as shown on Assessors' Plat #176;

Thence running westerly along the southern lot line of lot 58 as shown on Assessors' Plat #176, 25 feet more or less to a point said point being the intersection of the southern lot line of lot 58 as shown on Assessors' Plat #176 and the eastern lot line of lot 42 as shown on Assessors' Plat #176;

Thence running southerly along the eastern lot line of lot 42 as shown on Assessors' Plat #176, 30 feet more or less to a point said point being the intersection of the eastern lot line of lot 42 as shown on Assessors' Plat #176 and a line 45 feet distant from and parallel to the southern lot line of lot 43 as shown on Assessors' Plat #176;

Thence running southwesterly along a line 45 feet distant from and parallel to the southern lot line of lot 43 as shown on Assessors' Plat #176, 105 feet more or less to a point said point being the intersection of a line 45 feet distant from and parallel to the southern lot line of lot 43 as shown on Assessors' Plat #176 and the centerline of Humboldt Street;

Thence running southerly along the centerline of Humboldt Street 110 feet more or less to a point said point being the intersection of the centerline of Humboldt Street and the centerline of Linnaean Street;

Thence running westerly along the centerline of Linnaean Street 85 feet more or less to a point said point being the intersection of the centerline of Linnaean Street and the western lot line of lot 72 as shown on Assessors' Plat #176 and its extension;

Thence running northerly along the western lot line of lot 72 as shown on Assessors' Plat #176 and its extension 125 feet more or less to a point said point being the intersection of the western lot line of lot 72 as shown on Assessors' Plat #176 and its extension and a line 100 feet distant from and parallel to the northern streetline of Linnaean Street;

Thence running easterly along a line 100 feet distant from and parallel to the northern streetline of Linnaean Street, 85 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northern streetline of Linnaean and the centerline of Humboldt Street;

Thence running northwesterly along the centerline of Humboldt Street 275 feet more or less to a point said point being the intersection of the centerline of Humboldt Street and the centerline of Lancaster Street and a line drawn between the centerline of Humboldt Street and the intersection of the centerlines of Mt. Vernon Street;

Thence running northeasterly along a line drawn between the centerline of Humboldt Street at the centerline of Lancaster Street and the intersection of the centerlines of Mt. Vernon Street 255 feet more or less to the point of origin and which comprises an area of 119,390 square feet more or less;

And by striking out the designation Residence C-2 and substituting in place thereof the designation Residence B insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #211. Odd number 23 Linnaean Street which includes all or parts of lots numbered 46 and 53 as designated on Assessors' Plat #211 and which is bounded and described as follows:

Beginning at a point said point being the intersection of the centerline of Linnaean Street and the western lot line of lot 46 as shown on Assessors' Plat #211 and its extension;

Thence running northerly along the western lot line of lot 46 as shown on Assessors' Plat #211 and its extension 125 feet more or less to a point said point being the intersection of the western lot line of lot 46 as shown on Assessors' Plat #211 and a line 100 feet distant from and parallel to the northern streetline of Linnaean Street;

Thence running easterly along a line 100 feet distant from and parallel to the northern streetline of Linnaean Street 182 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northern streetline of Linnaean Street and the centerline of Agassiz Street;

Thence running southerly along the centerline of Agassiz Street 125 feet more or less to a point said point being the intersection of the centerline of Agassiz Street and the centerline of Linnaean Street;

Thence running westerly along the centerline of Linnaean Street 182 feet more or less to the point of origin and which comprises an area of 22,750 square feet more or less.

And by striking out the designation Residence C-2 and substituting in place thereof the designation Residence B insofar as it relates to the following designated areas of land:

Premises of the following parcels as designated on Assessors' Plat #211. Odd numbers 37 and 39 Linnaean Street and which includes all or parts of lots numbered 9 and 10 as designated on Assessors' Plat #211, and which is bounded and described as follows:

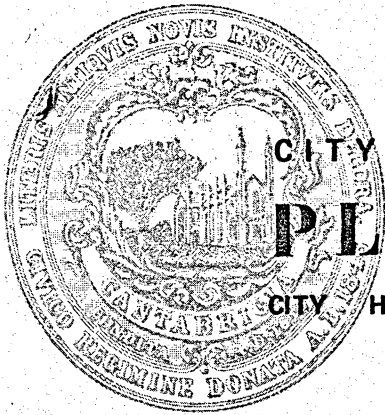
Beginning at a point said point being the intersection of the centerline of Linnaean Street and the eastern lot line of lot 9 as shown on Assessors' Plat #211 and its extension;

Thence running northerly along the eastern lot line of lot 9 as shown on Assessors' Plat #211 and its extension 125 feet more or less to a point said point being the intersection of the eastern lot line of lot 9 as shown on Assessors' Plat #211 and a line 100 feet distant from and parallel to the northern streetline of Linnaean Street.

Thence running westerly along a line 100 feet distant from and parallel to the northern streetline of Linnaean Street 155 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northern streetline of Linnaean Street and the centerline of Avon Hill Street;

Thence running southerly along the centerline of Avon Hill Street 125 feet more or less to a point said point being the intersection of the centerline of Avon Hill Street and the centerline of Linnaean Street;

Thence running easterly along the centerline of Linnaean Street 155 feet more or less to the point of origin and which comprises an area of 19,375 square feet more or less.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

The Honorable, the City Council
City Hall
Cambridge, Mass. 02139

February 15, 1978

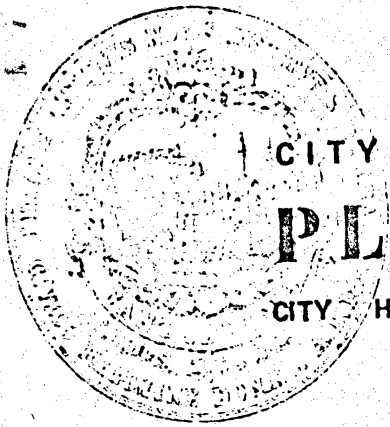
Dear Councillors:

Please find enclosed the Planning Board's recommendations on the Prospect/Essex Streets rezoning petition, the Observatory Hill rezoning petition, and the Neighborhood Nine rezoning petition. As the City Council public hearings did not take place in time to satisfy the requirements of the State zoning statute, the hearing process was reinstated.

The Planning Board held new public hearings on January 17, 1978 for these three rezoning petitions. As no new evidence was presented at those hearings, the Planning Board recommends that these petitions be approved in accordance with our previous recommendations, copies of which are enclosed.

For the Planning Board,

Arthur C. Parris,
Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

August 16, 1977

To The Honorable, the City Council:

Dear Councillors:

SUBJECT: Petition to Rezone the Essex/Prospect Streets Area

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, June 7, 1977, on the petition of Clifford Truesdell et al to rezone land generally bounded by the centerline of Prospect Street, a line 100' distant from and parallel to the northeastern streetline of Bishop Allen Drive, the centerline of Norfolk Street and a series of lot lines abutting Harvard Street. The area abutting Prospect Street (see attached map) is proposed to be rezoned from a Business A designation to a Residence C-1 designation. The area abutting Essex and Norfolk Streets is proposed to be rezoned from a Residence C-1 designation to a Residence B designation.

The Character of the Prospect/Essex/Norfolk Streets Area'

With the advent of the Industrial Revolution a concurrent growth in residential development and population took place in what is now Neighborhood 4. By the early Twentieth Century Neighborhood 4 had become what it would remain through the 1950's, a fully developed working class and lower middle class residential/industrial community.

In the late 1950's and early 1960's, the drop in the number of available blue collar jobs, coupled with the development of residential suburbs, caused an out migration of families from Neighborhood 4. These families have been replaced over the years by young single persons and other nonfamily occupants. The petition area is a case in point. The area along Prospect Street reflects the intermingling of Business uses and Residential uses with business beginning to predominate. The Essex Street-Norfolk Street area consists of the one, two, and three family frame structures on small lots which were originally developed in the area. This petition reflects an attempt to protect the residential area at Essex and Norfolk Streets from the encroachment of older land use patterns as exist on Prospect Street.

RECOMMENDATION

The Planning Board has long held that established residential neighborhoods, suitable as family environments, should be protected. However, the Planning Board feels that the petitioners' proposal is excessive because the rezoning of the Essex Street/Norfolk Street section to Residence B would bring the allowed density below the existing density for the area. In addition, the rezoning of the Prospect Street section to Residence C-1 would prohibit the establishment of new business uses and the reconstruction of existing business uses which had been more than 50% destroyed.

The petitioners were apprised of the Planning Board's new view when informed that the Board could not recommend approval of the petition as it stood. After discussion, the petitioners agreed that the Planning Board recommend approval of their petition with the following amendment:

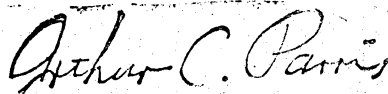
that the Essex/Norfolk Street area of the petition, proposed to be rezoned to Residence B, remain in its existing Residence C-1 designation, and;

that the Prospect Street area of the petition, proposed to be rezoned to Residence C-1, be rezoned to Business A-1.

The Planning Board therefore recommends that this petition be APPROVED with the above amendment.

Respectfully submitted,

For the Cambridge Planning Board



Arthur C. Parris, Chairman

ACP:jp
Attachment

Cambridge, 19 77

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

That the Zoning Map accompanying the Zoning Ordinance of the City of Cambridge be amended as follows:

By striking out the designation Business A and substituting in place thereof the designation Business A-1 insofar as it relates to the following described area of land:

Premises of the following parcels as designated on Assessors' Plat #90: Even numbers 62 through 114 Prospect Street, and which includes all or parts of lots numbered 11, 12, 13, 14, 15, 16, 18, 19, 127, 172, 173 as shown on Assessors' Plat #90.

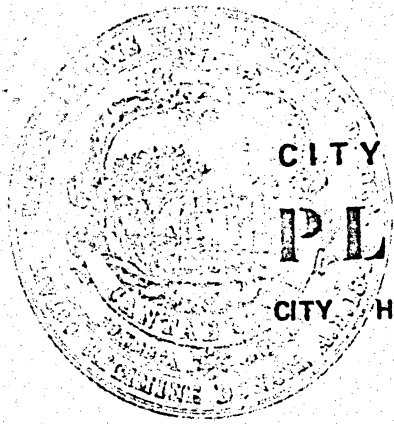
Beginning at a point said point being the intersection of the southwestern lot line of lot 11 as shown on Assessors' Plat #90 and its extension and the centerline of Prospect Street;

Thence running northeasterly along the centerline of Prospect Street 565 feet more or less to a point the said point being the intersection of the centerline of Prospect Street and the southwestern lot lines of lots 20 and 21 as shown on Assessors' Plat #90 and their extension;

Thence running southeasterly along the southwestern lot line of lots 20 and 21 as shown on Assessors' Plat #90 and their extension a distance of 126 feet more or less to a point said point being the intersection of the southwestern lot line of lot 21 and a line 100 feet distant from and parallel to the southeastern streetline of Prospect Street;

Thence running southwesterly along a line 100 feet distant from and parallel to the southeastern streetline of Prospect Street 565 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Prospect Street, and the southwestern lot line of lot 11 as shown on Assessors' Plat #90 and its extension;

Thence running northwesterly along the southwestern lot line of lot 11 as shown on Assessors' Plat #90 and its extension 126 feet more or less to the point of origin and which comprises an area of 71,190 square feet more or less.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

October 6, 1977

The Honorable, the City Council

Dear Councillors:

SUBJECT: Planning Board Recommendation on the Petition to
Rezone the Observatory Hill Area

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, September 6, 1977 on a petition by Mrs. John Vincent et al to rezone land generally bounded by Concord Avenue, Madison Street, Garden Street, and Bond Street from a Residence C-2 and a Residence C-1 designation to a Residence B designation.

The Character of the Observatory Hill Neighborhood.

The area surrounding Observatory Hill is partly in Neighborhood 10 and partly in Neighborhood 9 with Concord Avenue as the dividing line. The petition area falls in Neighborhood 9.

The areas immediately north and south of Concord Avenue were originally developed in low scale, low density residential uses with one and two family houses predominating. While most of these houses have survived, parcels along Concord Avenue and to a lesser degree Garden Street, originally developed at a similar scale, have been redeveloped to multi-family residential and institutional uses. There has also been substantial redevelopment to these uses along nearby Linnaean Street.

The growth of the universities and Harvard Square with attendant development along major connectors like Concord Avenue and Garden Street has increased traffic flow through the Observatory Hill area. Persons using Harvard Square for commuting or business purposes, as well as persons connected with the universities, park along Garden Street and on side streets in the neighborhood. This creates congestion not in keeping with the character of the neighborhood.

Zoning

The zoning in the Observatory Hill area can best be described as a patchwork of various zones. The petition site is divided two-thirds in Residence C-2 and one-third in Residence C-1. Most of the institutionally owned land in the area is in either a C-1 or a C-2 designation. The residential neighborhoods both north and south of Concord Avenue are predominantly in Residence A-2 or Residence B designations.

Residence C-2 carries an 85-foot height limit and a permitted density of 72 units per acre. Residence C-1 carries a 35-foot height limit and a permitted density of 36 units per acre. Residence B carries a 35-foot height limit and a permitted density of 18 units per acre. Residence A-2 carries a 35-foot height limit and a permitted density of 9 units per acre. All four of these zoning designations allow residential and institutional uses only.

In 1974 an extensive rezoning petition for the area along the Concord Avenue spine originated in the neighborhood.

After several revampings, the petition, as passed, changed most of the existing C-2 designation along Concord Avenue, from Huron Avenue to Waterhouse Street, to a Residence C-1 designation. A small area north of Concord Avenue at Bond Street was changed from Residence C-2 to Residence B and a larger area at Healy, Parker, and Craigie Streets was changed to Residence A-2. Other areas, including the present petition area, were excluded from the neighborhood's petition as inappropriate for rezoning at the time.

Background to the Observatory Hill Petition

Radcliffe College has proposed to build a two-level 27,000 square foot plus athletic facility on part of the Observatory site. The lower level would contain locker rooms, squash courts, exercise areas and a multi-use room which could be used as basketball courts or tennis courts. The upper level would contain lounge areas and the upper halves of court areas on the lower level. Earth berms would be used to conceal the exterior walls of the building with two surface tennis courts covering much of the top of the building.

Certain neighborhood residents, concerned over the ultimate loss of one of the few open spaces in the Observatory Hill area and concerned over the potential future use of available land on the Observatory site, drafted a petition to rezone the Observatory site from Residence C-2 and C-1 to Residence B. This would reduce the potential height of new construction in the C-2 section of the petition area from 85 feet to 35 feet. In addition, the allowed floor area ratio, a calculation used to determine the amount of building space which could

be constructed based on available land area, would be reduced from 1.75 under C-2 and .75 under C-1 to .5 under Residence B zoning. With a total lot area of 340,486 square feet, the above figures translate as follows: Residence C-2 allows a total building space of approximately 600,000 square feet on the Observatory site. Residence C-1 allows approximately 260,000 square feet of building space. The 127,000 square feet of existing construction has to be subtracted from these figures to determine the allowable building construction space remaining. The net result of the petition would not affect construction of the proposed athletic facility as the floor area ratio permitted under Residence B would allow for construction of this 27,000 square foot facility. However, a Residence B designation over the entire petition site would severely limit any future construction in addition to the proposed athletic facility. Parking facilities, including garages, are exempt from floor area ratio calculations and would be unaffected by the proposed rezoning.

Recommendation

The Planning Board, at its public hearing of September 6, 1977, heard testimony both in favor and in opposition to the proposed rezoning. Written statements by Harvard in opposition to the petition and by the Neighborhood 9 Association in favor of the proposed rezoning were taken by the Planning Board. In addition, the Planning Board reviewed statements by Madison Street residents who expressed concern over the potential height of future development, particularly on the Madison Street edge of the petition area. The Harvard University statement opposes the proposed down-zoning because the attendant reduction in floor area ratio would prohibit the implementation of plans for future academic buildings on the Observatory site, to be constructed in addition to the proposed athletic facility.

The Neighborhood 9 Association statement contained strong objections to the construction of the proposed athletic facility because of its impact on the surrounding neighborhood in terms of traffic and parking and because, after being assured of input into planning the use of the Observatory site by Radcliffe, the neighborhood was presented with a plan for an athletic facility as a fait accompli and asked to review its design only.

However, the petitioners supplied no evidence to support the proposed Residence B designation; either as being more in keeping with the existing dimensional characteristics of the area, or with allowed uses, than the existing zoning. Arguments were almost exclusively directed at Radcliffe's proposed use of the land for an athletic facility and the impact of that facility on the surrounding neighborhood.

To the Honorable, the City Council

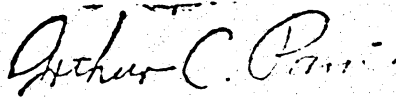
Page 4.

October 6, 1977

As the proposed rezoning to a Residence B designation will not prevent construction of the proposed athletic facility and as the Planning Board feels that the Residence C-2 designation which applies to more than half the petition area would allow construction of an undesirable height and bulk, it is the sense of the Planning Board that a Residence C-1 designation would be the most appropriate zoning for the petition area. Therefore, the Planning Board recommends that the City Council amend the proposed zoning designation from Residence B to Residence C-1 and that this petition be APPROVED AS AMENDED.

Very truly yours,

For the Cambridge Planning Board



Arthur C. Parris
Chairman

PETITION WITH PROPOSED PLANNING BOARD AMENDMENTS.

Cambridge, February 15, 1978

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray
that the zoning map accompanying the text of the Zoning Ordinance of the
City of Cambridge be amended as follows:

By striking out the designation Residence C-2 and substituting in
place thereof the designation Residence C-1 insofar as it relates to
the following designated areas of land;

Premises of the following parcels as designated on Assessors' Plat #227.
Even number 66 Garden Street, Odd numbers 47 through 63 Concord
Avenue, and Even numbers 2 through 10 Madison Street and which
includes all or parts of lots numbered 43, 44, and 90 as shown on
Assessors' Plat #227;

Beginning at a point said point being the intersection of the centerline
of Concord Avenue and the centerline of Madison Street;

Thence running northeasterly along the centerline of Madison Street 195
feet more or less to a point said point being the intersection of the
centerline of Madison Street and the southwestern lot line of lot 45 as
shown on Assessors' Plat #227;

Thence running southeasterly along the southwestern lot line of lot 45 as
shown on Assessors' Plat #227, 99 feet more or less to a point said
point being the intersection of the southwestern lot line of lot 45 and
the southeastern lot line of lot 45 as shown on Assessors' Plat #227;

Thence running northeasterly along the southeastern lot lines of lots
45 and 46 as shown on Assessors' Plat #227, 68 feet more or less to
a point said point being the intersection of the lot lines of lots 45 and
46 as shown on Assessors' Plat #227 and a line 100 feet distant from
and parallel to the southwestern lot lines of lots 91 and 39 as shown on
Assessors' Plat #227 and its extension;

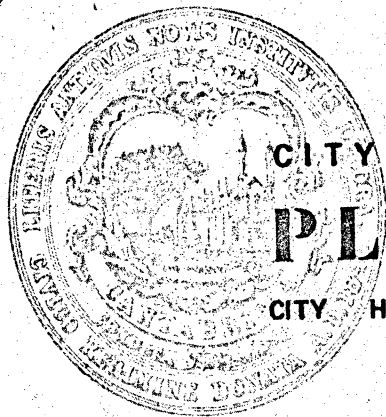
Thence running southeasterly along a line 100 feet distant from and paral-
lel to the southwestern lot lines of lots 91 and 39, as shown on Asses-
sors' Plat #227 and its extension, 228 feet more or less to a point said
point being the intersection of a line 100 feet distant from and parallel
to the southwestern lot lines of lots 91 and 39 and a line 100 feet distant
from and parallel to the southeastern lot lines of lots 39, 40 and 41, as
shown on Assessors' Plat #227, and its extension;

Thence running northeasterly along a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40, and 41, as shown on Assessors' Plat #227, and its extension 288 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40 and 41, as shown on Assessors' Plat #227, and its extension and a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension;

Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension 482 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension and the centerline of Bond Street;

Thence running southwesterly along the centerline of Bond Street 410 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Concord Avenue;

Thence running northeasterly along the centerline of Concord Avenue 769 feet more or less to the point of origin and which comprises an area of 376,826 square feet more or less.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To The Honorable, the City Council:

Dear Councillors:

SUBJECT: Planning Board's Recommendation on a Petition to Rezone
Land in the Arlington, Lancaster, Linnaean Streets Area

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, October 4, 1977, on a petition by Karin Weller et al to rezone land in the Arlington Street, Humboldt Street, Linnaean Street, Massachusetts Avenue area from a Residence C-2 and a Residence B designation to a Residence A-2 designation.

The Character of the Neighborhood

The petition area is a mixture of one, two and three-family houses, several of which have evolved into lodging houses. To the east and south of the petition area along Massachusetts Avenue and Linnaean Street, are several high density, multi-unit developments.

Given the location of this attractive residential area which abuts Massachusetts Avenue within walking distance of Harvard Square and Porter Square and given the proximity of Harvard, Radcliffe and Lesley, it was inevitable that this area would undergo pressures to increase the number of available dwelling units by conversion of existing dwellings and by redevelopment of parcels to higher density, multi-unit buildings. Between 1950 and 1970 the number of dwelling units neighborhood wide increased by 600 or approximately 15%. While this increase in dwelling units was occurring, the number of families was dropping by some 3000 or 16%. Correspondingly, the non-family population rose by approximately 2000. The comparative proportion of families to non-families, which was 7 to 1 in 1950, had become approximately 2 to 1 by 1970. An influx of non-family persons, as represented in the above statistics, decreases the number of persons per occupied unit and increases the number of occupied units.

Mid-Decade Census Summary figures, which are available on a city-wide basis only, show that between 1970 and 1975, the number of family households in Cambridge has stabilized. However, summary figures also show

that the number of one, two and three-family houses have decreased while the numbers of both categories of apartment buildings have increased markedly.

It is clear that the character of Neighborhood 9 changed considerably between 1950 and 1970 both in terms of population composition and the amount of conversion and redevelopment. The Mid-Decade Census Summary seems to indicate that similar trends are continuing throughout the city.

Zoning

The zoning in Neighborhood 9 is a conglomeration of various designations which have evolved over time. At the base of this roughly triangular shaped neighborhood is Concord Avenue which is zoned for high and moderate density construction over most of its length. One side of the triangle is delimited by the right-of-way of the Boston and Maine railroad. Zoning along this edge is almost exclusively in industrial designations. The remaining side of the triangle is delimited by Massachusetts Avenue. Zoning along this edge is in a Business designation which allows high density residential uses. Most of the remainder of the neighborhood is zoned in low density residential designations.

Immediately behind the Massachusetts Avenue edge of the neighborhood is the petition area. It is presently zoned Residence C-2 and Residence B and is proposed by the petitioner to be rezoned Residence A-2. A Residence C-2 designation is a high density designation which allows residential institutional and hotel uses at a density of 72 units per acre with a height limit of 85 feet. Residence B is a low density designation which allows residential and institutional uses at a density of 18 units per acre with a height limit of 35 feet. Residence A-2 is a low density designation which allows only residential and institutional uses at a density of 9 units per acre with a height limit of 35 feet. Neither Residence B nor Residence A-2 designations allow hotel uses. Residence C-2 and Residence B do allow townhouse construction.

To the extent that zoning affects the frequency, distribution, and intensity of land uses throughout the City, zoning interacts with the needs of families. In Cambridge zoning has a critical impact on the suitability of an area as a family environment and the protection of that environment. In the last decade pressures have grown to the extent that both the physical and sociological characteristics of many family-type neighborhoods have already been altered considerably and their suitability as family environments has been threatened with extinction. In many areas zoning has contributed to this situation by implicitly encouraging pressures for redevelopment and conver-

sion to higher densities. In areas where densities permitted by the Zoning Ordinance are substantially higher than existing densities such pressures are built in. This petition attempts to subdue these pressures in order to protect the abutting residential areas.

Recommendation

The Planning Board is deeply concerned over the erosion of neighborhoods suitable as family environments. As the superimposition of zoning designations allowing greater height and greater density than those existing in a neighborhood is one of the primary factors causing pressure for redevelopment and conversion, the Planning Board is generally sympathetic to efforts which correct this situation and impede erosion of the family environment. However, rezoning areas to densities which are below the density of existing development could be construed as confiscatory.

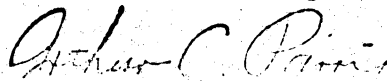
Given these constraints, the Planning Board recommends to the City Council that this petition be APPROVED with the following amendments:

1. as the subject area of the petition is at a density of approximately 16 or 17 units per acre and at an overall height of approximately 35 feet, the Planning Board recommends that the City Council amend the proposed Residence A-2 zoning to a Residence B designation;
2. and, as one of the property owners within the petition area strenuously objects to the down-zoning of his property from a Residence C-2 designation, with the agreement of the petitioner, Karin Weller, the Planning Board recommends that all parts of odd number 33 Linnaean Street, lot number 8 as shown on Assessors' Plat #211, be excluded from this rezoning petition.

Copies of the petition, altered to reflect the Planning Board's two proposed amendments are attached.

Respectfully submitted

For the Planning Board



Arthur C. Parris, Chairman

ACP:jp
attachment

Cambridge,19

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

that the map accompanying the text of the Zoning Ordinance of the City of
Cambridge be amended as follows;

By striking out the designation Residence C-2 and substituting in place thereof the designation Residence B.

Premises of the following parcels as designated on Assessors' Plat #176. Odd number 11 Linnaean Street. Even numbers 4 through 14 Humboldt Street. Even numbers 14 through 18 Lancaster Street. Odd numbers 1 through 23 Lancaster Street. Even numbers 1776 through 1786 Massachusetts Avenue. Even numbers 2 through 16 and 22 Arlington Street and which includes all or parts of lots numbered 9, 10, 13, 15, 16, 17, 18, 19, 20, 21, 22, 38, 42, 43, 44, 58, 62, 63, 67, 68, 69, 70, and 72 as designated on Assessors' Plat #176.

Premises of the following parcels as designated on Assessors' Plat #177. Odd numbers 11 through 19 Arlington Street and which includes all or parts of lots numbered 12, 13, 14, 15, and 16 as designated on Assessors' Plat #177.

Beginning at a point said point being the intersection of the western lot line of lot 15 as shown on Assessors' Plat #177 and the northern lot line of lot 15 as shown on Assessors' Plat #177;

Thence running easterly along the northern lot lines of lots 15, 14, 13, and 12 as shown on Assessors' Plat #177, 205 feet more or less to a point said point being the intersection of the northern lot lines of lots 15, 14, 13, and 12 as shown on Assessors' Plat #177 and the eastern lot line of lot 12 as shown on Assessors' Plat #177 and its extension;

Thence running southerly along the eastern lot line of lot 12 as shown on Assessors' Plat #177 and its extension 130 feet more or less to a point said point being the intersection of the eastern lot line of lot 12 as shown on Assessors' Plat #177 and its extension and the centerline of Arlington Street;

Thence running easterly along the centerline of Arlington Street 35 feet more or less to a point and said point being the intersection of the centerline of Arlington Street and the eastern lot line of lot 69 as shown on Assessors' Plat #176 and its extension;

Thence running southerly along the eastern lot line of lot 69 as shown on Assessors' Plat #176 and its extension 120 feet more or less to a point said point being the intersection of the eastern lot line of lot 69 as shown on Assessors' Plat #176 and its extension and a line 100 feet distant from and parallel to the southern streetline of Arlington Street;

Thence running easterly along a line 100 feet distant from and parallel to the southern streetline of Arlington Street 135 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southern streetline of Arlington Street and a line 100 feet distant from and parallel to the western streetline of Massachusetts Avenue;

Thence running southerly along a line 100 feet distant from and parallel to the western streetline of Massachusetts Avenue 200 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the western streetline of Massachusetts Avenue and the centerline of Lancaster Street;

Thence running westerly along the centerline of Lancaster Street 115 feet more or less to a point said point being the intersection of the centerline of Lancaster Street and the easterly lot line of lot 58 as shown on Assessors' Plat #176 and its extension;

Thence running southerly along the easterly lot line of lot 58 as shown on Assessors' Plat #176 and its extension 195 feet more or less to a point said point being the intersection of the easterly lot line of lot 58 as shown on Assessors' Plat #176 and its extension and the southerly lot line of lot 58 as shown on Assessors' Plat #176;

Thence running westerly along the southern lot line of lot 58 as shown on Assessors' Plat #176, 25 feet more or less to a point said point being the intersection of the southern lot line of lot 58 as shown on Assessors' Plat #176 and the eastern lot line of lot 42 as shown on Assessors' Plat #176;

Thence running southerly along the eastern lot line of lot 42 as shown on Assessors' Plat #176, 30 feet more or less to a point said point being the intersection of the eastern lot line of lot 42 as shown on Assessors' Plat #176 and a line 45 feet distant from and parallel to the southern lot line of lot 43 as shown on Assessors' Plat #176;

Thence running southwesterly along a line 45 feet distant from and parallel to the southern lot line of lot 43 as shown on Assessors' Plat #176, 105 feet more or less to a point said point being the intersection of a line 45 feet distant from and parallel to the southern lot line of lot 43 as shown on Assessors' Plat #176 and the centerline of Humboldt Street;

Thence running southerly along the centerline of Humboldt Street 110 feet more or less to a point said point being the intersection of the centerline of Humboldt Street and the centerline of Linnaean Street;

Thence running westerly along the centerline of Linnaean Street 85 feet more or less to a point said point being the intersection of the centerline of Linnaean Street and the western lot line of lot 72 as shown on Assessors' Plat #176 and its extension;

Thence running northerly along the western lot line of lot 72 as shown on Assessors' Plat #176 and its extension 125 feet more or less to a point said point being the intersection of the western lot line of lot 72 as shown on Assessors' Plat #176 and its extension and a line 100 feet distant from and parallel to the northern streetline of Linnaean Street;

Thence running easterly along a line 100 feet distant from and parallel to the northern streetline of Linnaean Street, 85 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northern streetline of Linnaean and the centerline of Humboldt Street;

Thence running northwesterly along the centerline of Humboldt Street 275 feet more or less to a point said point being the intersection of the centerline of Humboldt Street and the centerline of Lancaster Street and a line drawn between the centerline of Humboldt Street and the intersection of the centerlines of Mt. Vernon Street;

Thence running northeasterly along a line drawn between the centerline of Humboldt Street at the centerline of Lancaster Street and the intersection of the centerlines of Mt. Vernon Street 255 feet more or less to the point of origin and which comprises an area of 119,390 square feet more or less;

And by striking out the designation Residence C-2 and substituting in place thereof the designation Residence B insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #211. Odd number 23 Linnaean Street which includes all or parts of lots numbered 46 and 53 as designated on Assessors' Plat #211 and which is bounded and described as follows:

Beginning at a point said point being the intersection of the centerline of Linnaean Street and the western lot line of lot 46 as shown on Assessors' Plat #211 and its extension;

Thence running northerly along the western lot line of lot 46 as shown on Assessors' Plat #211 and its extension 125 feet more or less to a point said point being the intersection of the western lot line of lot 46 as shown on Assessors' Plat #211 and a line 100 feet distant from and parallel to the northern streetline of Linnaean Street;

Thence running easterly along a line 100 feet distant from and parallel to the northern streetline of Linnaean Street 182 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northern streetline of Linnaean Street and the centerline of Agassiz Street;

Thence running southerly along the centerline of Agassiz Street 125 feet more or less to a point said point being the intersection of the centerline of Agassiz Street and the centerline of Linnaean Street;

Thence running westerly along the centerline of Linnaean Street 182 feet more or less to the point of origin and which comprises an area of 22,750 square feet more or less.

And by striking out the designation Residence C-2 and substituting in place thereof the designation Residence B insofar as it relates to the following designated areas of land:

Premises of the following parcels as designated on Assessors' Plat #211. Odd numbers 37 and 39 Linnaean Street and which includes all or parts of lots numbered 9 and 10 as designated on Assessors' Plat #211, and which is bounded and described as follows:

Beginning at a point said point being the intersection of the centerline of Linnaean Street and the eastern lot line of lot 9 as shown on Assessors' Plat #211 and its extension;

Thence running northerly along the eastern lot line of lot 9 as shown on Assessors' Plat #211 and its extension 125 feet more or less to a point said point being the intersection of the eastern lot line of lot 9 as shown on Assessors' Plat #211 and a line 100 feet distant from and parallel to the northern streetline of Linnaean Street.

Thence running westerly along a line 100 feet distant from and parallel to the northern streetline of Linnaean Street 155 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northern streetline of Linnaean Street and the centerline of Avon Hill Street;

Thence running southerly along the centerline of Avon Hill Street 125 feet more or less to a point said point being the intersection of the centerline of Avon Hill Street and the centerline of Linnaean Street;

Thence running easterly along the centerline of Linnaean Street 155 feet more or less to the point of origin and which comprises an area of 19,375 square feet more or less.

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that the recessed joint public hearing of the City Council and the Planning Board held on February 13, 1978 at 8:30 P. M. will reconvene on February 27, 1978 at 8:30 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of John Riseman, et al to amend the Zoning Ordinance by establishing a temporary development moratorium for the Concord Avenue, Bond Street, Garden Street area presently zoned Residence A-2, B, C-1 and Business A as shown on the map below.

The petition proposes the following:-

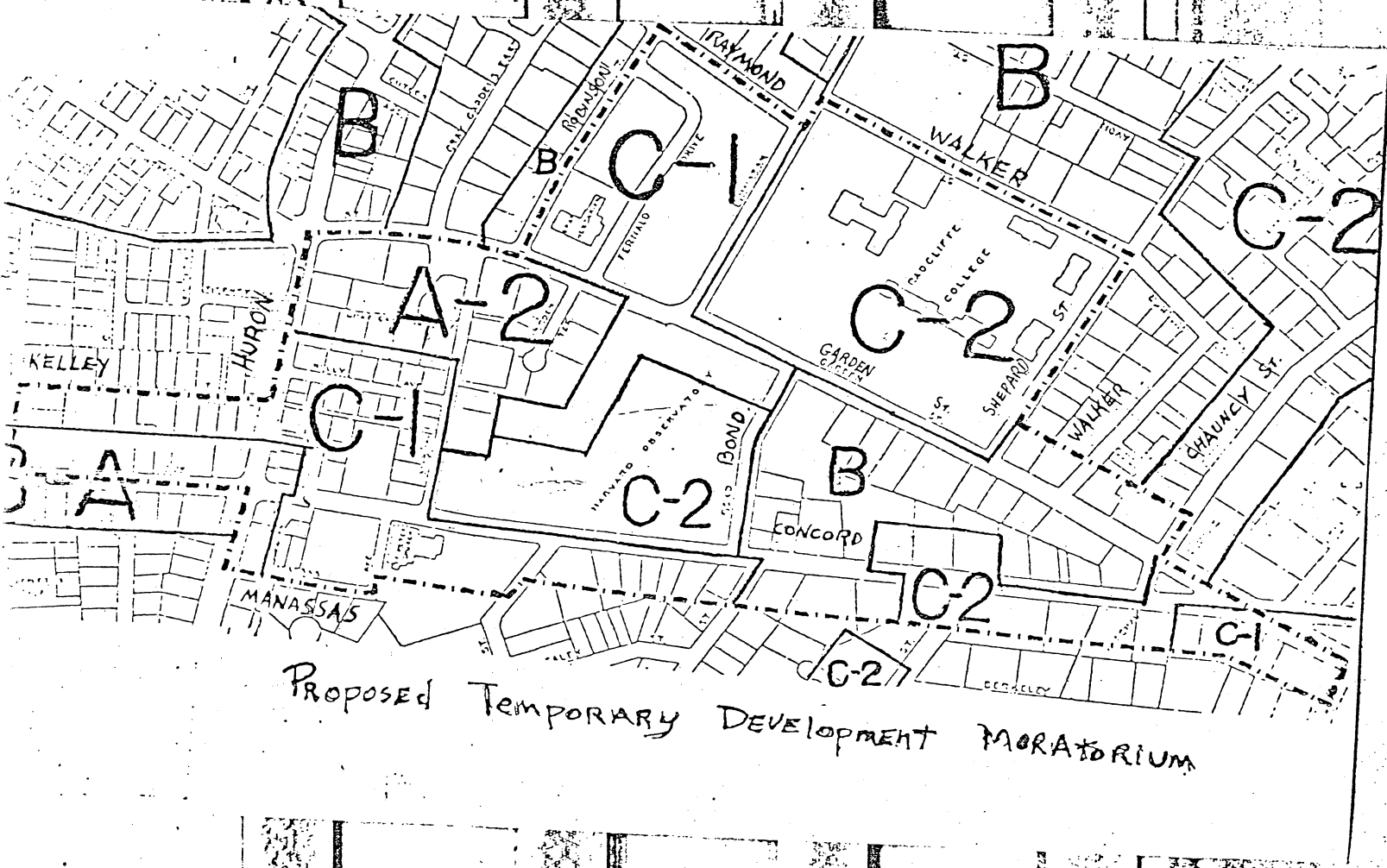
1) "Until December 1, 1978, no building permits for new construction shall be issued for the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk, and intensity of use of the altered or new structure remains the same as the use, bulk, and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

2) The Zoning Map shall be amended by overlaying the designation "Temporary Development Moratorium" over the areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, and Bus. A on the zoning map and shown below.

Legally correct copies of this petition are on file with the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

By order of the City Council, Paul E. Healy, City Clerk.



Proposed Temporary Development Moratorium

PUBLIC NOTICE
RELATIVE TO ZONING.**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a joint public hearing will be held by the Cambridge City Council and the Planning Board of the City of Cambridge on Monday, February 13, 1978 at 8:30 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of John Riseman, et al to amend the Zoning Ordinance by establishing a temporary development moratorium for the Concord Avenue, Bond, Street, Garden Street area presently zoned Residence A-2, B, C-1, and Business A as shown on the map below.

The petition proposes the following:-

1) "Until December 1, 1978, no building permits for new construction shall be issued for the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk, and intensity of use of the altered or new structure remains the same as the use, bulk, and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

2) The Zoning Map shall be amended by overlaying the designation "Temporary Development Moratorium" over the areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, and Bus. A on the zoning map and shown below.

Legally correct copies of this petition are on file with the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

By order of the City Council,

Paul E. Healy, City Clerk.

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

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The petition proposes the following:-

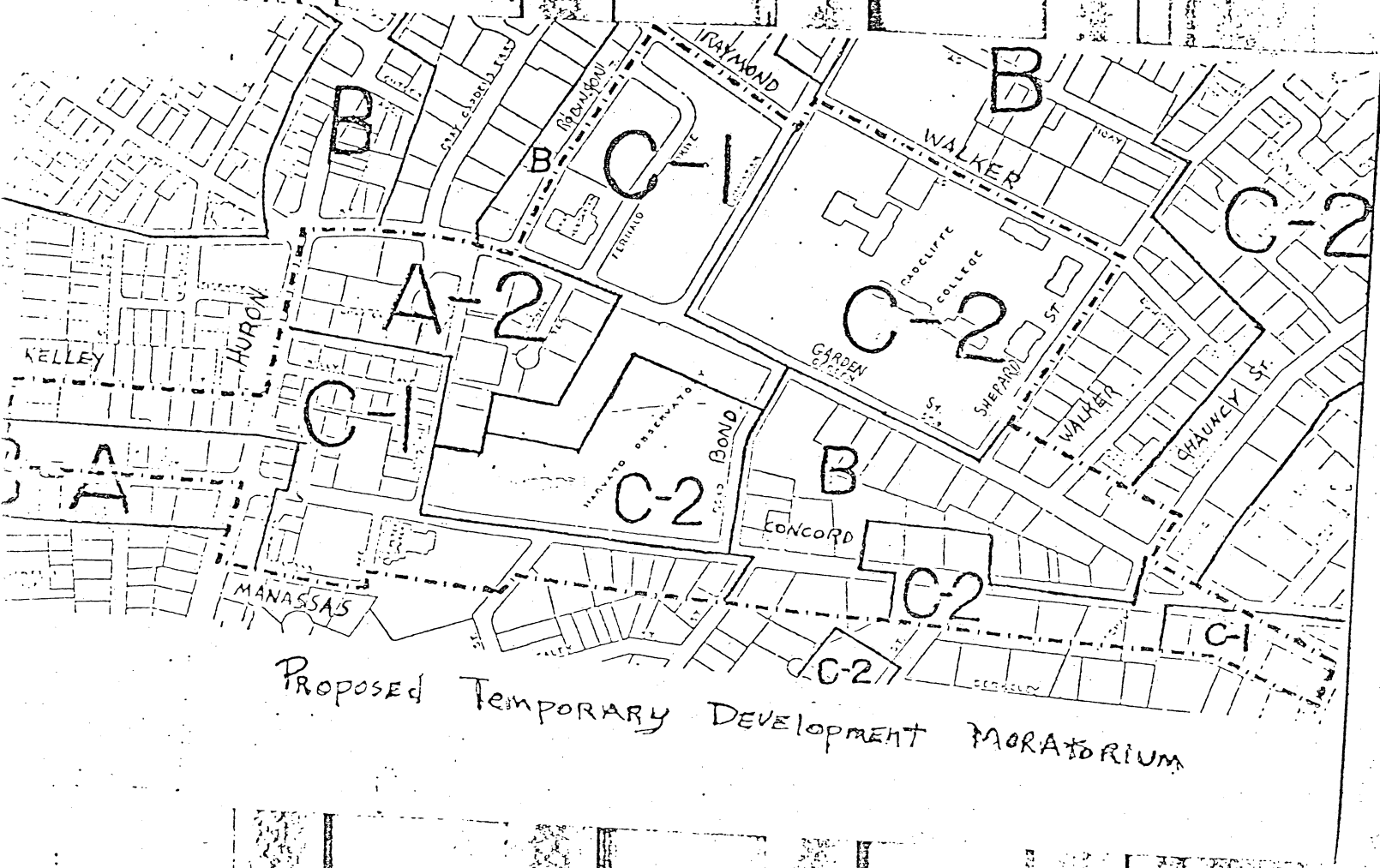
1) "Until December 1, 1978, no building permits for new construction shall be issued for the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk, and intensity of use of the altered or new structure remains the same as the use, bulk, and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

2) The Zoning Map shall be amended by overlaying the designation "Temporary Development Moratorium" over the areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, and Bus. A on the zoning map and shown below.

Legally correct copies of this petition are on file with the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

By order of the City Council, Paul E. Healy, City Clerk.



Proposed Temporary Development Moratorium

PUBLIC NOTICE
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City of Cambridge

MASSACHUSETTS

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The petition proposes the following:-

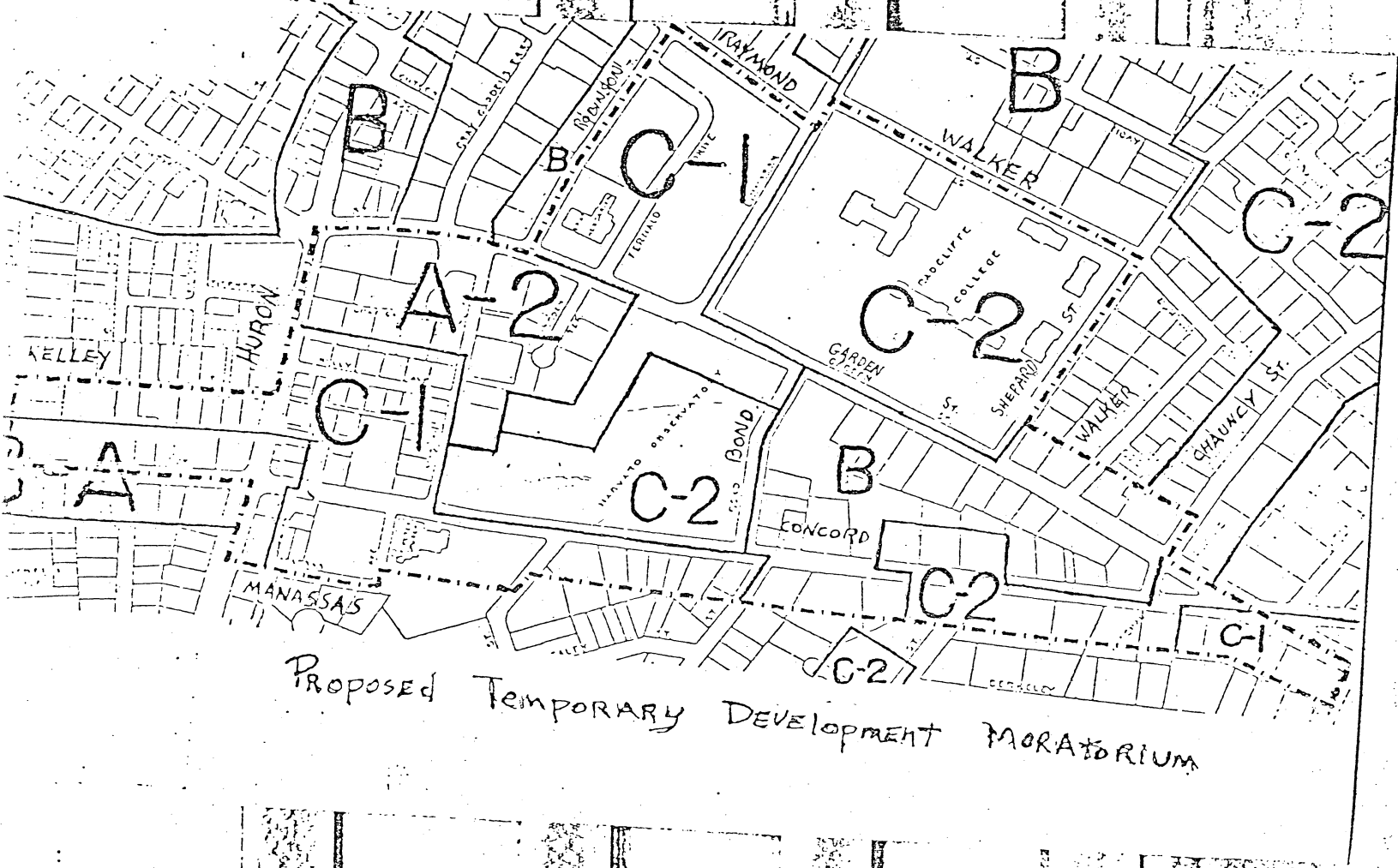
1) "Until December 1, 1978, no building permits for new construction shall be issued for the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk, and intensity of use of the altered or new structure remains the same as the use, bulk, and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

2) The Zoning Map shall be amended by overlaying the designation "Temporary Development Moratorium" over the areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, and Bus. A on the zoning map and shown below.

Legally correct copies of this petition are on file with the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

By order of the City Council, Paul E. Healy, City Clerk.



Proposed Temporary Development Moratorium

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The petition proposes the following:-

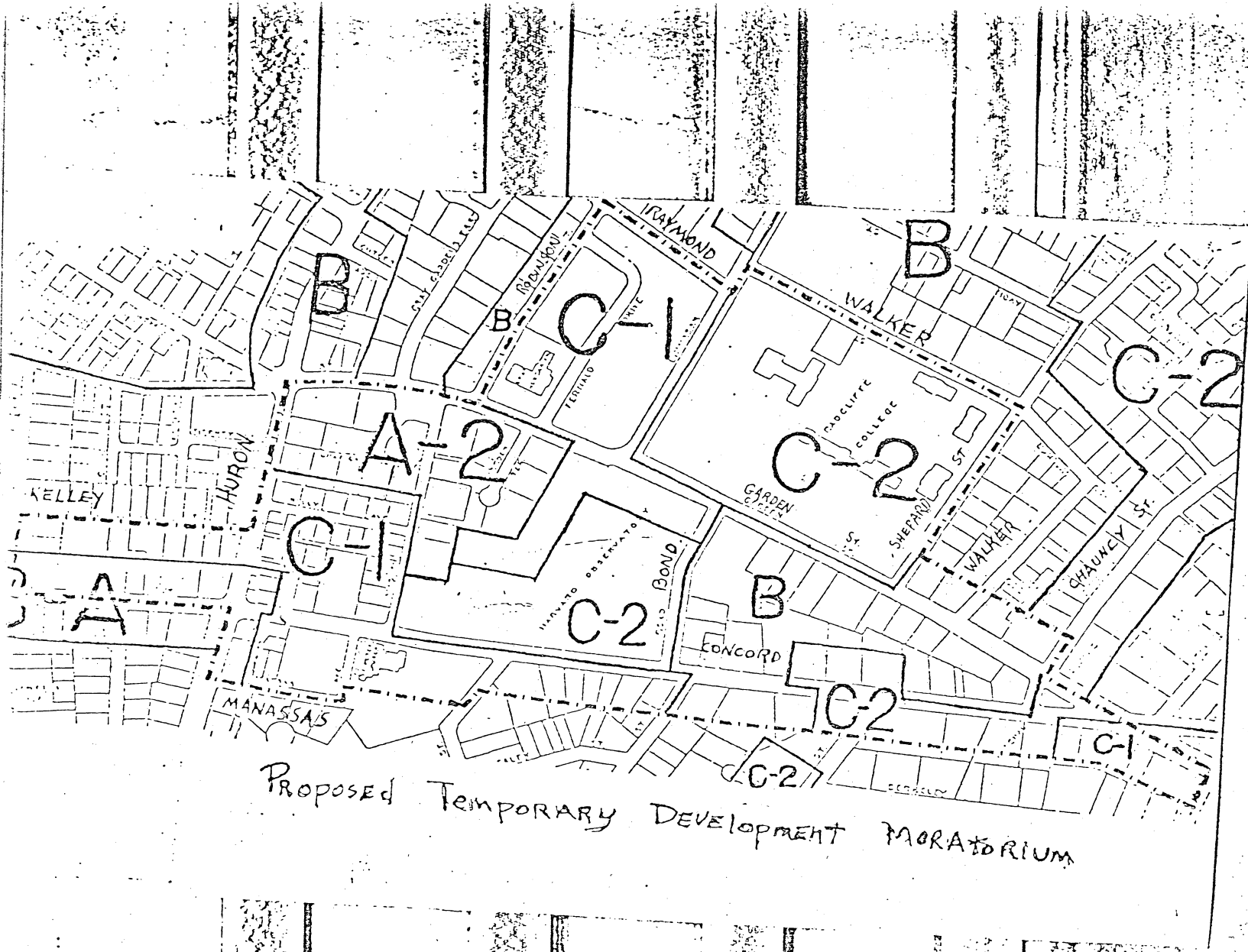
1) "Until December 1, 1978, no building permits for new construction shall be issued for the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk, and intensity of use of the altered or new structure remains the same as the use, bulk, and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

2) The Zoning Map shall be amended by overlaying the designation "Temporary Development Moratorium" over the areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, and Bus. A on the zoning map and shown below.

Legally correct copies of this petition are on file with the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

By order of the City Council, Paul E. Healy, City Clerk.



Proposed Temporary Development Moratorium

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RELATIVE TO ZONING.

City of Cambridge

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The petition proposes the following:-

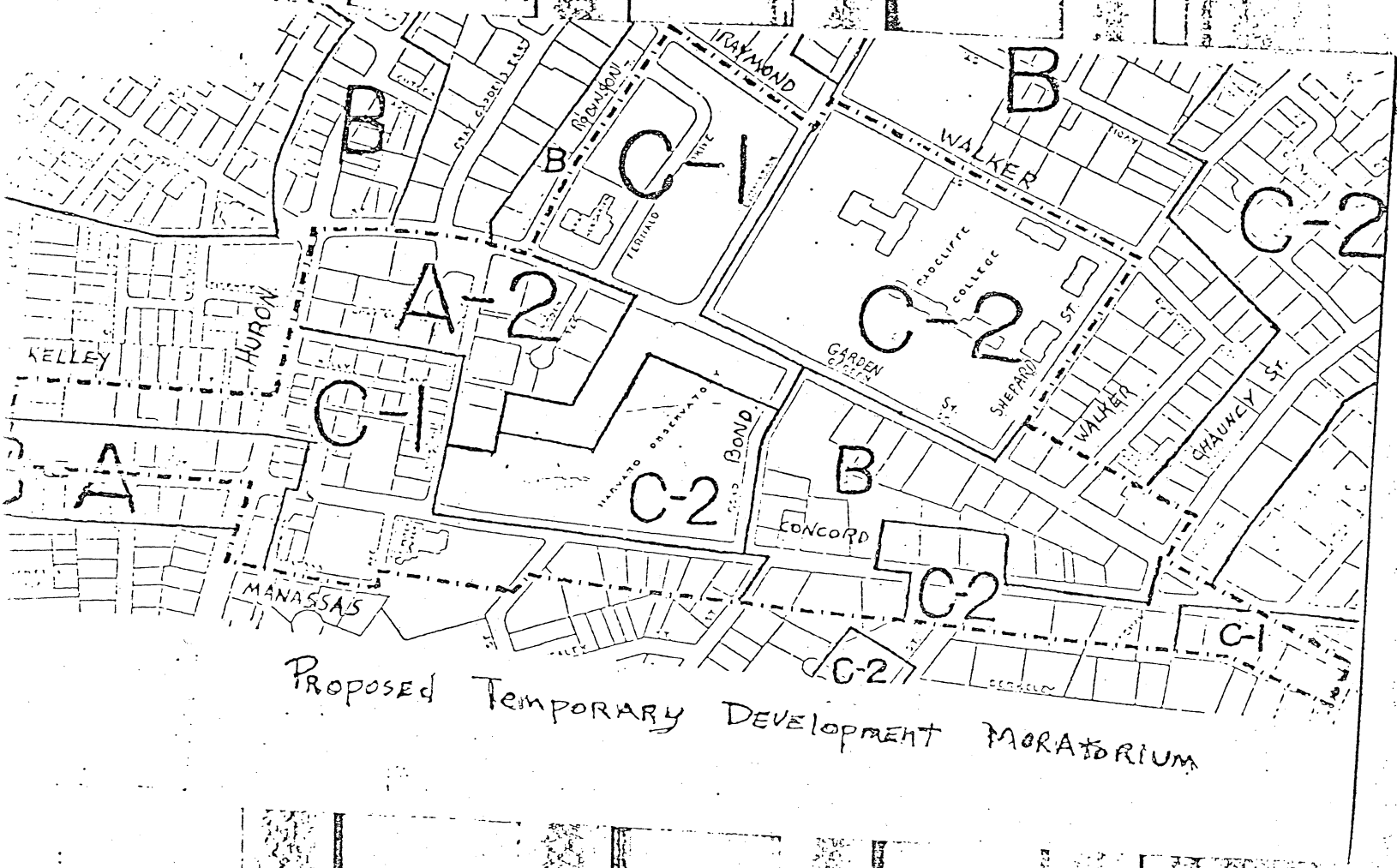
1) "Until December 1, 1978, no building permits for new construction shall be issued for the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk, and intensity of use of the altered or new structure remains the same as the use, bulk, and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

2) The Zoning Map shall be amended by overlaying the designation "Temporary Development Moratorium" over the areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, and Bus. A on the zoning map and shown below.

Legally correct copies of this petition are on file with the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

By order of the City Council, Paul E. Healy, City Clerk.



Proposed Temporary Development Moratorium

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

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The petition proposes the following:-

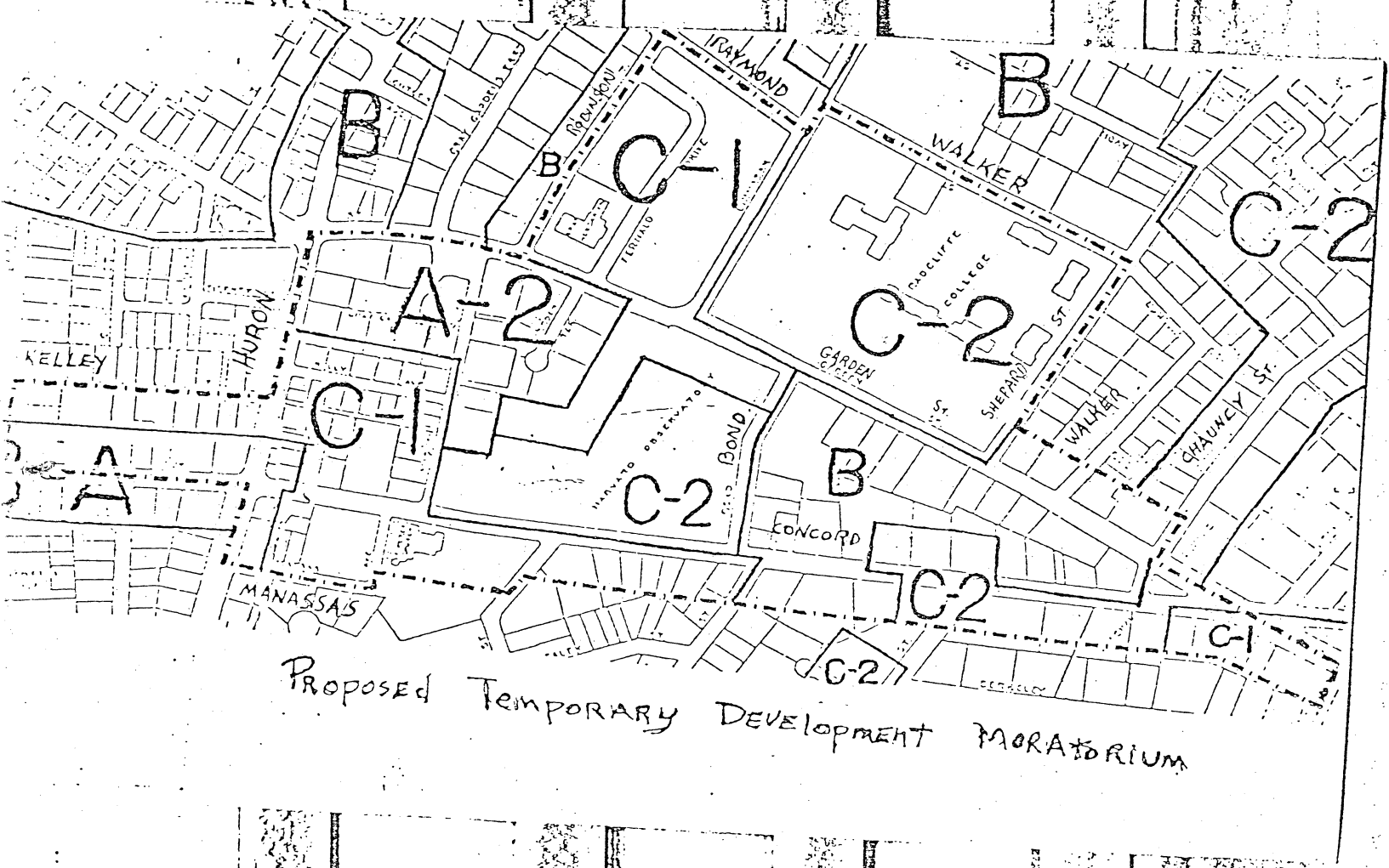
1) "Until December 1, 1978, no building permits for new construction shall be issued for the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk, and intensity of use of the altered or new structure remains the same as the use, bulk, and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

2) The Zoning Map shall be amended by overlaying the designation "Temporary Development Moratorium" over the areas presently designated Res. A-2, Res. B, Res. C-1, Res. C-2, and Bus. A on the zoning map and shown below.

Legally correct copies of this petition are on file with the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

By order of the City Council, Paul E. Healy, City Clerk.



Proposed Temporary Development Moratorium

Cambridge..... November 18, 1977

RECEIVED BY
OFFICE OF CITY CLERK

To the Honorable, the City Council of the
City of Cambridge:

CAMBRIDGE, MASS.

The undersigned respectfully pray

that the Zoning Ordinance of the City of Cambridge be amended as follows:

1. In Article 3.000, Section 3.10, Division of the City into Zoning Districts, add the following new subsection:

"3.12 Temporary Development Moratorium

In order to provide an orderly period of time for the City to develop an appropriate land use control strategy for dealing with the increasing intrusion of development with incompatible bulk, height, building coverage, open space and traffic generating characteristics into low density residential neighborhoods, there is hereby established a temporary development moratorium. Until December 1, 1978, no building permits for new construction shall be issued within the area designated "Temporary Development Moratorium" on the Zoning Map. However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk, and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed."

2. Amend the Zoning Map by overlaying the designation "Temporary Development Moratorium" over the following areas presently designated Res. A-2, Res.B, Res. C-1, Res. C-2, Bus. B-A on the Zoning Map.

Beginning at a point said point being the intersection of the centerline of Huron Avenue and the centerline of Garden Street;

Thence running south easterly along the centerline of Garden Street 550 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Robinson Street;

Thence running northeasterly along the centerline of Robinson Street 680 feet more or less to a point said point being the intersection of the centerline of Robinson Street and the centerline of Raymond Street;

Thence running southeasterly along the centerline of Raymond Street 435 feet more or less to a point said point being the intersection of the centerline of Raymond Street and the centerline of Linnaean Street;

Thence running northeasterly along the centerline of Linnaean Street 85 feet more or less to a point said point being the intersection of the centerline of Linnaean Street and the centerline of Walker Street;

Thence running southeasterly along the centerline of Walker Street, 870 feet more or less to a point said point being the intersection of the centerline of Walker Street and the centerline of Shepard Street;

Thence running southwesterly along the centerline of Shepard Street 510 feet more or less to a point said point being the intersection of the centerline of Shepard Street and a line 100 feet distant from and parallel to the northeastern streetline of Gordon Street;

Thence running southeasterly along a line 100 feet distant from and parallel to the northeastern streetline of Garden Street 610 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northeastern streetline of Garden Street and a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street;

Thence running southwesterly along a line 100 feet distant from a parallel to the southeastern streetline of Chauncy Street 130 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Chauncy Street and the centerline of Garden Street;

Thence running southeasterly along the centerline of Garden Street 420 feet more or less to a point said point being the intersection of the centerline of Garden Street and the centerline of Berkely Street;

Thence running southwesterly along the centerline of Berkeley Street 130 feet more or less to a point said point being the intersection of the centerline of Berkeley Street and a line 100 feet distant from and parallel to the southwestern streetline of Garden Street;

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street 300 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue;

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue 1710 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue and the centerline of Buckingham Street;

Thence running southwesterly along the centerline of Buckingham Street 60 feet more or less to a point said point being the intersection of the centerline of Buckingham Street and the southwestern lot line of lot 30 as shown on Assessors' Plat #226 and its extension;

Thence running northwesterly along the southwestern lot line of lot 30 as shown on Assessors' Plat #226 and its extension 335 feet more or less to a point said point being the intersection of the southwestern lot line of lot 30 as shown on Assessors' Plat #226 and its extension and the centerline of Manassas Avenue;

Thence running southwesterly then northwesterly along the centerline of Manassas Avenue 400 feet more or less to a point said point being the intersection of the centerline of Manassas Avenue and the centerline of Huron Avenue;

Thence running northeasterly along the centerline of Huron Avenue 200 feet more or less to a point said point being the intersection of the centerline of Huron Avenue and the centerline of Concord Avenue;

Thence running northwesterly along the centerline of Concord Avenue 575 feet more or less to a point said point being the intersection of the centerline of Concord Avenue and the centerline of Donnell Street;

Thence running northeasterly along the centerline of Donnell Street 250 feet more or less to a point said point being the intersection of the centerline of Donnell Street and the centerline of Kelley Street;

Thence running southeasterly along the centerline of Kelley Street 630 feet more or less to a point said point being the intersection of the centerline of Kelley Street and the centerline of Huron Avenue;

Thence running northeasterly along the centerline of Huron Avenue 450 feet more or less to the point of origin and which comprises an area of 2,631,100 square feet more or less.

Edward Thoney
219 Concord Ave

C. A. Wamp
19 Madison St.

Joseph A. Truffey
3 grey gardens west

James W. Ross
39 HURLBUT ST.

John Brode
23 Berkeley St.

John H. Roseman
6 Holly Ave.

Joseph M. Bernhard
5 Holly Ave

John J. Gallagher Jr.
8 Holly Ave.

Thence running southwesterly along the centerline of Buckingham Street 60 feet more or less to a point said point being the intersection of the centerline of Buckingham Street and the southwestern lot line of lot 30 as shown on Assessors' Plat #226 and its extension;

Thence running northwesterly along the southwestern lot line of lot 30 as shown on Assessors' Plat #226 and its extension 335 feet more or less to a point said point being the intersection of the southwestern lot line of lot 30 as shown on Assessors' Plat #226 and its extension and the centerline of Manassas Avenue;

Thence running southwesterly then northwesterly along the centerline of Manassas Avenue 400 feet more or less to a point said point being the intersection of the centerline of Manassas Avenue and the centerline of Huron Avenue;

Thence running northeasterly along the centerline of Huron Avenue 200 feet more or less to a point said point being the intersection of the centerline of Huron Avenue and the centerline of Concord Avenue;

Thence running northwesterly along the centerline of Concord Avenue 575 feet more or less to a point said point being the intersection of the centerline of Concord Avenue and the centerline of Donnell Street;

Thence running northeasterly along the centerline of Donnell Street 250 feet more or less to a point said point being the intersection of the centerline of Donnell Street and the centerline of Kelley Street;

Thence running southeasterly along the centerline of Kelley Street 630 feet more or less to a point said point being the intersection of the centerline of Kelley Street and the centerline of Huron Avenue;

Thence running northeasterly along the centerline of Huron Avenue 450 feet more or less to the point of origin and which comprises an area of 2,631,100 square feet more or less.

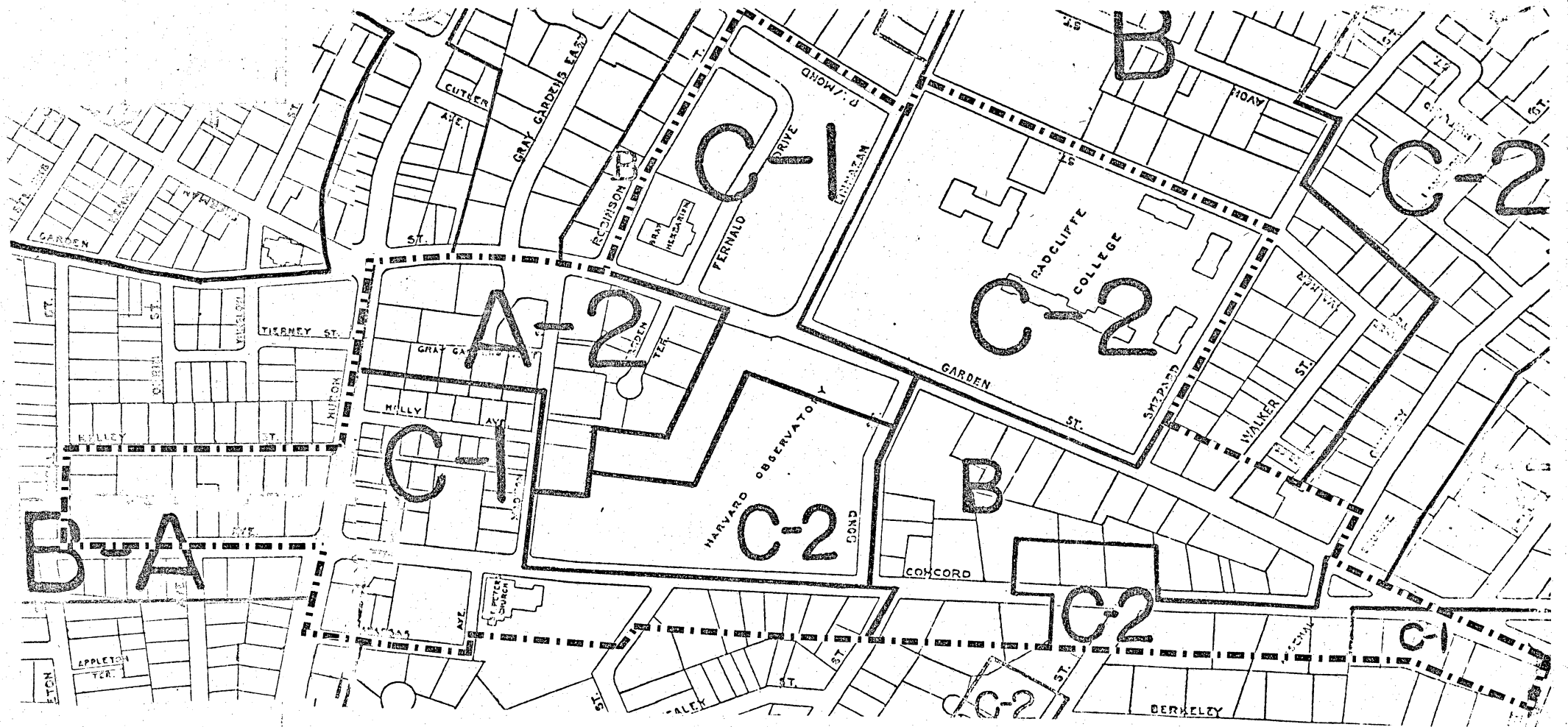
Anne deC. Clapp
20 Madison St.

Olivia Ann Hobitzelle
Herman Hobitzelle
16 Gray Gardens West
Anne T. Curran
7 Garden Terrace

George H. Carter
10 Garden Terrace
Cambridge, Ma 02138

Alice Kimball Smith
31 Madison Street, 02138

Phyllis Byrne Cox
88 Garden St
Cambridge, Ma 02138



Proposed Temporary Development Moratorium
 NOVEMBER 18, 1977

City of Cambridge

Petition of Edward Harney, et al, to amend the Zoning Ordinance of the City of Cambridge by adding a new subsection entitled "Temporary Development Moratorium" in Article 3.000 Section 3.10 and also to amend the Zoning Map by overlaying the designation "Temporary Development Moratorium" over certain areas presently designated Res. A-2, Res.B, Res. C-1, Res.C-2, Bus.B-A on the Zoning Map.

In City Council,
November 21, 1977

*11/21/77
Referred to the
Planning Board
for hearing
and report.*

Copy sent 11-28-77