



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

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 Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended on the petition of Rosemarie Quinton et al by rezoning the Cambridgeport Industrial Area.

The petition would amend the zoning map by changing the district designations for several areas as shown on the accompanying map:

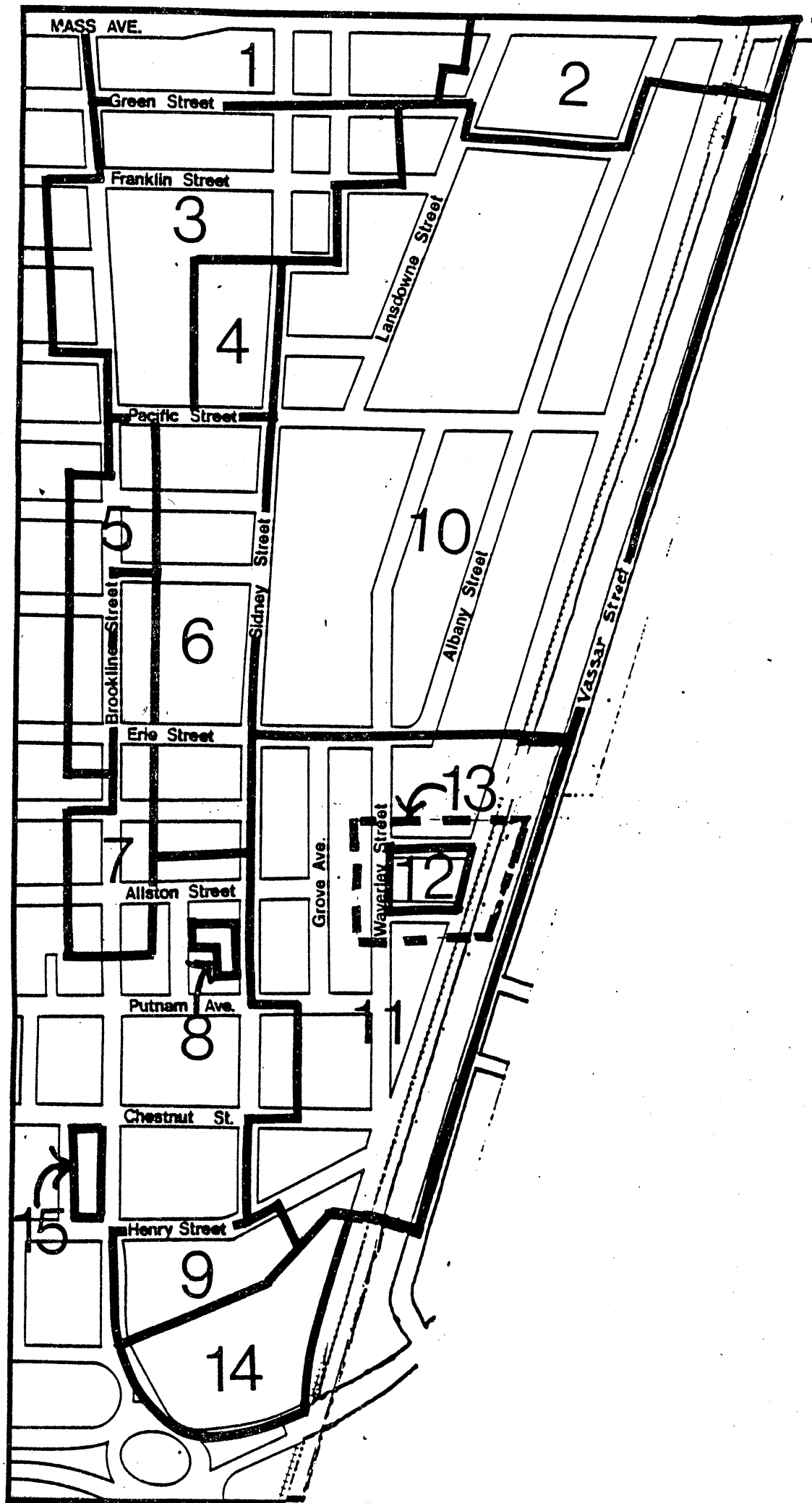
<u>AREA</u>	<u>EXISTING ZONING</u>	<u>PROPOSED ZONING</u>
1	Business B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A/ Business A-1	Residence C-1
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/ Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish two new categories of zoning districts, Industry A-3 and Industry B-3. The Industry A-3 district would have the same use regulations as Industry A-1 except uses 4.33b(3) (other schools, colleges, or educational institutions) and 4.33c (Laboratory or Research facilities of non-profit educational institutions) are not permitted. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33b(3) and 4.33c as listed above are not permitted and uses 4.34d (General Office Use) and 4.34f (Technical Office for Research and Development) would be permitted only as accessory uses. Industry A-3 would have a maximum floor area ratio of 2.0 and a maximum height of 85 feet. Industry B-3 would have a maximum floor area ratio of 1.75 and a maximum height of 70 feet except within 100 feet of a residential district or residential structure the maximum height shall be 35 feet. Both districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

Copies of this petition are on file in the City Clerk's Office, City Hall, Cambridge, MA.



City of Cambridge

PETITION OF *Rosemarie Quinton, et al.*

Neighborhood Cambridgeport Rezoning petition

Petition filed with the City Clerk

March 26, 1981

(All hearings to be completed 65 days from filing date with the City Clerk.)

<i>1</i>	<i>day</i>	<i>March</i>	
<i>30</i>	<i>days</i>	<i>April</i>	
<i>30</i>	<i>days</i>	<i>May</i>	
<i>3</i>	<i>days</i>	<i>June</i>	
<u><i>65</i></u>	<i>days</i>	<i>= June 3, 1981 = all hearings</i>	<i>March 30, 1981</i>

In City Council

Referred to Planning Board for report

March 30, 1981

Planning Board Hearing

April 15, 1981

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *July 14, 1981*.)

<i>15</i>	<i>days</i>	<i>= April</i>	
<i>31</i>	<i>days</i>	<i>= May</i>	
<i>30</i>	<i>days</i>	<i>= June</i>	
<i>14</i>	<i>days</i>	<i>= July</i>	
<u><i>90</i></u>	<i>days</i>	<i>= July 14, 1981</i>	

~~City Council~~ Hearing published *Joint Hearing Planning Board / Common Ord.*
 " *Herald - April 1, 1981*
Chronicle - April 2, 1981
 Hearing before ~~the City Council~~ *April 9, 1981*

Report to the City Council
on 4/27/81

April 27, 1981 - tabled pending report from Planning Board
May 11, 1981
May 14, 1981

Passed to a second reading
Published *Chronicle*

Ready for Ordination
Published

6/15/81 - Placed on File
~~*Time limit Expired*~~

COMPLETION DATE:

July 14, 1981

c. c/109

City of Cambridge

The Committee on Ordinances and the Planning Board conducted a joint public hearing on Wednesday, April 15, 1981 beginning at 7:53 p.m. in the Council Chambers at City Hall. The purpose of the hearing was to discuss a petition by Rosemarie Quinton et al to amend the Zoning Ordinances and a proposed alternative to said amendment as submitted by the Planning Board.

Mr. David Vickery, Assistant City Manager for Community Development, outlined the works of his department for the past one and a half years meeting with the residents of the Cambridgeport neighborhood and business community to gather information in an effort to obtain the desires of the neighborhood. He further stated this process involved among other things the formulation and destruction of a series of technical reports relative to housing, manpower, business, educational background of the neighborhood and an economic analysis.

At this time he referred to several graphical outlines comparing the present and proposed zoning for the Cambridgeport area. He then made a comparison of the Planning Board petition versus the Quinton petition including the area's maximum development potential, parking requirements and height limitations.

At this time, Ms. Rosemary Quinton made a brief statement to the Committee outlining the fact the petition she and others filed was the Cambridgeport neighborhood's sincere attempt to once again make the area a viable community.

At this time Ilene Horowitz outlined the neighborhood concern for future development and indicated the neighborhood did not want another Draper Laboratory or Charles River Park. She further stated the neighborhood feels the Planning Board petition falls short of what they would like.

Mr. William Noble of 38 Green Street outlined the neighborhood's proposal for housing in the area along with a proposal to fully develop land known called "Pacific Parks" which could encompass 2.7 acres for recreational activity. He further stated that the presently undeveloped land which is owned by M.I.T. should be sold to community corporations for development. He further stated it was the neighborhood's plan that would zone Peter Park for open space.

Mr. Gary Quinton stated the neighborhood did not want any additional land in the area utilized by educational institutions and all current use would be non-conforming. He further stated the neighborhood proposal would bring down height and density limits to keep existing business in the area.

Mary Shea of 27 Acorn Street stated she supports the neighborhood plan for rezoning the Cambridgeport area because she feels it is the only plan which will allow her children to remain in Cambridge.

Mr. Mark Orton (RCCC) of 52 Kinnard Street stated he believed the Quinton petition was what reached the goals of the Riverside Cambridgeport Community Center, but also thought potential existed for compromise. He further stated the real problem rested with the proposed Planned Unit Development section which was not in the Quinton's petition but in the Planning Board alternative.

Also speaking on behalf of R.C.C.C. was Henry Joseph, its Executive Director, who stated that their approach was to find land and develop low and moderate income housing such as was done at River-Howard.

Also speaking in support of the Quintin petition were:

Robert LaTremouille
4 Trowbridge Place
Cambridge, MA

Pattie Leisser
200 Erie Street
Cambridge, MA 02139

Dorothy Lee
2 Woodrow Wilson Court
Cambridge, MA 02139

Ruth McFarland
21 Cottage Street
Cambridge, MA 02139

Francis Spinx
12 Bigelow Street
Cambridge, MA 02139

Peter Steines
46 Pearl Street
Cambridge, MA 02139

Chris Hayes
14 Magnolia Avenue
Cambridge, MA 02138

Patricia Natils
22 Whitney Avenue
Cambridge, MA 02139

Ken Carson
52 Chestnut Street
Cambridge, MA 02139

Marie Dottin
9 Woodrow Wilson Court
Cambridge, MA 02139

Denise Simmons
176 Brookline Street
Cambridge, MA 02139

Gerry Bergman
27 Essex Street
Cambridge, MA 02139

Speaking against both plans were:

Joel Magnon
17 Magazine Street
Cambridge, MA 02139

Walter Mihle, Special Assistant to the Chairman of M.I.T., who stated a letter of opposition against each proposal was on file with the City Clerk.

Councillor Wylie then stated he had received several letter from M.I.T., Riverside Cambridgeport Community Center and the Chamber of Commerce in either support or opposition to one or both plans.

Councillor David Sullivan questioned the economic, housing and open space goals which the Community Development Department hoped to attain with their alternative plan.

Mr. Vickery responded by stating their first goal was to have some major activity take place in this area which has been domant for long. Secondly, he said the Planning Board and Community Development Department would like to see some mixed housing with mixed height in order to attract business which is conducive to the area.

Councillor Wylie questioned Mr. Vickery as to what extend would the Planning Board's petition facilitate or prohibit M.I.T. development versus that of the Quinton petition.

Mr. Vickery stated his department could not prohibit educational use except as provided by Chapter 565 of the Acts of 1979. He stated he was unsure as to whether or not the alternative plan would facilitate M.I.T. development.

At this time Mayor Duehay moved that both petitions be referred to the full City Council without recommendation.

The motion carried.

The hearing was adjourned at 10:55 PM.

For the Committee,



Councillor David A. Wylie
Chairman

Comm. on Ordinance Report on the petition
of Rosemarie Quinton, et al in amendment
to the Zoning Ordinances.

In City Council,

April 27, 1981

*Placed on File -
with the Petition
which is on the
agenda -*

NEIGHBORHOOD ZONING PLAN

for the Cambridgeport Industrial District

RECEIVED BY
OFFICE OF CITY CLERK
JUN 29 8 32 AM '81

IF Cambridge is to remain a city for all its people CAMBRIDGE, MASS.

IF Cambridge is to maintain the diversity of population
that we celebrate every year at the River Festival...

THEN New, positive initiatives must be taken to insure that
the current trends of displacement and neighborhood
disruption do not continue.

To the already existing legislation such as Neighborhood
Conservation Districts, Eviction and Condominium Conversion
Control, Neighborhood Stabilization Committees and
Institutional Growth Controls, Cambridge citizens and their
city government must add a strategy for economic development
planning!

Therefore, we support a clear strategy for economic
development planning on vacant, underutilized, industrial land
that has as its foundation the concept of balancing the need for new
revenue-producing developments with the need for projects and plans
that reinforce neighborhood stabilization.

Economic development plans, especially those immediately
adjacent to existing residential neighborhoods, must:

- reinforce residential boundaries by the construction
of new, affordable housing and by providing a sensitive
interface with other uses;
- make available a diversity of quality job opportunities
for Cambridge residents including those without
college degrees;
- protect and designate much-needed parks and open space;
- suggest how the increased traffic and congestion brought
in by any new development can be relieved.

Because it is consistent with these guidelines and because
it appears to provide the most potential for balancing the need for
new revenue-producing development with the need for neighborhood
stabilization, we hereby endorse the Neighborhood Zoning Plan (the
Quinton Petition) for the Cambridgeport Industrial District.

(signed)

Therese West
Pres. Camb. Tenant
Senate

To the City Council:-

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(signed)

Stephen C. Gray
31 Regent St.
Cambridge, MA.

President, North Cambridge
Planning Team

To The City Council:-

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(signed)

Thomas Ben Kocemba
Director, Elderly Services
S.C.E.O.C. Inc.

S.C.E.O.C. has backed the neighborhood plan since its inception.

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(signed)

A.C.T.
ALLIANCE OF CAMBRIDGE TENANTS
c/o L. WEISSBERG
10 A CHAUNCY STREET
CAMBRIDGE, MASS. 02138
ANS. SERV.: 825-6700



To The City Council:-

NEIGHBORHOOD ZONING PLAN

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Mary Clifton President
15 Watson Street
Cambridgeport Planning Team

(organizational affiliation for
identification purposes only)

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(signed)



Executive Director

C.O.P.A. (Cambridge Organization
of Portuguese Americans. Inc.)

To The City Council:-

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(signed)

 President
16 Pine Street
Area Four Planning Team

(organizational affiliation for
identification purposes only)

June, 26, 1981

To the City Council:-

I am a homeowner in the Hastings Square Area of Cambridgeport. I have never been contacted by a Hastings Square group about the CDD-MIT Plan. I support the Neighborhood Plan for the Cambridgeport Industrial District. I support it because it is in the best interest of taxpayers and residents. I do not support the CDD Plan and I urge you to vote it down.

I was an original member of the Neighborhood Planning Process. I am also a life time resident of Cambridge who almost had to leave the city five years ago due to the lack of affordable housing and the fact that I had children. I bought my home here because I like this city and the wide variety of people, activities, etc.. I feel that the Neighborhood Plan assures that the neighborhood will remain stable.

Sincerely,



Roberta Helberg, President
Morse Community School Council
296 Brookline Street

MID-CAMBRIDGE Neighborhood Association

419 Broadway Cambridge Massachusetts 02138 547-8936

18 June 1981

Cambridge City Council
City Hall
Cambridge, Mass.

To the Honorable City Council:

A subcommittee of the Mid-Cambridge Neighborhood Association has studied the alternative zoning proposals for the Cambridgeport Industrial District and has asked me to record their strong endorsement of the Neighborhood Plan. They feel that this plan is superior to the proposed Community Development Department ordinance for the following reasons:

- 1) The overall density of development permitted is in keeping with the neighborhood's poor accessibility to public transit and narrow street network; by contrast, the CDD plan would allow high rise, high density development that would be inappropriate for this location.
- 2) The job mix of the permitted development in the Neighborhood Plan, if it actually comes about, is more consistent with the established character of the area and the job needs of Cambridge than the CDD proposal. (The emphasis in other major new development areas in the City already heavily favors high technology and office uses at the expense of industrial uses. The Neighborhood Plan, with its industrial zones, would contribute to a better overall citywide mix of new developments.)
- 3) The possibility of more new housing in the northern part of the district, along Massachusetts Avenue, is a clear plus for the Neighborhood Plan in light of the current tight housing situation.
- 4) The provision for open space and other "buffers" between low density residential areas and the industrial zones of the Neighborhood Plan will help preserve an attractive environment for the residential community; the best that can be hoped for the developments allowed by the CDD proposal is that enough barriers can be devised to isolate the adjoining neighborhood from the new developments, but geographic, social and economic divisions of this kind create severe frictions that are best avoided by farsighted zoning policies.

In closing, I urge you to listen closely to the voice of the affected neighborhood when you decide this important issue.

Respectfully,

Joan Lorentz, Chairperson

cc: J.L. Sullivan
R. Healy
D. Vickery
W. Cavellini

Comm. from Florence West, et al in support
of the Rosemarie Quinton zoning amendment
for the Cambridgeport Industrial Area.

In City Council,

June 29, 1981

Referred to Petition



City of Cambridge

4.

IN CITY COUNCIL

June 22, 1981

COUNCILLOR D. SULLIVAN

- WHEREAS: A serious public emergency continues to exist in the City of Cambridge with respect to the housing of a substantial number of its citizens; and
- WHEREAS: This City Council earnestly desires to provide a sufficient supply of decent, affordable rental housing accommodations, especially for families of low and moderate income; therefore be it
- ORDERED: That the City Manager, the Assistant City Manager for Community Development, and the Planning Board of the City of Cambridge are hereby requested to support, by every means at their disposal, all positions, initiatives, and processes which have the potential to produce or aid in the production of decent, affordable housing for low and moderate income families in that area rezoned to Residence C-1 and designated Area 3, as described in the petition to amend the Cambridge Zoning Ordinance submitted by Rosemarie Quinton, et al. and dated March 24, 1981, so as to ensure that a significant percentage of the housing to be constructed in this area shall be housing for low and moderate income families, as defined from time to time in the appropriate guidelines of the United States Department of Housing and Urban Development, thereby assisting this City Council in attaining its housing goals.

REFERRED TO THE PETITION



City of Cambridge

5.

IN CITY COUNCIL

June 22, 1981

COUNCILLOR D. SULLIVAN

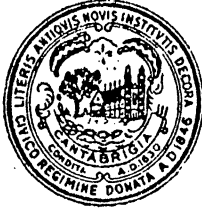
ORDERED:

That the City Manager is hereby requested to make provision to acquire, for the City of Cambridge ("the City") and its citizens, those parcels rezoned from Industry B to Open Space and designated Area 4, as described in the petition to amend the Cambridge Zoning Ordinance submitted by Rosemarie Quinton, et al. and dated March 24, 1981, by one of the following methods or by any other method which the City Manager shall, in his judgement, deem most advantageous and beneficial to the City and its citizens in acquiring this land:

(1) To renegotiate the existing in-lieu-of-tax payment now made to the City by the Massachusetts Institute of Technology ("M.I.T.") so that said payment reimburses the City fully for the fair value of all services provided to M.I.T. by the City in each tax year and to make every effort to conclude with M.I.T. an installment sale agreement transferring title to the land referenced above to the City in order that the City may turn the land into a public park for its citizens; and further to cause the term of said installment sale to be not less than 25 years and the amount of the annual installment required of the City under said agreement to be credited to the in-lieu-of-tax account of M.I.T.; or

(2) to take the land referenced above by power of eminent domain in order to provide a public park for the citizens of Cambridge and to compensate M.I.T. or the present owner or owners for the fair market value of said land and any existing improvements thereon.

REFERRED TO THE PETITION



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

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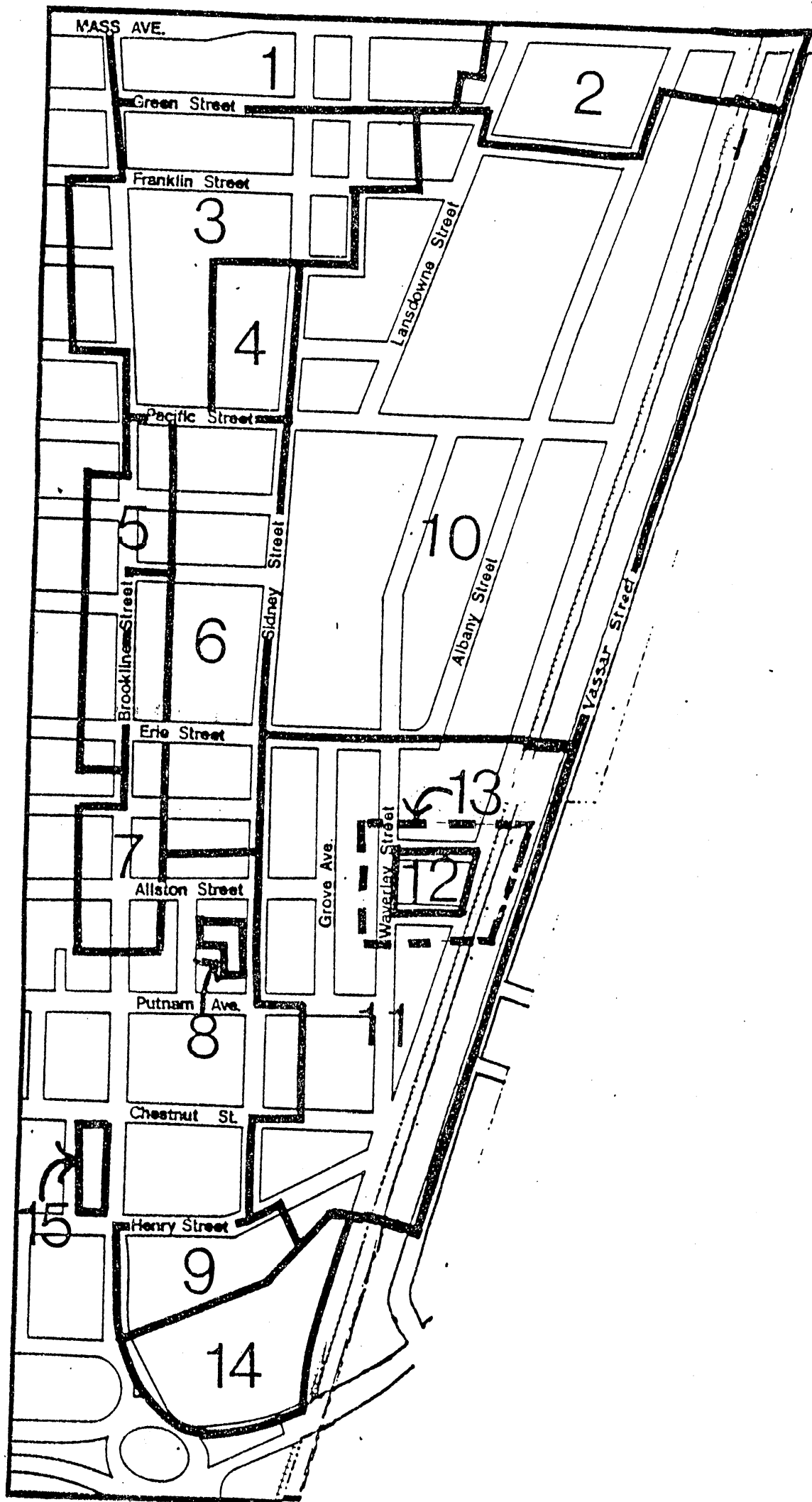
Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

Copies of this petition are on file in the City Clerk's Office, City Hall, Cambridge, MA.

Passed to a second reading at the City Council meeting held on May 11, 1981 and on or after May 25, 1981 the question comes on passing to be ordained.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the City with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting of the second publication.

ATTEST:- Paul E. Healy, City Clerk.





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1	Business B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A/ Business A-1	Residence C-1
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/ Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish two new categories of zoning districts, Industry A-3 and Industry B-3. The Industry A-3 district would have the same use regulations as Industry A-1 except uses 4.33b(3) (other schools, colleges, or educational institutions) and 4.33c (Laboratory or Research facilities of non-profit educational institutions) are not permitted. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33b(3) and 4.33c as listed above are not permitted and uses 4.34d (General Office Use) and 4.34f (Technical Office for Research and Development) would be permitted only as accessory uses. Industry A-3 would have a maximum floor area ratio of 2.0 and a maximum height of 85 feet. Industry B-3 would have a maximum floor area ratio of 1.75 and a maximum height of 70 feet except within 100 feet of a residential district or residential structure the maximum height shall be 35 feet. Both districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

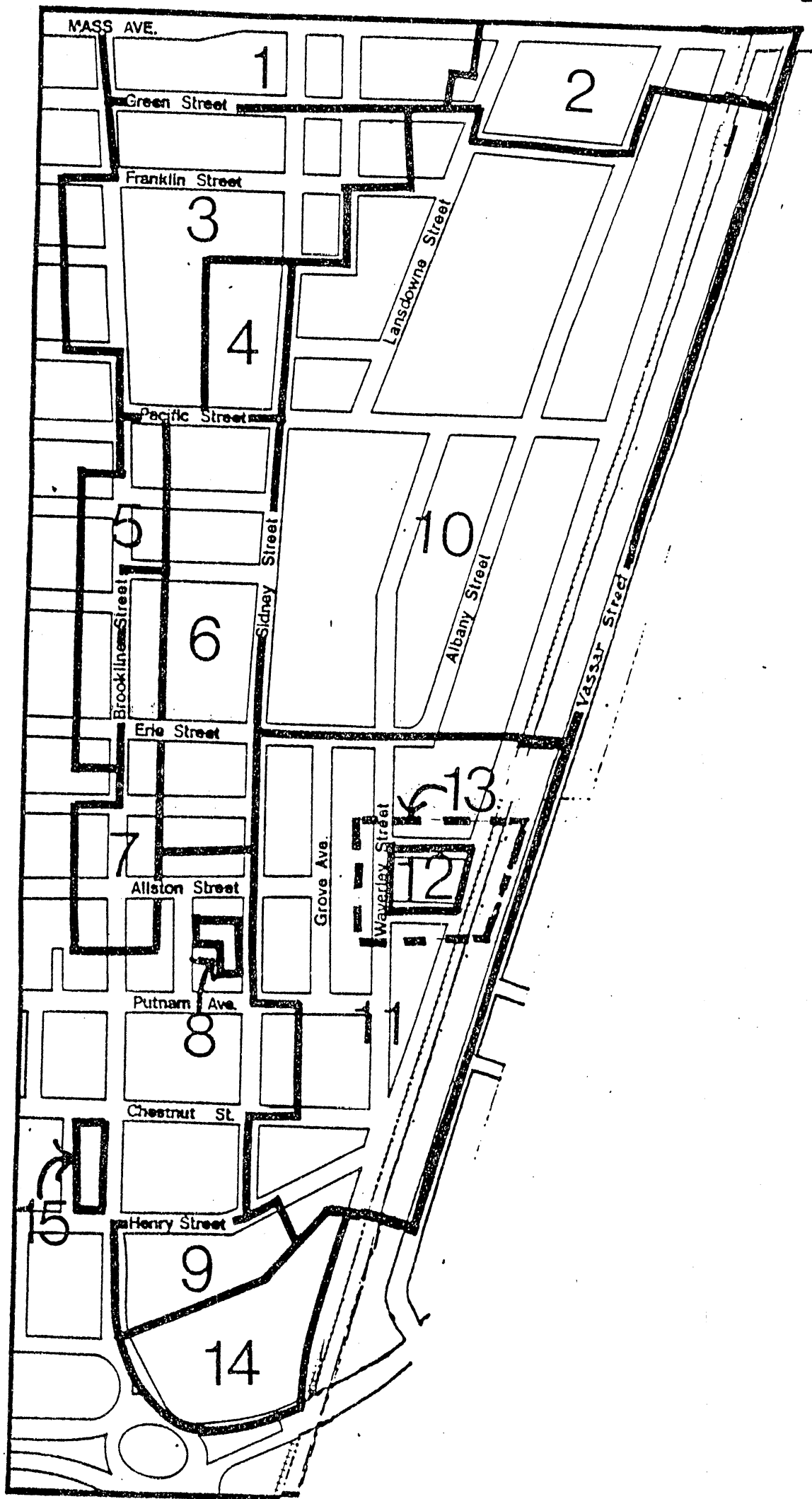
Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

Copies of this petition are on file in the City Clerk's Office, City Hall, Cambridge, MA.

Passed to a second reading at the City Council meeting held on May 11, 1981 and on or after May 25, 1981 the question comes on passing to be ordained.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the City with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting of the second publication.

ATTEST:- Paul E. Healy, City Clerk.





ELDERLY SERVICE

Dept: _____
15 Pearl Street
Cambridge, Massachusetts 02139
868-0800

MEMO TO: Cambridge City Counselors
FROM: Thomas Bene Kociemba, Elderly Services Director
Cambridgeport
DATE: April 15, 1981
RE: Support for the Neighborhood Plan

Elderly Services, as a productive resident of Cambridgeport, has supported the neighborhood initiated planning process from day one. We can vouch for the honesty, hard work and neighborhood involvement in their planning efforts. It has been a true, as differentiated from an academic, planning process.

We are saddened and angered that the needs, wants and integrity of the neighborhood are being sacrificed to the greed of the speculative interests. Clearly, if the desires, not needs, of the speculators are met, I can expect to be forced out of the neighborhood.

Which side is the City Council on? Our community will be watching with great interests. We support the neighborhood. We hope you will vote yes on the zoning change.

TBK/jm

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5780 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700
FAX: 773-936-3701
WWW: WWW.CHEM.UCHICAGO.EDU

RECEIVED BY
OFFICE OF THE CITY CLERK
COMMONWEALTH OF MASSACHUSETTS

APR 15 4 35 PM '81

MIDDLESEX, SS.

CAMBRIDGE, MASS.

CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE
IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT
TO CHAPTER 40A, SECTION 5, MASSACHUSETTS
GENERAL LAWS

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by the Planning Board dated March 26, 1981, and entitled Cambridgeport Area Rezoning Petition.

The undersigned, being the owners of twenty (20%) per cent or more of the area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and say that the proposed rezoning will not promote the health, safety and general welfare of the inhabitants of the City of Cambridge for the following reasons:

1. The proposed amendments do not meet the development prospects for the area insofar as they fail to provide adequate density and flexibility to guide new development over a twenty year period.

2. The proposed amendments do not recognize the unique ownership pattern, land and development costs and the range of needs of the City and of the adjacent neighborhood.
3. The proposed amendments will result in a pattern of development that will be disruptive internally to the existing industrial operations and one that does not allow a desirable transition from the adjacent neighborhood to the new development.
4. The proposed amendments should take this opportunity to make the zoning map more workable by drawing zoning district lines along lot lines, specifically the Business B line should be extended to Green Street.
5. The proposed amendments discourage the desired residential development surrounding Fort Washington Park.

The above objection submitted respectfully by:

1. Steven R. Vige, Treas. Lawrence Metal Forming Corp.
77 Blanche Street, Cambridge
2. Louis A. Lob, Treas. & Trustee Atlantic Paper Box Co.
270 Albany Street, Cambridge
3. Bernard W. Baker, Pres. Russell's Engine Rebuilding, Inc.
88-94 Brookline St., Cambridge
4. Robert S. Sulzski, vice pres. Lynn-Sign Moulded Plastic Co., Inc.
230 Albany Street, Cambridge
5. Manford W. Dorothy, President Central Pipe & Supply Co., Inc.
98-100 Erie Street, Cambridge
6. Peter P. Neshe, Plant Manager Erie Street Realty & Trust
21 Erie Street, Cambridge
7. Charles Goldboy, President West Side Realty
W. S. Corp
Norma Trust
288-295 Albany Street, Cambridge
8. Edward S. Stymon III, Trustee Harry F. Stimpson Trust
175-195 Albany Street
148, 149, 171 Sidney Street
101 Erie Street
9. C. Vincent Vaffi, President Vappi & Co., Inc.
216 Sidney Street
9-13, 15-23 Grove Street
10. Arthur Gilbert, Trustee Emline Realty Trust
Arthur Gilbert
122-124, 126-144 Brookline St.
11. Glenn P. Strehle, Treasurer Glenn P. Strehle
MIT Treasurer
12. _____

COMMONWEALTH OF MASSACHUSETTS

APR 15 4 35 PM '81

CAMBRIDGE, MASS.

MIDDLESEX, SS.

CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE
IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT
TO CHAPTER 40A, SECTION 5, MASSACHUSETTS
GENERAL LAWS

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by Rosemarie Quinton et al dated March 23, 1981, and entitled Cambridgeport Area Rezoning Petition.

The undersigned, being the owners of twenty (20%) per cent or more of the area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and say that the proposed rezoning will not promote the health, safety and general welfare of the inhabitants of the City of Cambridge for the following reasons:

1. The proposed amendments do not meet the development prospects for the area insofar as they fail to provide adequate density and flexibility to guide new development over a twenty year period.

2. The proposed amendments do not recognize the unique ownership pattern, land and development costs and the range of needs of the City and of the adjacent neighborhood.
3. The proposed amendments will result in a pattern of development that will be disruptive internally and one that does not allow a desirable transition from the adjacent neighborhood to the new development.
4. The proposed amendments do not allow the desired residential development surrounding Fort Washington Park.
5. The proposed amendments are so specific as to limit substantially mixed used development which includes housing and precludes opportunities for development-rights transfers which are the key to accomplishing the range of goals for this area.

The above objection submitted respectfully by:

1. Arthur R. Vignone, 7/230 Lawrence Metal Forming Corp.
77 Blanche Street, Cambridge
2. Louis A. Colb, Treasurer Atlantic Paper Box Co.
270 Albany Street, Cambridge
3. James W. Hales, Pres. Russell's Engine Rebuilding, Inc.
88-94 Brookline St., Cambridge
4. Robert J. Sulecki, vice pres Lynn-Sign Moulded Plastic Co., Inc.
230 Albany Street, Cambridge
5. Manford W. Dorothy, President Central Pipe & Supply Co., Inc.
98-100 Erie Street, Cambridge
6. Peter P. Neshe, Plant Manager Erie Street Realty & Trust
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7. Charles Goldboy, President 288-295 Albany Street, Cambridge
8. Edward J. Stimpson III, Trustee Harry F. Stimpson Trust
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Arthur Gilbert
122-124, 126-144 Brookline St.
11. Glenn P. Strehle, Treasurer Glenn P. Strehle
MIT Treasurer
12. _____

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

CAMBRIDGE CITY COUNCIL

RECEIVED BY
OFFICE OF CITY CLERK

MAY 19 2 23 PM '81

CAMBRIDGE, MASS.

WRITTEN PROTEST AGAINST A PROPOSED CHANGE
IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT
TO CHAPTER 40A, SECTION 5, MASSACHUSETTS
GENERAL LAWS

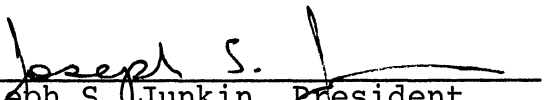
There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by Rosemarie Quinton et al dated March 23, 1981, and entitled Cambridgeport Area Rezoning Petition.


The undersigned, being the owner of an area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest and object to said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and say that the proposed rezoning will not promote the health, safety and general welfare of the inhabitants of the City of Cambridge for the following reasons:

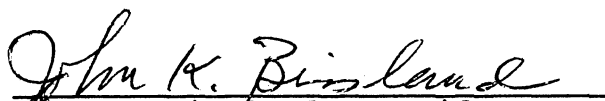
1. The proposed amendments do not meet the development prospects for the area insofar as they fail to provide adequate density and flexibility to guide new development over a twenty year period.
2. The proposed amendments do not recognize the unique ownership pattern, land and development costs and the range of needs of the City and of the adjacent neighborhood.
3. The proposed amendments will result in a pattern of development that will be disruptive internally to the existing industrial operations and one that does not allow a desirable transition from the adjacent neighborhood to the new development.

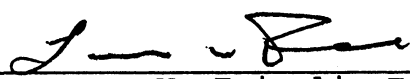
4. The proposed amendments should take this opportunity to make the zoning map more workable by drawing zoning district lines along lot lines, specifically the Business B line should be extended to Green Street and the Industry B-2 (IB-2) line should be extended along Sidney Street.
5. The proposed amendments discourage the desired residential development surrounding Fort Washington Park.
6. The proposed amendments constitute spot zoning.
7. The proposed amendments fail to allow for the reasonable use and enjoyment of the undersigned's land area and unreasonably restricts the future use of said land area.

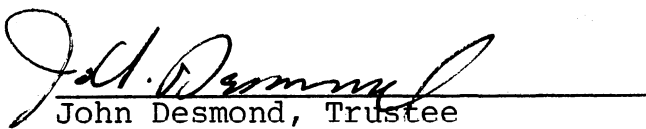
By their Attorneys:


Joseph S. Junkin, President
California Products Corporation
169 Waverly Street
Cambridge, MA 02139


Joseph A. DeGuglielmo, Esquire
801 Cambridge Street
Cambridge, MA 02141
354-2220


John K. Bissland, President,
Treasurer
Wm. S. Simpson, Inc.
300 Sidney Street
20 Chestnut Street
Cambridge, MA


Lawrence W. Frisoli, Esquire
801 Cambridge Street
Cambridge, MA 02141
354-2220


John Desmond, Trustee
Cox Realty Trust
252 Sidney Street
625 Putnam Avenue
Cambridge, MA

March 23, 1981

Dear Members of the City Council,

We respectfully submit the enclosed petition to you for consideration. This proposed zoning plan for the Cambridgeport Industrial District (CID) has its roots in neighborhood planning that goes back to 1974. It is consistent with, and in fact is directly derived from, the priorities that were approved in the Neighborhood Planning Process of that year. If anything has changed in the ensuing six years it has been in the direction of greater need for these priorities.

The main thrust of the Neighborhood Planning Process priorities, and of this plan, is to encourage new development in the CID that would help preserve the Cambridgeport neighborhood and the city of Cambridge as a diverse community and city. It is our understanding that the preservation of Cambridge's diverse population is an official goal of the city government. Fully cognizant of the emphasis on research & development, office, and luxury housing development in the approved plans for East Cambridge, Lechmere, and Alewife sections, we suggest that a balance must be struck. The last major opportunity to do this is in the CID. Cambridge has a chance here to satisfy the needs of a segment of its population that has not been given primary consideration up to now.

We had not intended to submit our own zoning plan. But, because MIT has refused to participate openly in the Community Development Department's (CDD) Planning Study and because the CDD's proposed plan falls far short of incorporating even the bare bones of a neighborhood-oriented plan, we have submitted this plan. We have come up with a plan of benefit to Cambridgeport people, Cambridge residents, and business interests. We don't want another Tech Square, Draper Labs, or Charles River Park type development in this community (and we strongly believe that our proposed zoning changes will discourage that).

At the outset, let us just state that it was our understanding that the decision to reconsider the zoning of the CID was made because:-

1. The CID was the last remaining major industrial area that hadn't been restudied, and that;
2. The existing zoning did not give potential developers a clear and defined sense of the city priorities for the CID, and that;
3. The experience of restudying and rezoning other major Cambridge industrial areas suggested that this procedure could be an incentive for new development and a vehicle for attracting federal funds for public improvements.

We believe that our plan is in the spirit of these goals. While it includes aspects that may be seen by some as "too restrictive", it

is consistent with the goal of sending a clearly defined signal to potential developers so that they know the city's priorities and the potential for development around their project. It is our contention that our plan is the only plan that fulfills the mandate of the City Council Order of March, 1980 (see Appendix #1)

Major Goals of the Neighborhood Plan

The CID land is presently zoned industrial and will allow any use except for housing. One goal of our plan is to reinforce the existing residential border by increasing the amount of housing. The other major goal is to encourage light industrial development to provide a diversity of jobs. Our plan brings down the height limits and the density of the entire area to reduce speculation and more closely reflect what exists now.

The plan creates a new area of housing close to Mass. Ave. and preserves all existing housing. This allows the possibility of extending the current residential neighborhood toward Sidney St. All housing will be similar in height and density to the existing neighborhood.

In general, our plan reinforces the existing land uses. We want to encourage those businesses in the area to stay and expand and have tried to see that the land will be zoned to enable them to do just that. The businesses along Brookline and Sidney Streets will be able to stay and expand if they desire. However, in the event that they decide to relocate (hopefully to another part of the CID), those areas will become part of the residential neighborhood.

The present industrial area of the neighborhood will remain basically the same shape and size situated between the railroad tracks and Sidney St. We also want new traffic patterns created to discourage trucking from the residential streets.

The plan preserves Fort Washington both for its historical value and for the open space sorely needed in the area. We also have included another large area of open space closer to Mass. Ave. accessible to that part of the neighborhood.

We have created a new zone for the area surrounding the old Ford Motor Company building. This new zone recognizes the value of the existing building and its attractiveness to developers. It calls for housing or industry.

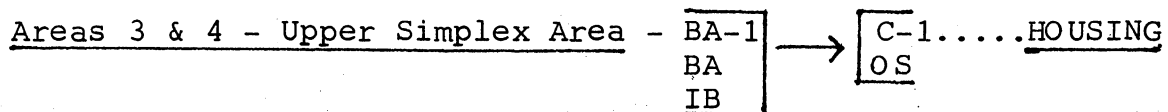
A Closer Look at the Proposed Changes in Zoning

One way to examine the proposed plan is to look at six sections where different conditions determined the suggested changes. (see Appendix #2)

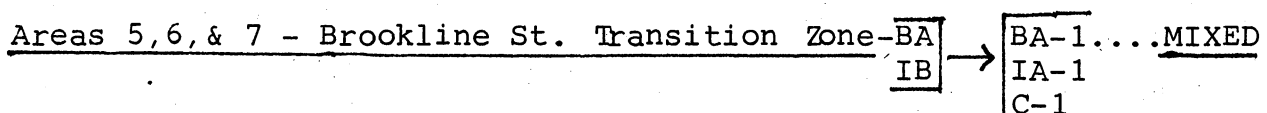
Areas 1 & 2 - Mass. Ave. - BB & IB → BB-1 & IA-2 COMMERCIAL

The existing mix of housing and commercial in the western part of this area seems consistent and appropriate with the pattern of existing and new development throughout the length of Mass. Ave. This mixture insures a 24-hour life for the street, increasing safety. The new zone would limit the height (from unlimited to 90')

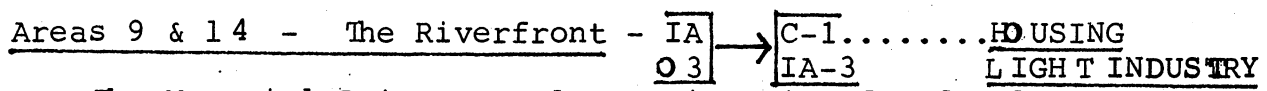
along Mass. Ave. to avoid a canyon effect and so as not to detract from the heart of Central Square. Along Green St. the BB-1 zone (designed by the Planning Board for a section of Mass. Ave. between Central and Harvard Squares) would provide for a smooth transition with the low-rise housing behind. The eastern part of this section is dominated by the Necco factory and the new zoning allows all existing uses to be conforming while encouraging additional commercial development.



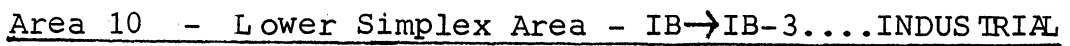
This half-vacant section is viewed as the site for major new housing development organized around a new public park and a new street pattern (including the reopening of Auburn St.) This is an area of major downzoning to allow for the implementation of a bold new housing plan. Four small businesses and Fenton Shoe Co. would have to be relocated if the plan was to be fully implemented. They would all be non-conforming. Our hope is that relocation could occur in another part of the CID. Height and density of this new concentration of housing would reflect existing residential Cambridgeport.



This section continues as a hub of activity, housing, commercial, and industry. Nothing should discourage this, but a gradual evolution towards a clearer separation of uses with buffers in between should be strived for. The suggested new zones call for a decrease in height and density potentials throughout but stop short of making any existing use non-conforming. It also allows housing where it is currently prohibited in the eastern section.



The Memorial Drive parcel, a prime site for development, flanks one of the gateways to Cambridge. The Old Ford Motor Co. building is a resource that could be developed for light industry or housing if Polaroid should decide to vacate the building. Maximum height and use changes are called for, however, to encourage appropriate reuse. The Henry Street parcel presents an opportunity for future additional new housing. This, plus the rerouting of through traffic off Henry St., could produce some very pleasant results. A new residential street could be created with housing on both sides...a rule of thumb that we have applied wherever possible throughout this plan.



This half-vacant section is viewed as the site for major new light industrial development. Housing and office development are excluded. Maximum height and density are brought way down. Because of the existing industrial nature of the area, this would result in only a few parcels falling into non-conformance. Setback requirements (i.e.- 35' height limit within 100' of a residential area or zone) would soften the juncture of industry with housing..

Areas 11 & 12 - Fort Washington Area - IB → IB-2....INDUSTRIAL

More built up than area 10, this area is zoned to allow for more general business use, including some office development. The proposed new American Science & Engineering development would be conforming. A special Fort Washington Overlay District would preserve and protect this valuable historic landmark and open space.

We hope that you will look carefully at the various aspects of this plan and how it differs from the plan produced by the Community Development Department. We respectfully request that you view this submission, mindful of the fact that it is the culmination of a seven-year-long neighborhood effort. While the focus of action has been primarily neighborhood-centered, the input of planners and the review and approval of citizens from all over Cambridge (in 1976 and since), has broadened both the relevance and support for the basic goals of our plan. We hope that you will concur.

Sincerely,

- Appendix #1a,b
- Appendix #2
- Appendix #3
- Appendix #4

Rosemarie Quiston

- Beth M. Durland
- Frederick F. Darvey
- Mary Darvey
- Pauline G. Swift
- Mary Shea
- Peggy Lester
- Maria Delia
- D. Cullinane
- Susan Angier
- William A. Nook
- Carol Boullekers
- Peter Valentine

- 5 Newton St.
- 21 Cottage Street
- 808 Memorial Dr.
- 808 MEM. DR
- 128 Chestnut St Cambridge
- 27 Acorn St Camb.
- 200 Erie St. Camb
- 9 Woodland Wilson Ct Camb
- 1 W. W. CT. Camb
- 65 Pleasant St. Cambridge
- 39 Green St. Cambridge
- 10 Alder St. Cambridge
- 55 Danche St Cambridge

Gary C Quinton
Laura Kershner
Patricia Anatiuk
Donise Benjamin
Christopher Weller
Stephen Harvey
Steve Horowitz
Donald Achery
Neil Rubin
Elizabeth Ogleby
Gabriela Helberg
Janelle Mueggen
Gail Willett
Jolly Sambasit
Cristina L. Nye
Linda McPhee
Joseph L. Carson
Grace A. Carson
Mary J. Aston
Joseph L. Leonard
William Cavellini
Dorothy A. Lee

5 Newton St Camb. 39
97 Henry St. Cambridge
22 Whitney Ave. Camb. 02139
13 Glenwood Ave C. 02139
160 Chestnut St Cambridge
279 Pearl St. Cambridge
75 Magazine St. Cambridge
94 Pearl St Cambridge
13 Perry St. Cambridge
20 Whitney Ave., Cambridge
296 Brookline St. Camb.
115 Pearl St. Camb.
72 Chestnut St Cambridge
92 Henry St Cambridge
808 Memorial St. Cambridge
274 Brookline Street, Cambridge
59 Granite St.
59 Granite St.
15 Watson St. Cambridge
5 Newton St, Cambridge
274 Brookline St.
2 Woodrow Wilson Pl. Camb.



City of Cambridge

10.

IN CITY COUNCIL

March 10, 1980

COUNCILLOR D. SULLIVAN

ORDERED:

That the City Manager be requested to direct the Community Development Department, in the course of its study of the Cambridgeport Industrial Zone, to respect the neighborhood planning priorities in accordance with previous orders of the City Council and in particular to develop zoning ordinances to reduce land costs so as to encourage but not limited to blue-collar employment opportunities in the area.

In City Council March 10, 1980

Adopted by the affirmative vote of 8 members.

Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

A handwritten signature in cursive script that reads "Paul E. Healy".



City of Cambridge

15.

IN CITY COUNCIL

June 3, 1974

Councillor Clinton

WHEREAS: Stabilization of existing working class communities is a stated priority of the City Council, and

WHEREAS: Present citizen participation (the appointed Task Force Concept) has proven to be inadequate to this end, and

WHEREAS: Projected citizen participation for "comprehensive planning" is, in the words of technical planning staff, "woefully inadequate," and

WHEREAS: The impact of any development of MIT's 24-acre Simplex and related properties will have enormous and permanent impact on the Cambridgeport community, and

WHEREAS: Stabilization of the Cambridgeport community is not a revealed priority of any MIT's tentative plans, and

WHEREAS: The history of MIT's attitude and behavior toward the Cambridgeport community has been proven record of fraud and deception as regards Simplex and related land development planning, and

WHEREAS: A true and potent form of citizen participation for such large scale development must consist of real "grass roots" citizen initiative support by a mandated public trust and monies to insure maximum citizen involvement and effectiveness in shaping the future of the area, and therefore be it

ORDERED: That the City Council recognize and support a neighborhood planning process that will reach and inform every resident and group of the Cambridgeport area and offer an opportunity for all to participate and contribute in various ways, such as referenda surveys, community meetings, and regularly scheduled small groups sessions, and be it further

ORDERED: That the City Council grant no zoning changes or building permits until the neighborhood planning process is completed and its results recognized by MIT as a mandate for development on Simplex, and be it further

c. c. 198

City of Cambridge

- 2 -

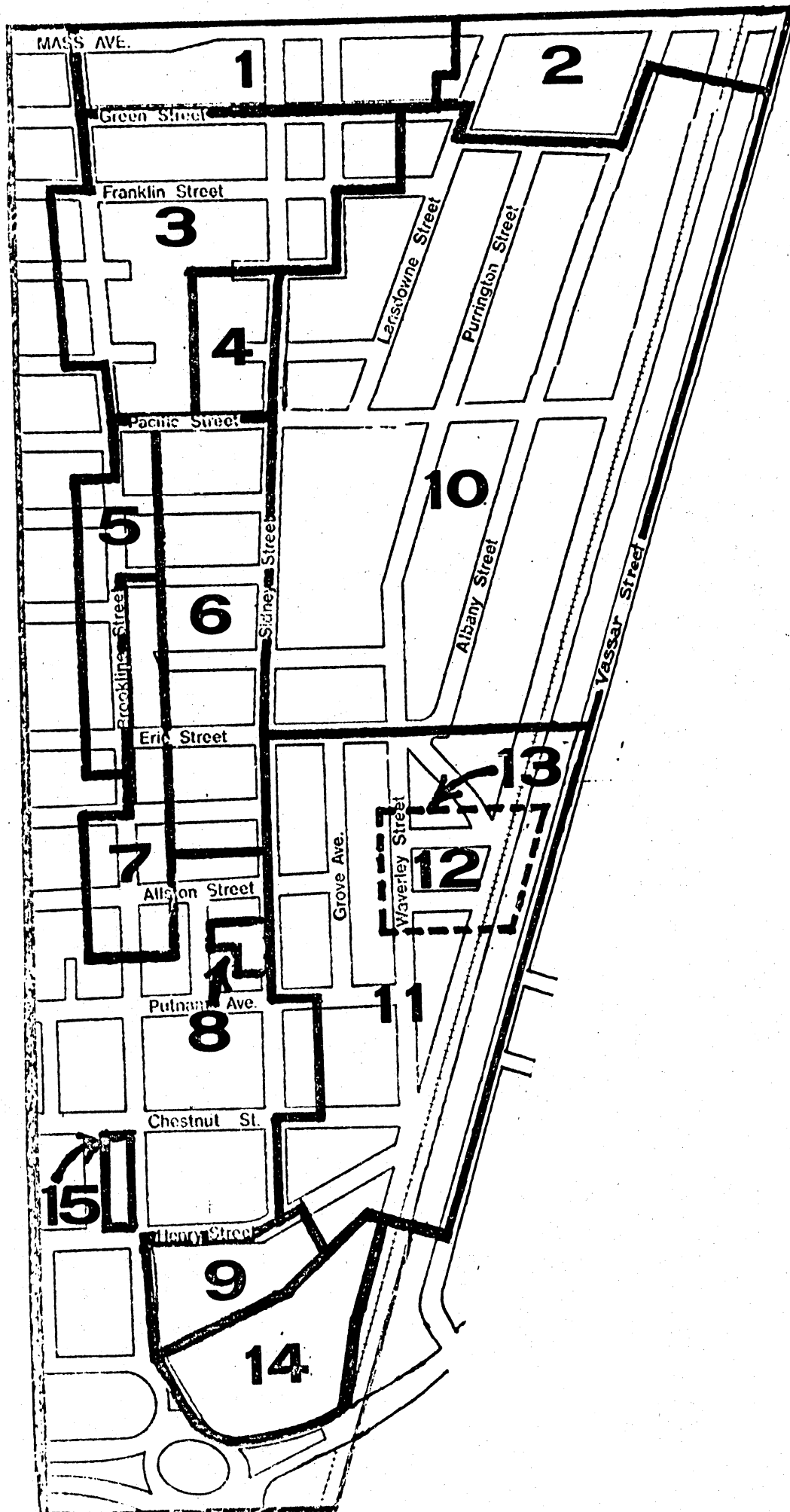
ORDERED:

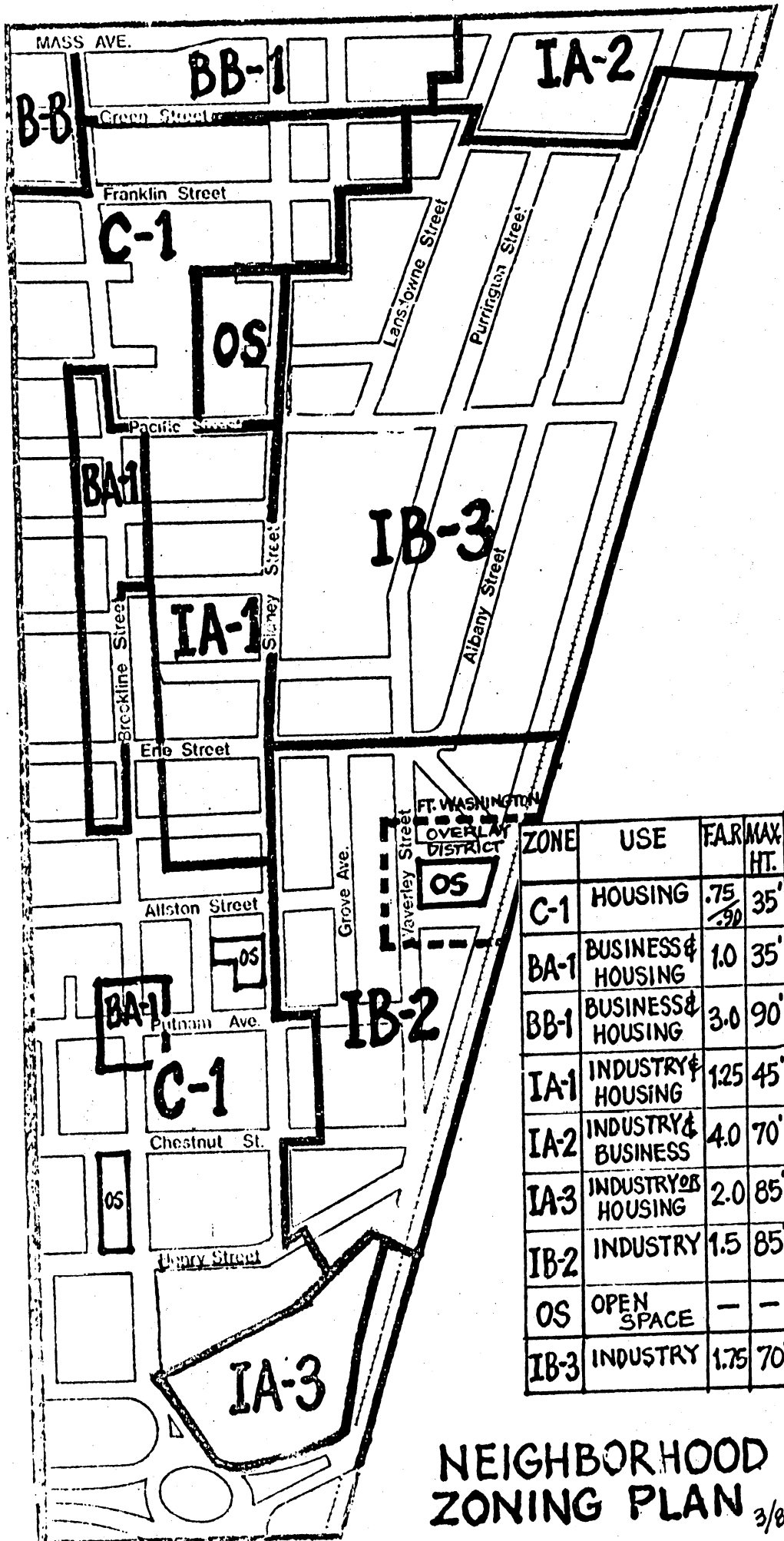
That the City Council direct the City Manager to find \$10,000 to fund the Cambridgeport alliance to implement the neighborhood planning process. This grant would in the main be used to compensate residents for their time, babysitting expenses, transportation costs etc., and also for materials. The process would proceed as follows:

1. It would begin with a door to door survey to inform and identify potential participants.
2. This would be followed by small group meetings (approximately 25 groups of 5-7) to discuss needs and priorities for development.
3. The groups would then begin to meet with each other to exchange ideas and share results of the work done.
4. With the aid of technical assistance, the entire group will attempt to reach consensus on the goals and priorities for development on the Simplex land.
5. A final community-wide referendum will ratify or reject the results of the intensive groups work.
6. Community meetings, newsletters, and other referenda will be used to keep other residents continuously informed and involved throughout the entire neighborhood planning process.

*Amendment by Councilor Graham was that
the RCCC be included in Community
participation.*

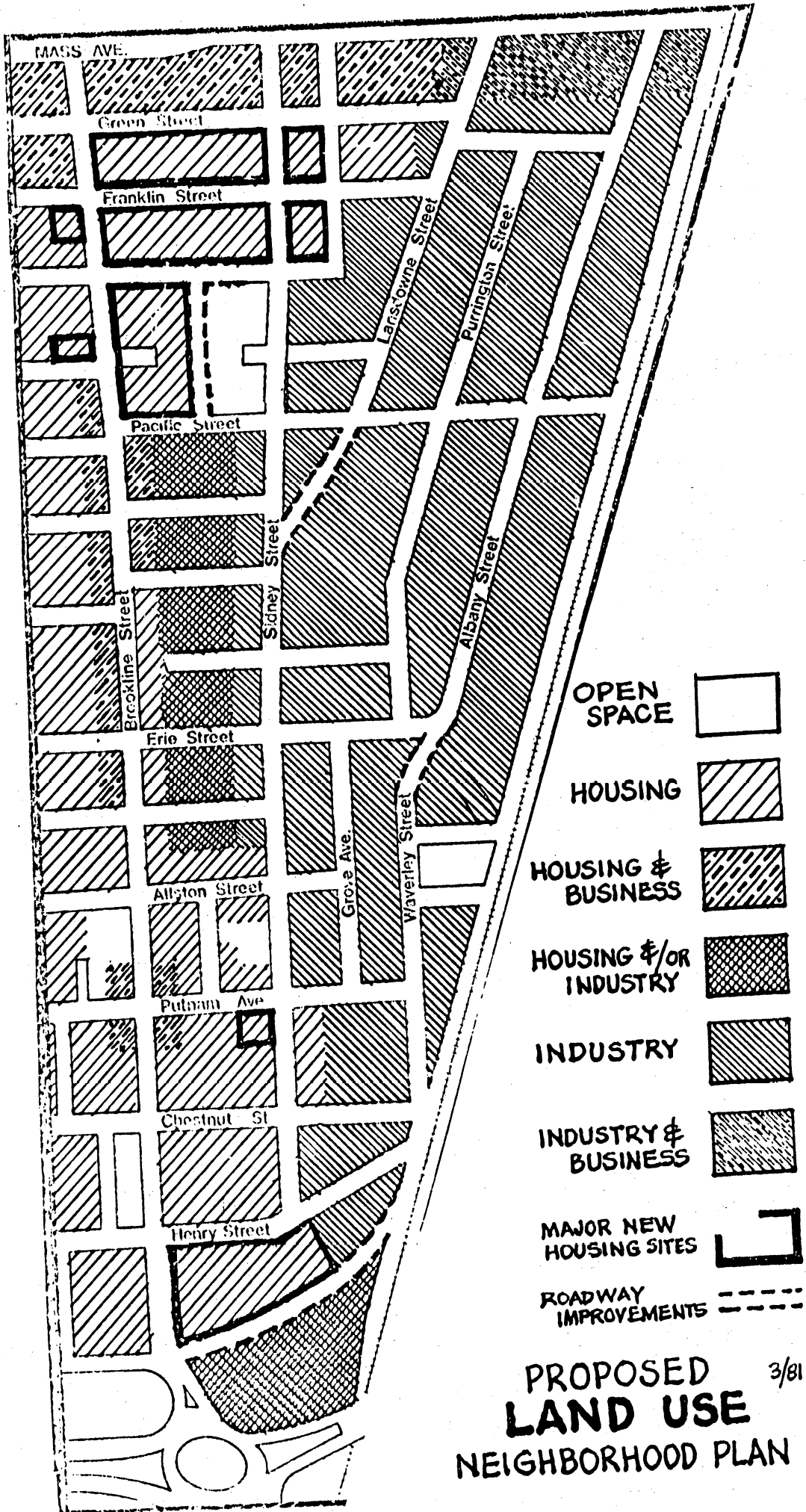
Order as amended was adopted





ZONE	USE	FAR	MAX HT.
C-1	HOUSING	.75 .90	35'
BA-1	BUSINESS & HOUSING	1.0	35'
BB-1	BUSINESS & HOUSING	3.0	90'
IA-1	INDUSTRY & HOUSING	1.25	45'
IA-2	INDUSTRY & BUSINESS	4.0	70'
IA-3	INDUSTRY OR HOUSING	2.0	85'
IB-2	INDUSTRY	1.5	85'
OS	OPEN SPACE	-	-
IB-3	INDUSTRY	1.75	70'

NEIGHBORHOOD ZONING PLAN 3/81



Cambridge, March 24, 1981

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:

A. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

- 1.0 Rezone to Business B-1 that area presently zoned Business B and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Massachusetts Avenue, as shown on Assessor's Plats #91 and #92;
- 1.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 1,190 feet to its intersection with the northeasterly projection of the southeastern sideline of Lot #111 on Assessor's Plat #69;
- 1.2 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of Lot #111 and its projection on Assessor's Plat #69 for approximately 158 feet to its intersection with the northeastern sideline of Lot #113 on Assessor's Plat #69;
- 1.3 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of Lot #113 on Assessor's Plat #69 for approximately 67 feet to its intersection with the northwestern sideline of said lot;
- 1.4 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of Lot #113 and its southwesterly projection on Assessor's Plat #69 for approximately 108 feet to its intersection with the centerline of Green Street;
- 1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street for approximately 1,109 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plats #69 and #92;

- 1.6 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 265 feet to its intersection with the centerline of Massachusetts Avenue, the point of origin.
- 1.00 Said area comprises approximately 313,100 square feet and includes all of or parts of the following parcels of land:
 - 1.01 Premises shown on Assessor's Plat #92:

Even numbers 372 through 476 Massachusetts Avenue, odd numbers 7 through 13 Sidney Street, odd numbers 81 through 153 Green Street, and even numbers 12 through 18 Brookline Street, which include all of or parts of lots numbered 88, 70, 50, 51, 69, 89, 66, 117, 57, 58, 103, 96, 95 and 62.
 - 1.02 Premises shown on Assessor's Plat #69:

Even numbers 282 through 358 Massachusetts Avenue, odd numbers 11 through 43 Green Street, and even numbers 4 through 22 Blanche Street, which include all of or parts of lots numbered 160, 159, 72, 99, 100, 101, 102, 103, 149, 163, 148, 109, 110, 111, 114, 115, 116 and 117.
- 2.0 Rezone to Industry A-2 that area presently zoned Business B and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the northeasterly projection of the northwestern sideline of Lot #161 on Assessor's Plat #69;
 - 2.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 1,045 feet to its intersection with the centerline of Vassar Street, as shown on Assessor's Plats #56, #68, and #69;
 - 2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Vassar Street and its extension for approximately 165 feet to its intersection with a line 100 feet southwest of and parallel to the southeasterly street line of Massachusetts Avenue, as shown on Assessor's Plat #56;
 - 2.3 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwestern street line of Massachusetts Avenue for approximately 383 feet to its intersection with the centerline of Albany Street, as shown on Assessor's Plat #56;

- 2.4 Thence turning and proceeding in a southwesterly direction along the centerline of Albany Street for approximately 260 feet to its intersection with the southeasterly projection of the centerline of Cross Street, as shown on Assessor's Plats #56 and #68;
- 2.5 Thence turning and proceeding in a northwesterly direction along the centerline of Cross Street and its extensions for approximately 538 feet to its intersection with the centerline of Landsdowne Street, as shown on Assessor's Plat #68;
- 2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Landsdowne Street for approximately 110 feet to its intersection with the southeasterly projection of the centerline of Green Street, as shown on Assessor's Plats #68 and #69;
- 2.7 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street and its projection for approximately 106 feet to its intersection with the southwesterly projection of the northwestern sideline of Lot #113 on Assessor's Plat #69;
- 2.8 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of Lot #113 and its projection on Assessor's Plat #69 for approximately 108 feet to its intersection with the northeastern sideline of said lot;
- 2.9 Thence turning and proceeding in a southeasterly direction along the northeastern sideline of Lot #113 on Assessor's Plat #69 for approximately 67 feet to its intersection with the southeastern sideline of Lot #111 on Assessor's Plat #69;
- 2.10 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #111 and its northeasterly projection on Assessor's Plat #69 for approximately 158 feet to its intersection with the centerline of Massachusetts Avenue, the point of origin.
- 2.00 Said area comprises approximately 245,050 square feet and includes all of or parts of the following parcels of land:
- 2.01 Premises shown on Assessor's Plat #56:
Even numbers 134 through 168 Massachusetts Avenue, even numbers 114 and 120 Albany Street, and number 93 Vassar Street, which include all of or parts of lots numbered 4, 9, 7, 5, and 8.

2.02 Premises shown on Assessor's Plat #68:

Even numbers 180 through 256 Massachusetts Avenue, even numbers 2 through 22 Landsdowne Street, number 115 Albany Street, and odd numbers 1 through 47 Cross Street, which include all or parts of lots numbered 47, 50, 51 and 19.

2.03 Premises shown on Assessor's Plat #69:

Even numbers 266 through 276 Massachusetts Avenue and number 15 Landsdowne Street, which include all of or parts of lots numbered 113, 161, and 162.

3.0 Rezone to Residence C-1 that area presently zoned Business A, Business A-1, Business B, and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Green Street;

3.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 240 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plats #92 and #93;

3.2 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street for approximately 120 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern street line of Brookline Street, as shown on Assessor's Plat #93;

3.3 Thence turning and proceeding in a southwesterly direction along said line 100 feet northwest of and parallel to the northwestern street line of Brookline Street for approximately 538 feet to its intersection with the centerline of Watson Street, as shown on Assessor's Plat #93;

3.4 Thence turning and proceeding in a southeasterly direction along the centerline of Watson Street and its southeasterly projection for approximately 120 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plats #92 and #93;

3.5 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 181 feet to its intersection with the northwesterly projection of the centerline of Pacific Street, as shown on Assessor's Plats #92 and #94;

- 3.6 Thence turning and proceeding in a southeasterly direction along the centerline of Pacific Street for approximately 240 feet to its intersection with a line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 on Assessor's Plat #92;
- 3.7 Thence turning and proceeding in a northeasterly direction along said line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 and its projections on Assessor's Plat #92 for approximately 480 feet to its intersection with a line, said line being the extension of the centerline of Auburn Street from its intersection with the northwestern street line of Brookline Street to its intersection with the southeastern street line of Sidney Street;
- 3.8 Thence turning and proceeding in a southeasterly direction along the centerline of Auburn Street and its extension for approximately 478 feet to its intersection with the southwesterly projection of the centerline of Blanche Street, as shown on Assessor's Plats #69 and #92;
- 3.9 Thence turning and proceeding in a northeasterly direction along the centerline of Blanche Street and its projection for approximately 240 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plat #69;
- 3.10 Thence turning and proceeding in a southeasterly direction along the centerline of Franklin Street for approximately 246 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #131 on Assessor's Plat #69;
- 3.11 Thence turning and proceeding in a northeasterly direction along said southeastern sideline of Lot #131 on Assessor's Plat #69 for approximately 239 feet to its intersection with the centerline of Green Street;
- 3.12 Thence turning and proceeding in a northwesterly direction along the along the centerline of Green Street for approximately 1,031 feet to its intersection with the centerline of Brookline Street, the point of origin.
- 3.00 Said area comprises approximately 629,760 square feet and includes all of or parts of the following parcels of land:

3.01 Premises shown on Assessor's Plat #93:

Odd numbers 41 through 89 Brookline Street, even numbers 100 through 110 Auburn Street, odd numbers 97 through 107 Auburn Street, even numbers 170 and 176 Franklin Street, and odd numbers 3 and 5 Watson Street, which include all of or parts of lots numbered 20, 21, 22, 23, 24, 25, 26, 39, 40, 41, 42, 114 and 115.

3.02 Premises shown on Assessor's Plat #92:

Even numbers 22 through 104 Brookline Street, odd numbers 115 and 119 Pacific Street, odd numbers 19 through 63 Sidney Street, even numbers 78 through 152 Green Street, even numbers 116 through 154 Franklin Street, odd numbers 109 through 155 Franklin Street, and odd numbers 41 through 47 Pilgrim Street, which include all of or parts of lots numbered 29, 30, 31, 32, 33, 34, 35, 36, 90, 84, 85, 40, 41, 42, 43, 44, 116, 3, 4, 91, 82, 114, 19, 106, 105, 22, 115 and 112.

3.03 Premises shown on Assessor's Plat #69:

Even numbers 20 through 64 Sidney Street, odd numbers 21 through 27 Auburn Street, odd numbers 33 through 81 Blanche Street, even numbers 36 through 58 Blanche Street, odd numbers 55 through 95 Franklin Street, and even numbers 20 through 56 Green Street, which include all of or parts of lots numbered 164, 53, 54, 58, 60, 61, 62, 147, 146, 77, 78, 124, 125, 80, 129, 130 and 131.

- 4.0 Rezone to Open Space that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Pacific Street and Sidney Street, as shown on Assessor's Plat #92;
- 4.1 Thence proceeding in a northwesterly direction along the centerline of Pacific Street for approximately 265 feet to its intersection with a line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 on Assessor's Plat #92;
- 4.2 Thence turning and proceeding in a northeasterly direction along said line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 and its projections on Assessor's Plat #92 for approximately 480 feet to its intersection with a line, said line being the extension of the centerline of Auburn Street from its intersection with the northwestern street line of Brookline Street to its intersection with the Southeastern street line of Sidney Street;
- 4.3 Thence turning and proceeding in a southeasterly direction along said extension of the centerline of Auburn Street for approximately 285 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's Plat #92;
- 4.4 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 480 feet to its intersection with the centerline of Pacific Street, the point of origin.
- 4.00 Said area comprises approximately 132,000 square feet and includes all of or parts of the following parcels of land:
- 4.01 Premises shown on Assessor's Plat #92:
Number 63 Sidney Street and Number 115 Pacific Street, which include all of or parts of lots numbered 112 and 116.
- 5.0 Rezone to Business A-1 that area presently zoned Business A and Business B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Brookline Street and the northwesterly projection of the centerline of Pacific Street;

- 5.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 181 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern street line of Lopez Street, as shown on Assessor's Plat #94;
- 5.2 Thence turning and proceeding in a northwesterly direction along said line 100 feet southwest of and parallel to the southwestern street line of Lopez Street for approximately 120 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern street line of Brookline Street, as shown on Assessor's Plat #94;
- 5.3 Thence turning and proceeding in a southwesterly direction along said line 100 feet northwest of and parallel to the northwestern street line of Brookline Street for approximately 1,027 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern street line of Erie Street, as shown on Assessor's Plats #94 and #97;
- 5.4 Thence turning and proceeding in a southeasterly direction along said line 100 feet southwest of and parallel to the southwestern street line of Erie Street for approximately 120 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plat #97;
- 5.5 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 615 feet to its intersection with the centerline of Emily Street, as shown on Assessor's Plats #94, #95, #96, and #97;
- 5.6 Thence turning and proceeding in a southeasterly direction along the centerline of Emily Street for approximately 145 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #73 on Assessor's Plat #95;
- 5.7 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #73 and its projection on Assessor's Plat #95 for approximately 230 feet to its intersection with the centerline of Tudor Street;

- 5.8 Thence turning and proceeding in a northwesterly direction along the centerline of Tudor Street for approximately 25 feet to its intersection with the southwesterly projection of the northwestern sideline of Lot #48 on Assessor's Plat #95;
- 5.9 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of Lot #48 and its projections on Assessor's Plat #95 for approximately 241 feet to its intersection with the centerline of Pacific Street;
- 5.10 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street and its extension for approximately 120 feet to its intersection with the centerline of Brookline Street, the point of origin.
- 5.00 Said area comprises approximately 185,570 square feet and includes all of or parts of the following parcels of land:
- 5.01 Premises shown on Assessor's Plat #94:
Odd numbers 119 through 195 Brookline Street, even numbers 4 through 14 Decatur Street, number 7 Decatur Street, even numbers 6 through 10 Valentine Street, odd numbers 7 and 9 Valentine Street, and odd numbers 131 through 137 Erie Street, which include all of or parts of lots numbered 58, 60, 59, 158, 149, 154, 157, 151, 4, 150, 6, 7, 8, 9, 10, 11, 12, and 215.
- 5.02 Premises shown on Assessor's Plat #97:
Even numbers 122 through 138 Erie Street, which include all of or parts of lots numbered 130 and 73.
- 5.03 Premises shown on Assessor's Plat #95:
Even numbers 116 through 144 Brookline Street, odd numbers 33 through 45 Tudor Street, number 40 Tudor Street, and even numbers 112 through 126 Pacific Street, which include all of or parts of lots numbered 73, 51, 52 and 59.
- 6.0 Rezone to Industry A-1 that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Pacific Street and Sidney Street, as shown on Assessor's Plats #67, #69, #92, and #95;

- 6.1 Thence proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 1,328 feet to its intersection with the southeasterly projection of the southwestern sideline of Lot #98 on Assessor's Plat #96;
- 6.2 Thence turning and proceeding in a northwesterly direction along the southwestern sidelines of Lot #98, Lot #102, Lot #110 and Lot #109 on Assessor's Plat #96 for approximately 321 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern street line of Brookline Street, as shown on Assessor's Plat #96;
- 6.3 Thence turning and proceeding in a northeasterly direction along said line 100 feet southeast of and parallel to the southeastern street line of Brookline Street for approximately 855 feet to its intersection with the centerline of Emily Street, as shown on Assessor's Plats #95 and #96;
- 6.4 Thence turning and proceeding in a southeasterly direction along the centerline of Emily Street for approximately 25 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #73 on Assessor's Plat #95;
- 6.5 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #73 Assessor's Plat #95 and its projection for approximately 230 feet to its intersection with the centerline of Tudor Street;
- 6.6 Thence turning and proceeding in a northwesterly direction along the centerline of Tudor Street for approximately 25 feet to its intersection with the southwesterly projection of the northwestern sideline of Lot #48 on Assessor's Plat #95;
- 6.7 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of Lot #48 and its projections on Assessor's Plat #95 for approximately 242 feet to its intersection with the centerline of Pacific Street;
- 6.8 Thence turning and proceeding in a southeasterly direction along the centerline of Pacific Street for approximately 385 feet to its intersection with the centerline of Sidney Street, the point of origin.

6.00 Said area comprises approximately 463,030 square feet and includes all of or parts of the following parcels of land:

6.01 Premises shown on Assessor's Plat #95:

Odd numbers 97 through 175 Sidney Street, even numbers 82 through 126 Pacific Street, even numbers 2 through 34 Tudor Street, odd numbers 9 through 45 Tudor Street, numbers 7 and 12 Emily Street, and odd numbers 71 through 111 Erie Street, which include all of or parts of lots numbered 57, 58, 59, 48, 66, 61, 53, 49, 60, 70, 71, 72, 44, 75, and 5.

6.02 Premises shown on Assessor's Plat #96:

Odd numbers 179 through 201 Sidney Street, even numbers 80 through 110 Erie Street, even numbers 60 through 90 Hamilton Street, and odd numbers 51 through 85 Hamilton Street, which include all of or parts of lots numbered 126, 127, 124, 117, 118, 98, 102, 110, and 109.

7.0 Rezone to Residence C-1 that area presently zoned Business A and Business A-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Brookline Street with the northwesterly projection of the centerline of Emily Street, as shown on Assessor's Plat #95;

7.1 Thence proceeding in a southeasterly direction along the centerline of Emily Street for approximately 120 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern street line of Brookline Street, as shown on Assessor's Plat #95;

7.2 Thence turning and proceeding in a southwesterly direction along said line 100 feet southeast of and parallel to the southeastern street line of Brookline Street for approximately 1,194 feet to its intersection with a line 100 feet northeast of and parallel to the northeastern street line of Putnam Avenue, as shown on Assessor's Plats #95 and #96;

7.3 Thence turning and proceeding in a northwesterly direction along said line 100 feet northeast of and parallel to the northeastern street line of Putnam Avenue for approximately 240 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern street line of Brookline Street, as shown on Assessor's Plat #96 and #97;

- 7.4 Thence turning and proceeding in a northeasterly direction along said line 100 feet northwest of and parallel to the northwestern street line of Brookline Street for approximately 464 feet to its intersection with the centerline of Hamilton Street, as shown on Assessor's Plat #97;
- 7.5 Thence turning and proceeding in a southeasterly direction along the centerline of Hamilton Street for approximately 120 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plat #97;
- 7.6 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 735 feet to its intersection with the northwesterly projection of the centerline of Emily Street, the point of origin, as shown on Assessor's Plats #96, #97, #94 and #95.
- 7.00 Said area comprises approximately 198,960 square feet and includes all of or parts of the following parcels of land:
- 7.01 Premises shown on Assessor's Plat #95:
Even numbers 148 through 194 Brookline Street and odd numbers 91 through 111 Erie Street, and number 12 Emily Street, which include all of or parts of lots numbered 70, 71, 75, 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 67 and 68.
- 7.02 Premises shown on Assessor's Plat #96:
Even numbers 202 through 264 Brookline Street, even numbers 98 through 110 Erie Street, even numbers 90 and 92 Hamilton Street, odd numbers 85 through 101 Hamilton Street, even numbers 92 through 104 Allston Street, odd numbers 95 through 103 Allston Street, and odd numbers 9 through 19 Peters Street, which include all of or parts of lots numbered 57, 58, 59, 60, 61, 127, 124, 52, 53, 115, 116, 109, 96, 56, 75, 76, 77, 99, 31, 32, 114, 113, 121, 122, 25 and 26.
- 7.03 Premises shown on Assessor's Plat #97:
Odd numbers 225 through 263 Brookline Street, number 130 Allston Street, odd numbers 117 through 133 Allston Street, and even numbers 106 through 122 Hamilton Street, which include all of or parts of lots numbered 52, 53, 54, 55, 56, 57, 58, 59, 32, 35, 113, 112 and 111.

- 8.0 Rezone to Open Space that area presently zoned Residence C-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Peters Street and the northwesterly projection of the northeastern sideline of Lot #79 on Assessor's Plat #96;
- 8.1 Thence proceeding in a southeasterly direction along the northeastern sidelines of Lots #79 and #44 and their projection on Assessor's Plat #96 for approximately 224 feet to its intersection with the centerline of Sidney Street;
- 8.2 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 141 feet to its intersection with the southeasterly projection of the southwestern sideline of Lot #47 on Assessor's Plat #96;
- 8.3 Thence turning and proceeding in a northwesterly direction along said southwestern sideline of Lot #47 and its southeasterly projection on Assessor's Plat #96 for approximately 112 feet to its intersection with the northwestern sideline of said lot;
- 8.4 Thence turning and proceeding in a northeasterly direction along the southeastern sidelines of Lots #111 and #112 on Assessor's Plat #96 for approximately 91 feet to its intersection with the northeastern sideline of Lot #112 on said plat;
- 8.5 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of Lot #112 and its northwesterly projection on Assessor's Plat #96 for approximately 112 feet to its intersection with the centerline of Peters Street;
- 8.6 Thence turning and proceeding in a northeasterly direction along the centerline of Peters Street for approximately 50 feet to its intersection with the northwesterly projection of the northeastern sideline of Lot #79 on Assessor's Plat #96, the point of origin.
- 8.00 Said area comprises approximately 21,440 square feet and includes all of or parts of the following parcels of land:
- 8.01 Premises shown on Assessor's Plat #96:
- Even numbers 10 through 14 Peters Street and odd numbers 223 through 233 Sidney Street, which include all of or parts of lots numbered 79, 44, 45, 46, and 47.

- 9.0 Rezone to Residence C-1 that area presently zoned Industry A which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Henry Street, as shown on Assessor's Plat #65;
- 9.1 Thence proceeding in a southeasterly direction along the centerline of Henry Street for approximately 550 feet to its intersection with the northeasterly projection of the southeastern sideline of Lot #47 on Assessor's Plat #65;
- 9.2 Thence turning and proceeding in a southwesterly direction along said projection and the southeastern sideline of Lot #47 on Assessor's Plat #65 for approximately 141 feet to its intersection with the southwestern sideline of said lot;
- 9.3 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of Lot #47 on Assessor's Plat #65 for approximately 20 feet to its intersection with the southeastern sideline of Lot #51 on said plat;
- 9.4 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of Lot #51 on Assessor's Plat #65 for approximately 24 feet to its intersection with the southwestern sideline of said lot;
- 9.5 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of Lots #51 and #49 and its extension on Assessor's Plat #65 for approximately 658 feet to its intersection with the centerline of Brookline Street;
- 9.6 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 316 feet to its intersection with the centerline of Henry Street, the point of origin.
- 9.00 Said area comprises approximately 129,660 square feet and includes all of or parts of the following parcels of land:
- 9.01 Premises shown on Assessor's Plat #65:
- Even numbers 346 through 354 Brookline Street and even numbers 32 through 42 Henry Street, which include all of or parts of lots numbered 47, 51 49 and 48.

- 10.0 Rezone to Industry B-3 that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Auburn Street and Sidney Street, as shown on Assessor's Plats #69 and #92;
- 10.1 Thence proceeding in a southeasterly direction along the centerline of Auburn Street for approximately 193 feet to its intersection with the southwesterly projection of the centerline of Blanche Street, as shown on Assessor's Plat #69;
- 10.2 Thence turning and proceeding in a northeasterly direction along the centerline of Blanche Street and its southwesterly projection for approximately 240 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plat #69;
- 10.3 Thence turning and proceeding in a southeasterly direction along the centerline of Franklin Street for 246 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #131 on Assessor's Plat #69;
- 10.4 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #131 and its projection on Assessor's Plat #69 for approximately 239 feet to its intersection with the centerline of Green Street;
- 10.5 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and its southeasterly projection for approximately 170 feet to its intersection with the centerline of Landsdowne Street, as shown on Assessor's Plat #69 and #68;
- 10.6 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street for approximately 110 feet to its intersection with the northwesterly projection of the centerline of Cross Street, as shown on Assessor's Plat #68;
- 10.7 Thence turning and proceeding in a southeasterly direction along the centerline of Cross Street and its projections for approximately 538 feet to its intersection with the centerline of Albany Street, as shown on Assessor's Plat #68;
- 10.8 Thence turning and proceeding in a northeasterly direction along the centerline of Albany Street for approximately 260 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern street line of Massachusetts Avenue, as shown on Assessor's Plats #68 and #56;

- 10.9 Thence turning and proceeding in a southeasterly direction along said line 100 feet southwest of and parallel to the southwestern street line of Massachusetts Avenue for approximately 383 feet to its intersection with the centerline of Vassar Street, as shown on Assessor's Plat #56;
- 10.10 Thence turning and proceeding in a southwesterly direction along the centerline of Vassar Street for approximately 2,157 feet to its intersection with the southeasterly projection of the southwestern sideline of Lot #12 on Assessor's Plat #54;
- 10.11 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of Lot #12 and its projections on Assessor's Plat #54 for approximately 490 feet to its intersection with the centerline of Anglim Street, as shown on Assessor's Plat #66;
- 10.12 Thence turning and proceeding in a northerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the centerline of Erie Street, as shown on Assessor's Plat #66;
- 10.13 Thence turning and proceeding in a northwesterly direction along the centerline of Erie Street for approximately 455 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's Plat #66;
- 10.14 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street for approximately 1,450 feet to its intersection with the centerline of Auburn Street, the point of origin, as shown on Assessor's Plats #67, #95, #69, and #92.
- 10.00 Said area comprises approximately 2,250,000 square feet and includes all of or parts of the following parcels of land:
 - 10.01 Premises shown on Assessor's Plat #69:
Even numbers 66 through 96 Sidney Street, odd numbers 55 through 75 Pacific Street, even numbers 12 through 30 Auburn Street, even numbers 68 through 80 Blanche Street, even numbers 50 through 76 Franklin Street, number 49 Franklin Street, number 10 Green Street, and odd numbers 23 through 83 Landsdowne Street, which include all of or parts of lots numbered 138, 150, 57, 153, 157, 158, 155, 156, 49, 50, 51, 133 and 132.

10.02 Premises shown on Assessor's Plat #68:

Even numbers 26 through 82 Landsdowne Street, odd numbers 3 through 87 Purrington Street, even numbers 2 through 86 Purrington Street, odd numbers 2 through 48 Cross Street, odd numbers 143 through 207 Albany Street, and odd numbers 1 through 49 Pacific Street, which include all of or parts of lots numbered 30, 31, 43, 61, 62, 54, 2, 24, 34, 37, 56, 57, 58, 59, and 60.

10.03 Premises shown on Assessor's Plat #56:

Even numbers 114 through 144 Albany Street, even numbers 134 through 168 Massachusetts Avenue, and odd numbers 93 through 119 Vassar Street, which include all of or parts of lots numbered 1, 2, 8, 5, 7, 9, and 4.

10.04 Premises shown on Assessor's Plat #55:

Even numbers 150 through 234 Albany Street and odd numbers 121 through 201 Vassar Street, which include all of or parts of lots numbered 18, 19, 7, 20, 21, 9, 22, 23, 16, 17, 10, 14, 13, and 25.

10.05 Premises shown on Assessor's Plat #54:

Even numbers 240 through 294 Albany Street and odd numbers 201 through 257 Vassar Street, which include all of or parts of lots numbered 12, 10, 18, 19, 16, 7, 24, 25, 26, 28, and a portion of the Boston & Albany Branch Railroad right-of-way.

10.06 Premises shown on Assessor's Plat #67:

Even numbers 98 through 176 Sidney Street, even numbers 2 through 68 Pacific Street, odd numbers 1 through 63 Waverly Street, even numbers 26 through 64 Waverly Street, odd numbers 9 through 69 Erie Street, and odd numbers 221 through 295 Albany Street, which include all of or parts of lots numbered 56, 61, 62, 64, 63, 24, 14, 48, 45, 46, 47, 29, 44, 59, 58, 49, 53, 54, 52, 55, 33, 32, 30, and 12.

11.0 Rezone to Industry IB-2 that area, exclusive of the area described in Section 12.0 below, presently zoned Industry A and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Erie Street and Sidney Street;

- 11.1 Thence proceeding in a southeasterly direction along the centerline of Erie Street for approximately 455 feet to its intersection with the centerline of Anglim Street, as shown on Assessor's Plat #66;
- 11.2 Thence turning and proceeding in a southerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the northwesterly projection of the southwestern sideline of Lot #12 on Assessor's Plat #66;
- 11.3 Thence turning and proceeding in a southeasterly direction along the southwestern sideline of Lot #12 on Assessor's Plat #66 and its projections, as shown on Assessor's Plats #66 and #54, for approximately 490 feet to its intersection with the centerline of Vassar Street;
- 11.4 Thence turning and proceeding in a southwesterly direction along the centerline of Vassar Street for approximately 1,500 feet to its intersection with the southeasterly projection of the southwestern sideline of Lot #130 on Assessor's Plat #63;
- 11.5 Thence turning and proceeding in a northwesterly direction along said projection and the southwestern sideline of Lot #130 on Assessor's Plat #63 and its northwesterly projection for approximately 205 feet to its intersection with the northwestern sideline of the Boston & Albany Branch Railroad right-of-way;
- 11.6 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of the Boston & Albany Branch Railroad right-of-way for approximately 82 feet to its intersection with the southwestern sideline of Lot #46 on Assessor's Plat #65;
- 11.7 Thence turning and proceeding in a northwesterly direction along said southwestern sideline of Lot #46 on Assessor's Plat #65 for approximately 158 feet to its intersection with the southeastern sideline of Lot #51 on said plat;
- 11.8 Thence turning and proceeding in a northeasterly direction along the along the southeastern sideline of Lot #51 on Assessor's Plat #65 for approximately 24 feet to its intersection with the southwestern sideline of Lot #47 on said plat;

- 11.9 Thence turning and proceeding in a southeasterly direction along the southwestern sideline of Lot #47 on Assessor's Plat #65 for approximately 20 feet to its intersection with the southeastern sideline of said lot;
- 11.10 Thence turning and proceeding in a northeasterly direction along the along the southeastern sideline of Lot #47 and its northeasterly projection on Assessor's Plat #65 for approximately 141 feet to its intersection with the centerline of Henry Street;
- 11.11 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street for approximately 120 feet to its intersection with the southwesterly projection of the centerline of Sidney Street, as shown on Assessor's Plat #65;
- 11.12 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street and its extension for approximately 317 feet to its intersection with the centerline of Chestnut Street, as shown on Assessor's Plat #65;
- 11.13 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 130 feet to its intersection with a line 110 feet southeast of and parallel to the southeastern street line of Sidney Street, as shown on Assessor's Plat #66;
- 11.14 Thence turning and proceeding in a northeasterly direction along said line 110 feet southeast of and parallel to the southeastern street line of Sidney Street for approximately 340 feet to its intersection with the centerline of Putnam Avenue, as shown on Assessor's Plat #66;
- 11.15 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue for approximately 130 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's Plat #66;
- 11.16 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street for approximately 810 feet to its intersection with the centerline of Erie Street, the point of origin.
- 11.00 Said area comprises approximately 1,166,000 square feet and includes all of or parts of the following parcels of land:

11.01 Premises shown on Assessor's Plat #54:

Odd numbers 251 through 257 Vassar Street, which include all of or parts of lots numbered 28 and a portion of the Boston & Albany Branch Railroad right-of-way.

11.02 Premises shown on Assessor's Plat #61:

Odd numbers 269 through 293 Vassar Street, which include all of or parts of lots numbered 9, 13, 12, 11, and a portion of the Boston & Albany Branch Railroad right-of-way.

11.03 Premises shown on Assessor's Plat #62:

Odd numbers 295 through 317 Vassar Street, which include all of or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, 37, 129, and a portion of the Boston & Albany Branch Railroad right-of-way.

11.04 Premises shown on Assessor's Plat #63:

Odd numbers 317 through 345 Vassar Street, which include all of or parts of lots numbered 132, 133, 128, 130, and a portion of the Boston & Albany Branch Railroad right-of-way.

11.05 Premises shown on Assessor's Plat #65:

Even numbers 276 through 300 Sidney Street, odd numbers 1 through 41 Henry Street, even numbers 2 through 32 Henry Street, and even numbers 2 through 38 Chestnut Street, which include all of or parts of lots numbered 44, 45, 39, 46, and a portion of the Boston & Albany Branch Railroad right-of-way.

11.06 Premises shown on Assessor's Plat #66:

Even numbers 178 through 244 Sidney Street, even numbers 20 through 62 Erie Street, even numbers 66 through 170 Waverly Street, odd numbers 65 through 169 Waverly Street, even numbers 604 through 640 Putnam Avenue, odd numbers 613 through 635 Putnam Avenue, odd numbers 13 through 27 Chestnut Street, odd numbers 1 through 23 Grove Street, even numbers 2 through 24 Grove Street, even numbers 30 through 52 Allston Street, and odd numbers 31 through 49 Allston Street, which include all of or parts of lots numbered 14, 12, 124, 10, 11, 127, 135, 108, 43, 53, 96, 139, 138, 32, 30, 29, 42, 95, 94, 123, 122, 121, 125, 126, 113, 73, 99, 100, 101, 82, and 81.

- 12.0 Rezone to Open Space that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Waverly Street and the northwesterly projection of the centerline of Talbot Street;
- 12.1 Thence proceeding in a northeasterly direction along the centerline of Waverly Street for approximately 207 feet to its intersection with the northwesterly projection of the centerline of Reardon Street (private way), as shown on Assessor's Plat #66;
- 12.2 Thence turning and proceeding in a southeasterly direction along the centerline of Reardon Street for approximately 292 feet to its intersection with the northeasterly projection of the northwestern sideline of Lot #74 on Assessor's Plat #66;
- 12.3 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of Lot #74 and its projections on Assessor's Plat #66 for approximately 220 feet to its intersection with the centerline of Talbot Street;
- 12.4 Thence turning and proceeding in a northwesterly direction along the centerline of Talbot Street and its northwesterly projection for approximately 224 feet to its intersection with the centerline of Waverly Street, the point of origin.
- 12.00 Said area comprises approximately 53,405 square feet and includes all of or parts of the following parcels of land:
 - 12.01 Premises shown on Assessor's Plat #66:
Odd numbers 95 through 111 Waverly Street, which includes all of Lot #74.
- 13.0 Establish an overlay zone designated "Fort Washington Overlay District" over the existing district designations for the following described area of land:
 - 13.1 Beginning at a point, said point being the intersection of a line 100 feet northwest of and parallel to the northwestern sideline of Lot #74 on Assessor's Plat #66 and a line 100 feet southwest of and parallel to the southwestern sideline of Lot #74 on said plat;

- 13.2 Thence proceeding in a northeasterly direction along said line 100 feet northwest of and parallel to the northwestern sideline of Lot #74 on Assessor's Plat #66 for approximately 380 feet to its intersection with a line 100 feet northeast of and parallel to the northeastern sideline of Lot #74 on Assessor's Plat #66;
- 13.3 Thence turning and proceeding in a southeasterly direction along said line 100 feet northeast of and parallel to the northeastern sideline of Lot #74 on Assessor's Plat #66 for approximately 490 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern sideline of Lot #74 on said plat;
- 13.4 Thence turning and proceeding in a southwesterly direction along said line 100 feet southeast of and parallel to the southeastern sideline of Lot #74 on Assessor's Plat #66 for approximately 400 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern sideline of Lot #74 on Assessor's Plat #66;
- 13.5 Thence turning and proceeding in a northwesterly direction along said line 100 feet southwest of and parallel to the southwestern sideline of Lot #74 on Assessor's Plat #66 for approximately 380 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern sideline of Lot #74 on Assessor's Plat #66, the point of origin.
- 13.00 Said area includes all of or parts of the following parcels of land:
- 13.01 Premises shown on Assessor's Plat #66:
Odd numbers 91 through 117 Waverly Street, all of Talbot Street and Reardon Street (private way), which include all of or parts of lots numbered 81, 99, 74, 73, 138, and a portion of the Boston & Albany Branch Railroad right-of-way.
- 13.02 Premises shown on Assessor's Plat #61:
Odd numbers 269 through 289 Vassar Street, which include all of or parts of lots numbered 11, 12, 13, 9, and a portion of the Boston & Albany Branch Railroad right-of-way.

- 14.0 Rezone to Industry A-3 that area presently zoned Industry A and Office 3 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Brookline Street and the southwesterly projection of the southwestern sideline of Lots #49 and #51 on Assessor's Plat #65;
- 14.1 Thence proceeding in a southeasterly direction along the southwestern sideline of Lots #49, #51 and #46 on Assessor's Plat #65 for approximately 819 feet to its intersection with the northwestern sideline of the Boston & Albany Branch Railroad right-of-way;
- 14.2 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of the Boston & Albany Branch Railroad right-of-way for approximately 559 feet to its intersection with the centerline of Memorial Drive, as shown on Assessor's Plats #64 and #65;
- 14.3 Thence turning and proceeding in a northwesterly direction along the centerline of Memorial Drive and the Memorial Drive Overpass for approximately 400 feet to its intersection with the southerly projection of the centerline of Brookline Street, as shown on Assessor's Plat #64;
- 14.4 Thence turning and proceeding in a northerly, then northeasterly direction along the centerline of Brookline Street for approximately 370 feet to its intersection with the northwesterly projection of the southwestern sideline of Lots #49 and #51 on Assessor's Plats #64 and #65, the point of origin.
- 14.00 Said area comprises approximately 253,500 square feet and includes all of or parts of the following parcels of land:
- 14.01 Premises shown on Assessor's Plat #64:
Numbers 634 to 653 Memorial Drive and number 400 Brookline Street, which include all of or parts of lots numbered 6.
- 15.0 Rezone to Open Space that area presently zoned Residence C-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Chestnut Street;

- 15.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 340 feet to its intersection with the centerline of Henry Street, as shown on Assessor's Plat #98;
- 15.2 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street for approximately 140 feet to its intersection with the southwesterly projection of the centerline of Hastings Square as shown on Assessor's Plat #98;
- 15.3 Thence turning and proceeding in a northeasterly direction along the centerline of Hastings Square and its projections for approximately 340 feet to its intersection with the centerline of Chestnut Street, as shown on Assessor's Plat #98;
- 15.4 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 140 feet to its intersection with the centerline of Brookline Street, the point of origin.
- 15.00 Said area comprises approximately 47,600 square feet and includes all of Lot #38 on Assessor's Plat #98.
- 16.0 The total area included within the boundaries of the districts described above is approximately 6,074,000 square feet, or approximately 139.4 acres.

B. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, change "twenty-seven" to "twenty-nine" in the first sentence. Renumber items 21 through 23 in the list of zoning district designations as 22 through 24 respectively and items 24 through 27 in said list as 26 through 29 respectively and insert the following new district designations at their appropriate numerical locations:

"21. Industry A-3 District** Light Industry, Light Manufacturing or multi-family residential use."

"25. Industry B-3 District** Light Industry and Light Manufacturing."

**Subject to the requirements of Section 11.70 and other requirements of this ordinance.

2. In Section 4.30, Table of Use Regulations, add the new district "A-3" to the Ind. A-1, A-2 column headings and add the new district "B-3" to the Ind. B-1, B-2 column headings.
3. In Subsections 4.33b3 (Other schools, colleges, or educational institutions) and 4.33c (Laboratory or research facilities of non-profit educational institutions) of the Table of Use Regulations add the superscript "43" to the entries for the Ind. A-1, A-2 and A-3 column and add the following footnote:

"43. No in the Industry A-3 District."

4. In subsections 4.34d (General Office Use) and 4.34f (Technical office for research and development,...) of the Table of Use Regulations add the superscript "44" to the entries for the Ind. A-1, A-2 and A-3 column and add the following footnote:

"44. In the Industry A-3 district permitted only as accessory use on the same lot as the principal use and subject to the restrictions of Section 4.21 g."

5. In Subsections 4.33b3 (Other schools, colleges, or educational institutions) and 4.33c (Laboratory or

research facilities of non-profit educational institutions) of the Table of Use Regulations add the superscript "45" to the entries for the Ind. B-1, B-2 and B-3 column and add the following footnote:

"45. No in the Industry B-3 District."

6. In Subsections 4.34d (General office use) and 4.34f (Technical office for research and development,...) of the Table of Use Regulations add the superscript "46" to the entries for the Ind. B-1, B-2 and B-3 column and add the following footnote:

"46. In the Industry B-3 district permitted only as accessory use on the same lot as the principal use and subject to the restrictions of Section 4.21g."

7. In Section 5.34 make the following changes:

- a. Amend Table 5-4, Table of Dimensional Requirements - Industrial Districts, by inserting the new district, Ind. A-3, between the Ind. A-2 and Ind. B-1 lines and by inserting the new district, Ind. B-3, between the Ind. B-2 and Ind. B lines, as follows:

(1)	(2)	(3)	(4)	(5)	(6)	(7)	
Max. Ratio of floor area to lot area	Lot Size	Lot Area per D.U.	Width	Minimum Front Yard	Side Yard in Feet	Rear height in ft.	Max. Min. Ratio of usable Op.Sp. to lot area
A-3 2.0	none	600	none	none	none	85	none
B-3 1.75	none	---	none	0	0 ^(b)	0 ^(b) 70 ^(c)	none

- b. Add the following subsection:

"3. A dwelling in an Industry A-3 district shall be subject to the same residential requirements and other restrictions as a dwelling in a residence C-2 district. In the case of conversion of structures in existence as of April 1, 1981, yard requirements shall be reduced to the yards possessed by those structures as of April 1, 1981."

8. In Section 6.30, Table of Parking Requirements, add the new zoning districts Ind. A-3 and Ind. B-3 to the table by inserting said districts into the 2nd Group of zoning districts (Res. C-1...) between "Ind. A-1" and "Open Space".

9. In Article 11.000, Special Regulations, add the following new section:

- "11.80 Fort Washington Overlay District
- 11.81 Establishment and Scope. There is hereby established a Fort Washington overlay District which shall be governed by the regulations specified in this Section 11.80. It is the intent of this section that these regulations will apply to a single area described generally as Fort Washington and to portions of certain abutting lots.
- 11.82 Purpose. It is the purpose of this Section 11.80 to augment existing zoning regulations in order to encourage development which will (1) recognize the historic significance of Fort Washington, (2) protect and enhance the use and enjoyment of Fort Washington, and (3) articulate Fort Washington as a well-defined urban park.
- 11.83 Applicability. The Fort Washington Overlay District shall be an overlay district on the zoning map established in Section 3.20.
- 11.831 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning districts, except as modified by the requirements of this Section 11.80 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.80, the stricter provisions shall apply.
- 11.84 Land use standards in the Fort Washington Overlay District.
- 11.841 No building, structure or land in the Fort Washington Overlay District may be used, erected or designed to be used, in whole or in part, for any use without a special permit from the Planning Board.
- 11.842 The Planning Board shall determine that the proposed use will meet the purposes of this Section 11.80 and that the criteria specified in Section 10.43 will be satisfied.

11.85 Dimensional standards in the Fort Washington Overlay District.

11.851 Maximum Building Height. The transition from Fort Washington, a public open space, to private development should not be abrupt. Therefore, the maximum height of buildings in the Fort Washington Overlay District shall be 35 feet."

10. Amend Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Cambridgeport Revitalization District and in other major economic revitalization areas designated by the City Council through amendments to this Subsection 11.72. The Alewife revitalization District shall be that area contained within the comprehensive Alewife Area Rezoning Amendment ordained on June 16, 1980. The Cambridgeport Revitalization District shall be that area contained within the comprehensive Cambridgeport Industrial District rezoning amendment as ordained by the City Council. For purposes of this Section 11.70, the following shall be considered new economic development activity."

Respectfully submitted,

<u>Rosemarie Scitton</u>	<u>5 Newton St. Camb.</u>
<u>Ruth M. W. Darland</u>	<u>21 Cottage St. Camb.</u>
<u>Mary R. Shea</u>	<u>27 Acorn St. Camb.</u>
<u>D. Cullinane</u>	<u>1 W. W. Ct. Camb.</u>
<u>Marie Dethis</u>	<u>9 Woodrow Wilson Ct. Camb.</u>
<u>Peggy Lester</u>	<u>200 Erie St.</u>

William S. Noble	38 Green St., Cambridge
Robert J. La Vercelle	Four Troubadour St., Cambridge
Susan Angier	65 Pleasant St. Cambridge
Carol Paulukas	10 Acorn St. Cambridge
Peter Valentine	55 Danche St. Cambridge
Laura Kershner	97 Henry St., Cambridge
Patricia Fratiuk	22 Whitney Ave. Camb.
Marethy Stamps	160 - Brookline St. Camb.
Donise Bongmann	13 Glenwood Ave C. 02139
Christopher Weller	160 Chestnut St. Cambridge
Stephen Krause	279 Pearl St. Cambridge
Gene Hrowitz	75 Magazine St. Cambridge
Sam Scherby	94 Paul St. Cambridge
Neil Rohn	13 Perry St. Cambridge
Elizabeth Oferdy	20 Whitney Ave., Cambridge
Abenta Helber	296 Brookline St. Camb.
Janet Munday	115 Pearl St. Camb.
Jill Willett	72 Chestnut St. Cambridge

Jilly Benbasat 92 Henry St Cambridge

Mary Dary 808 M.F.M. DR Camb.

Constance S Yee 508 Menoidal St Sub Mass

Linda McPhee 274 Brookline Street, Cambridge

Joseph S. Casson 59 Granite St.

Grace A. Carnon 59 Granite St.

Mary J. Aston 15 Watson St. Cambridge

Stephen E. Leonard 5 Newton St., Cambridge

William Cavellini 274 Brookline St.

Norothy A. Lee 2 Woodrow Wilson St. Camb.

Blank handwriting lines

Protest Against Planning Board Petition dated March 26, 1981

Land Area
Sq. ft.

1. Lawrence Metal Forming Co.
77 Blanche Street

Plat 69 Lot 54
" " " 53

3,102 s.f.
6,230 s.f.

(65 Blanche)
(77 Blanche)

total

9,332 s.f.
(.19%)

2. Atlantic Paper Box Co.
270 Albany Street

Plat 54 Lot 19

32,350 s.f.

(270 Albany)

total

32,350 s.f.
(.67%)

3. Russell's Engine Rebuilding, Inc.
88-94 Brookline Street

Plat 92 Lot 3
" " " 4

6,572 s.f.
6,788 s.f.

(94 Brookline)
(88 Brookline)

total

13,360 s.f.
(.2%)

4. Lynn-Sign Moulded Plastic Co., Inc.
230 Albany Street

Plat 55 Lot 88

24,656 s.f.

(232-234 Albany)

total

24,646 s.f.
(.5%)

5. Central Pipe & Supply Co. Inc,
98-100 Erie Street

Plat 96 Lot 127

17,959 s.f.

total

17,959 s.f.
(.37%)

6. Erie Street Rlty & Trust
21 Erie Street

Plat 67 Lot 64

21,208 s.f.

total

21,208 s.f.
(.4%)

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CAMBRIDGE, MASS.

7. West Side Realty
W.S. Corp., Norma Trust
288-295 Albany Street

Plat 54 Lot 18	5,350 s.f.	(284 Albany)
" " " 10	24,854 s.f.	(288 Albany)
" 54 " 12	27,098 s.f.	(294 Albany)
" 67 " 30	13,779 s.f.	(295 Albany)

total 71,081 s.f.
(1.5%)

8. Harry F. Stimpson Trust
175-195 Albany Street
148, 149, 171 Sidney Street
101 Erie Street

Plat 68 Lot 58	22,903 s.f.	(185 Albany)
" " " 59	24,519 s.f.	(189-197 Albany)
" " " 57	26,949 s.f.	(175 Albany)
" " " 60	30,069 s.f.	(207 Albany)
Plat 67 Lot 48	19,415 s.f.	(148-156 Sidney)
" " " 46	11,345 s.f.	(Merrian Street)
" " " 45	8,536 s.f.	(Merrian Street)
Plat 95 Lot 72	38,043 s.f.	(137-149 Sidney)
" " " 70	8,521 s.f.	
" " " 74	30,377 s.f.	(161-175 Sidney)
" " " 75	37,844 s.f.	(91-111 Erie Street)

total 258,521 s.f.
(5.4%)

9. Vappi & Co. Inc.
216 Sidney Street
9-13, 15, 23 Grove Street

Plat 66 Lot 108	18,000 s.f.	(216 Sidney)
" " " 127	9,760 s.f.	(15-23 Grove)
" " " 135	26,335 s.f.	(9-13 Grove)

total 54,095 s.f.
(1.1%)

10. Emline Rlty Trust
Arthur Gilbert
122-124, 126-144 Brookline Street

Plat 95 Lot 51	5,000 s.f.	(122-124 B)
" " " 73	23,812 s.f.	(126-144)

total 28,812 s.f.
(.6%)

11. MIT
Glenn P. Strehle, Treasurer

tax exempt	256,133 s.f.	
taxable	1,667,860 s.f.	
total	1,923,993 s.f.	(44 acres)
	(40.4%)	

Protest Total 2,455,367 s.f.
(56 acres)

Total rezoned land 4,761,108 s.f.
(109.3 acres)

Percent land owners
protesting rezoning 51.5%

7. West Side Realty
W.S. Corp. Norma Trust
288-295 Albany Street
Westside Realty

Plat 54 lot 18	5,350 s.f.
Plat 54 lot 10	24,854 s.f.
Plat 54 lot 12	27,098 s.f.
Plat 67 lot 30	13,779 s.f.
total	<u>71,081 s.f.</u>

(1.1%)

8. Harry F. Stimpson Trust
175-195 Albany Street
148,149, 171 Sidney Street
101 Erie Street

Plat 68 lot 58	22,903 s.f.
Plat 68 lot 59	24,519 s.f.
Plat 68 lot 57	26,949 s.f.
Plat 68 lot 60	30,069 s.f.
Plat 67 lot 48	19,415 s.f.
Plat 67 lot 46	11,345 s.f.
Plat 67 lot 45	8,536 s.f.
Plat 95 lot 72	38,043 s.f.
Plat 95 lot 70	8,521 s.f.
Plat 95 lot 74	30,377 s.f.
Plat 95 lot 75	37,844 s.f.
total	<u>258,521 s.f.</u>

(4.2%)

9. Vappi & Co. Inc.
216 Sidney Street
9-13, 15-23 Grove Street

Plat 66 lot 108	18,000 s.f.
Plat 66 lot 127	9,760 s.f.
Plat 66 lot 135	26,335 s.f.
total	<u>54,095 s.f.</u>

(.89%)

10. Emline Rlty Trust
Arthur Gilbert
122-124, 126-144 Brookline Street

Plat 95 lot 51	5,000 s.f.
Plat 95 lot 73	23,812 s.f.
total	<u>28,812 s.f.</u>

(.47%)

11. M.I.T.
Glen P. Strehle, Treasurer

2,360,467 s.f. (54 acres)

(39%)

Total land area = 6,072,264 s.f.
(139.4 acres) (100%)

Total Protecting = 2,891,841 s.f.
(66 acres) (48%)

City Council,
Enclosed is a copy of my comments
on the Cambridgeport Industrial District.

Robert J. Simons
Four Trowbridge Place

Robert La Trémouille to City Council and Planning Board, 4/15/81

The Cambridgeport Industrial District is an excellent example of how dangerous improper zoning can be to the health and even to the life of the City of Cambridge!

This area formerly was a vibrant, tax producing part of the city. The heart of this district has been destroyed because its zoning permitted development at a density much more intense than what was actually there!

One major land speculator took advantage of this zoning. This speculator has acquired massive wealth because of its exemption from taxes and because Cambridge has been good for it!

This speculator bought parcel after parcel at prices beyond any reasonable value, except as speculation. This speculator drove out healthy companies. It destroyed buildings and jobs. It has cornered the market on land in the Cambridgeport Industrial District!

This speculator sees this area as a place to make a big killing by destroying existing industry and later selling the land that the industry occupied for massive redevelopment. It is willing to wait decades to make its killing. During those decades it is clear that its interest is not in the viability of the City of Cambridge. Its interest in those properties is in minimizing its holding costs until it makes its killing! It has thus converted the heart of the Cambridgeport Industrial District into wasteland. It is limiting its holding costs on those properties to city taxes on cleared land.

Cambridge has two alternative ways to approach this problem!

The neighborhood proposal is a well reasoned, closely drafted zoning change which would create an area that fits into the city and into the neighborhood. This proposal would create jobs, taxes, and housing. It would protect existing open space and create a new park in a logical location. It gives careful thought to the reuse, when appropriate, of several important buildings. It encourages major new construction in Central Square!

Under this proposal, the improper zoning which encouraged such large-scale destruction as potentially profitable speculation will be replaced by zoning that describes a reasonable use for the land. This speculator will not continue to hold this wasteland nor will it expand the wasteland. The speculator's holding costs, as small as they are, will no longer make any financial sense. It will be to the speculator's financial advantage to sell now for reasonable development. The spectacular killing will no longer be possible. Alternative investments will be more profitable!

The speculator will not be denied the reasonable value of its property. The property will be worth what it was worth when the speculator bought it, and perhaps a bit more. That shows that the City of Cambridge can be fair, even to those who have hurt it the most!

There is another zoning proposal on the agenda. The staff proposal, if fully implemented, could possibly be worse than the existing zoning. Its FAR transfer provisions would permit FAR's of 7.0 or higher within two blocks of Massachusetts Avenue and on the Charles River. It generally calls for uses and densities which are inappropriate. It is not a meaningful alternative!

Your alternative to the neighborhood proposal is to do nothing. If you choose this alternative, you will send a clear message to this speculator and to others like it. You will clearly state that the City of Cambridge considers massive speculative destruction of its industrial base normal. You will invite destructive speculation in adjacent areas and in other parts of the city. You will encourage the continuation of this particular wasteland for another 20 or 30 years until this speculator makes its killing, if it makes its killing!

The neighborhood proposal would encourage reasonable development. It would create taxes, jobs, housing and open space. The reasonable choice is the neighborhood proposal!

The choice is yours. The city and the speculators are watching!

Comm. from Robert J. LaTremouille, 4
Trowbridge Place, relative to the
Cambridgeport Industrial District.

In City Council,

April 27, 1981

4/27/81
*Referral to the
Petition -*

March 23, 1981

Dear Members of the City Council,

We respectfully submit the enclosed petition to you for consideration. This proposed zoning plan for the Cambridgeport Industrial District (CID) has its roots in neighborhood planning that goes back to 1974. It is consistent with, and in fact is directly derived from, the priorities that were approved in the Neighborhood Planning Process of that year. If anything has changed in the ensuing six years it has been in the direction of greater need for these priorities.

The main thrust of the Neighborhood Planning Process priorities, and of this plan, is to encourage new development in the CID that would help preserve the Cambridgeport neighborhood and the city of Cambridge as a diverse community and city. It is our understanding that the preservation of Cambridge's diverse population is an official goal of the city government. Fully cognizant of the emphasis on research & development, office, and luxury housing development in the approved plans for East Cambridge, Lechmere, and Alewife sections, we suggest that a balance must be struck. The last major opportunity to do this is in the CID. Cambridge has a chance here to satisfy the needs of a segment of its population that has not been given primary consideration up to now.

We had not intended to submit our own zoning plan. But, because MIT has refused to participate openly in the Community Development Department's (CDD) Planning Study and because the CDD's proposed plan falls far short of incorporating even the bare bones of a neighborhood-oriented plan, we have submitted this plan. We have come up with a plan of benefit to Cambridgeport people, Cambridge residents, and business interests. We don't want another Tech Square, Draper Labs, or Charles River Park type development in this community (and we strongly believe that our proposed zoning changes will discourage that).

At the outset, let us just state that it was our understanding that the decision to reconsider the zoning of the CID was made because:-

1. The CID was the last remaining major industrial area that hadn't been restudied, and that;
2. The existing zoning did not give potential developers a clear and defined sense of the city priorities for the CID, and that;
3. The experience of restudying and rezoning other major Cambridge industrial areas suggested that this procedure could be an incentive for new development and a vehicle for attracting federal funds for public improvements.

We believe that our plan is in the spirit of these goals. While it includes aspects that may be seen by some as "too restrictive", it

is consistent with the goal of sending a clearly defined signal to potential developers so that they know the city's priorities and the potential for development around their project. It is our contention that our plan is the only plan that fulfills the mandate of the City Council Order of March, 1980 (see Appendix #1)

Major Goals of the Neighborhood Plan

The CID land is presently zoned industrial and will allow any use except for housing. One goal of our plan is to reinforce the existing residential border by increasing the amount of housing. The other major goal is to encourage light industrial development to provide a diversity of jobs. Our plan brings down the height limits and the density of the entire area to reduce speculation and more closely reflect what exists now.

The plan creates a new area of housing close to Mass. Ave. and preserves all existing housing. This allows the possibility of extending the current residential neighborhood toward Sidney St. All housing will be similar in height and density to the existing neighborhood.

In general, our plan reinforces the existing land uses. We want to encourage those businesses in the area to stay and expand and have tried to see that the land will be zoned to enable them to do just that. The businesses along Brookline and Sidney Streets will be able to stay and expand if they desire. However, in the event that they decide to relocate (hopefully to another part of the CID), those areas will become part of the residential neighborhood.

The present industrial area of the neighborhood will remain basically the same shape and size situated between the railroad tracks and Sidney St. We also want new traffic patterns created to discourage trucking from the residential streets.

The plan preserves Fort Washington both for its historical value and for the open space sorely needed in the area. We also have included another large area of open space closer to Mass. Ave. accessible to that part of the neighborhood.

We have created a new zone for the area surrounding the old Ford Motor Company building. This new zone recognizes the value of the existing building and its attractiveness to developers. It calls for housing or industry.

A Closer Look at the Proposed Changes in Zoning

One way to examine the proposed plan is to look at six sections where different conditions determined the suggested changes. (see Appendix #2)

Areas 1 & 2 - Mass. Ave.- BB & IB → BB-1 & IA-2COMMERCIAL

The existing mix of housing and commercial in the western part of this area seems consistent and appropriate with the pattern of existing and new development throughout the length of Mass. Ave. This mixture insures a 24-hour life for the street, increasing safety. The new zone would limit the height (from unlimited to 90')

along Mass. Ave. to avoid a canyon effect and so as not to detract from the heart of Central Square. Along Green St. the BB-1 zone (designed by the Planning Board for a section of Mass. Ave. between Central and Harvard Squares) would provide for a smooth transition with the low-rise housing behind. The eastern part of this section is dominated by the Necco factory and the new zoning allows all existing uses to be conforming while encouraging additional commercial development.

Areas 3 & 4 - Upper Simplex Area - BA-1
BA
IB → C-1.....HOUSING
OS

This half-vacant section is viewed as the site for major new housing development organized around a new public park and a new street pattern(including the reopening of Auburn St.) This is an area of major downzoning to allow for the implementation of a bold new housing plan. Four small businesses and Fenton Shoe Co. would have to be relocated if the plan was to be fully implemented. They would all be non-conforming. Our hope is that relocation could occur in another part of the CID. Height and density of this new concentration of housing would reflect existing residential Cambridgeport.

Areas 5,6,& 7 - Brookline St. Transition Zone-BA
IB → BA-1....MIXED
IA-1
C-1

This section continues as a hub of activity, housing, commercial, and industry. Nothing should discourage this, but a gradual evolution towards a clearer separation of uses with buffers in between should be strived for. The suggested new zones call for a decrease in height and density potentials throughout but stop short of making any existing use non-conforming. It also allows housing where it is currently prohibited in the eastern section.

Areas 9 & 14 - The Riverfront - IA
O3 → C-1.....HOUSING
IA-3 LIGHT INDUSTRY

The Memorial Drive parcel, a prime site for development, flanks one of the gateways to Cambridge. The Old Ford Motor Co. building is a resource that could be developed for light industry or housing if Polaroid should decide to vacate the building. Maximum height and use changes are called for, however, to encourage appropriate reuse. The Henry Street parcel presents an opportunity for future additional new housing. This, plus the rerouting of through traffic off Henry St., could produce some very pleasant results. A new residential street could be created with housing on both sides...a rule of thumb that we have applied wherever possible throughout this plan.

Area 10 - Lower Simplex Area - IB → IB-3....INDUSTRIAL

This half-vacant section is viewed as the site for major new light industrial development. Housing and office development are excluded. Maximum height and density are brought way down. Because of the existing industrial nature of the area, this would result in only a few parcels falling into non-conformance. Setback requirements(i.e.- 35' height limit within 100' of a residential area or zone) would soften the juncture of industry with housing..

Areas 11 & 12 - Fort Washington Area - IB → IB-2....INDUSTRIAL

More built up than area 10, this area is zoned to allow for more general business use, including some office development. The proposed new American Science & Engineering development would be conforming. A special Fort Washington Overlay District would preserve and protect this valuable historic landmark and open space.

We hope that you will look carefully at the various aspects of this plan and how it differs from the plan produced by the Community Development Department. We respectfully request that you view this submission, mindful of the fact that it is the culmination of a seven-year-long neighborhood effort. While the focus of action has been primarily neighborhood-centered, the input of planners and the review and approval of citizens from all over Cambridge (in 1976 and since), has broadened both the relevance and support for the basic goals of our plan. We hope that you will concur.

Sincerely,

- Appendix #1a,b
- Appendix #2
- Appendix #3
- Appendix #4

Rosemarie Quistorf

5 Newton St.

21 Cottage Street

808 Memorial Dr

808 MEM. DR

128 Chestnut St Cambridge

27 Acorn St Camb.

200 Erie St. Camb

9 Woodrow Wilson Ct Camb

1 W. W. CT. Camb

65 Pleasant St. Cambridge

39 Green St. Cambridge

10 Alden St. Cambridge

55 Blanche St Cambridge

Beth M. Kordick

Fredrick F. Darvey

Mary Darvey

Pauline G. Swift

Mary Shea

Peggy Lester

Maria Dethis

D. Cullinane

Susan Angier

William A. Nook

Carol Boulkers

Peter Valentine

Gary C. Quinton

Laura Kershner

Fatima Anatiuk

Donise Bonaparr

Christopher Weller

Stephen Hauney

Steve Horowitz

Donald Schlegel

Neil Rosen

Elizabeth Ogleby

Roberta Helberg

Jane Murray

Paul Willett

Kelly Benbasat

Suzanne L. Yee

Linda McPhee

Joseph L. Carson

Grace A. Carson

Mary J. Aston

Kathleen E. Bernard

William Cavellini

Norothy A. Lee

5 Dalton St. Camb. 39

97 Henry St. Cambridge

22 Whitney Ave. Camb. 02139

13 Glenwood Ave E. 02139

160 Chestnut St Cambridge

279 Pearl St. Cambridge

75 Magazine St. Cambridge

94 Pearl St. Cambridge

13 Perry St. Cambridge

20 Whitney Ave., Cambridge

296 Brookline St. Camb.

115 Pearl St. Camb.

72 Chestnut St Cambridge

92 Henry St Cambridge

808 Memorial Dr. Cambridge

274 Brookline Street, Cambridge

59 Granite St.

59 Granite St.

15 Watson St. Cambridge

5 Newton St, Cambridge

274 Brookline St.

2 Hoodrow (Hobson) St. Camb.



City of Cambridge

10.

IN CITY COUNCIL

March 10, 1980

COUNCILLOR D. SULLIVAN

ORDERED:

That the City Manager be requested to direct the Community Development Department, in the course of its study of the Cambridgeport Industrial Zone, to respect the neighborhood planning priorities in accordance with previous orders of the City Council and in particular to develop zoning ordinances to reduce land costs so as to encourage but not limited to blue-collar employment opportunities in the area.

In City Council March 10, 1980

Adopted by the affirmative vote of 8 members.

Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

A handwritten signature in cursive script that reads "Paul E. Healy".

CCM-101



City of Cambridge

15.

IN CITY COUNCIL

June 3, 1974

Councillor Clinton

WHEREAS:

Stabilization of existing working class communities is a stated priority of the City Council, and

WHEREAS:

Present citizen participation (the appointed Task Force Concept) has proven to be inadequate to this end, and

WHEREAS:

Projected citizen participation for "comprehensive planning" is, in the words of technical planning staff, "woefully inadequate," and

WHEREAS:

The impact of any development of MIT's 24-acre Simplex and related properties will have enormous and permanent impact on the Cambridgeport community, and

WHEREAS:

Stabilization of the Cambridgeport community is not a revealed priority of any MIT's tentative plans, and

WHEREAS:

The history of MIT's attitude and behavior toward the Cambridgeport community has been proven record of fraud and deception as regards Simplex and related land development planning, and

WHEREAS:

A true and potent form of citizen participation for such large scale development must consist of real "grass roots" citizen initiative support by a mandated public trust and monies to insure maximum citizen involvement and effectiveness in shaping the future of the area, and therefore be it

ORDERED:

That the City Council recognize and support a neighborhood planning process that will reach and inform every resident and group of the Cambridgeport area and offer an opportunity for all to participate and contribute in various ways, such as referenda surveys, community meetings, and regularly scheduled small groups sessions, and be it further

ORDERED:

That the City Council grant no zoning changes or building permits until the neighborhood planning process is completed and its results recognized by MIT as a mandate for development on Simplex, and be it further

City of Cambridge

- 2 -

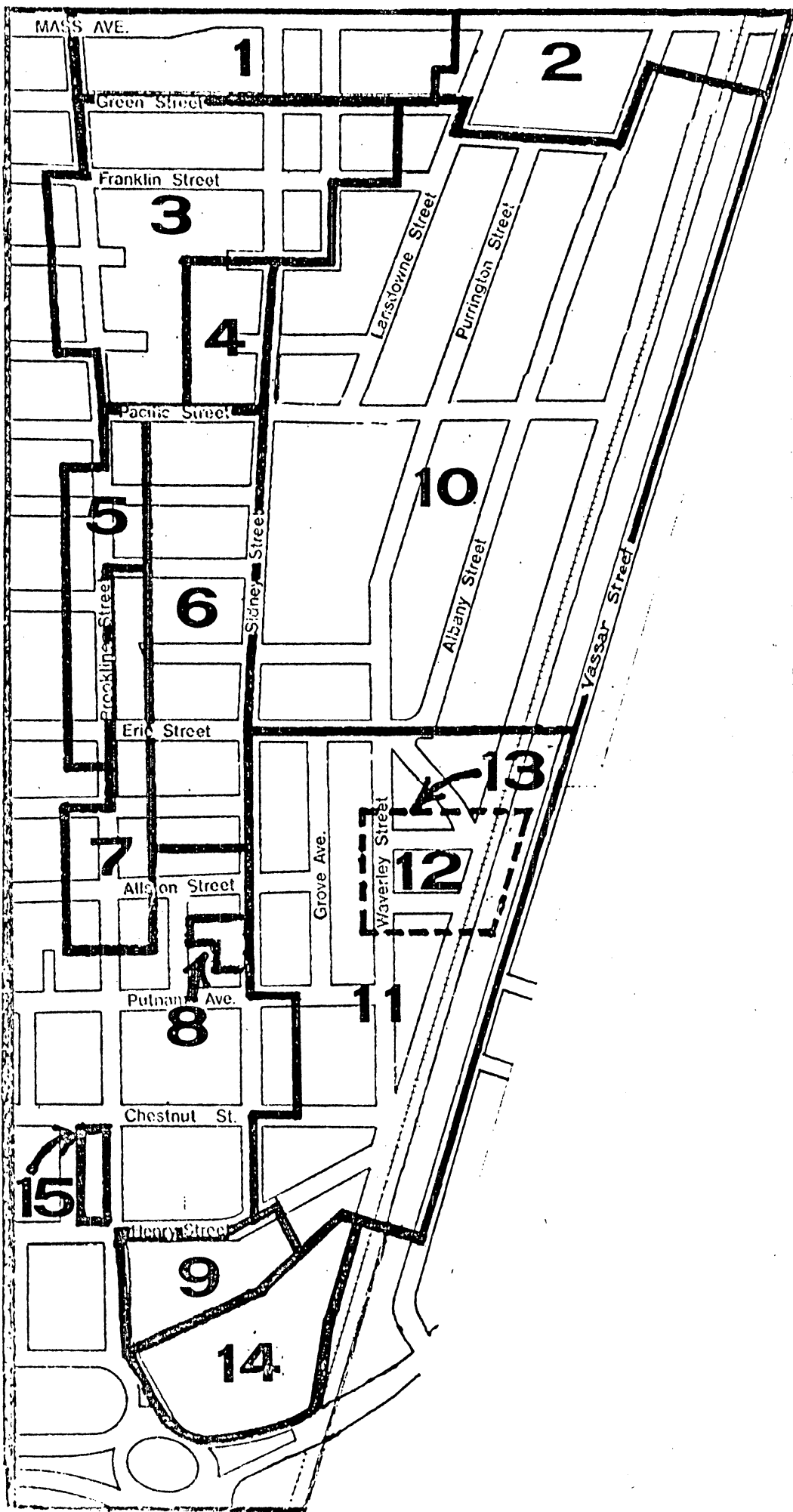
ORDERED:

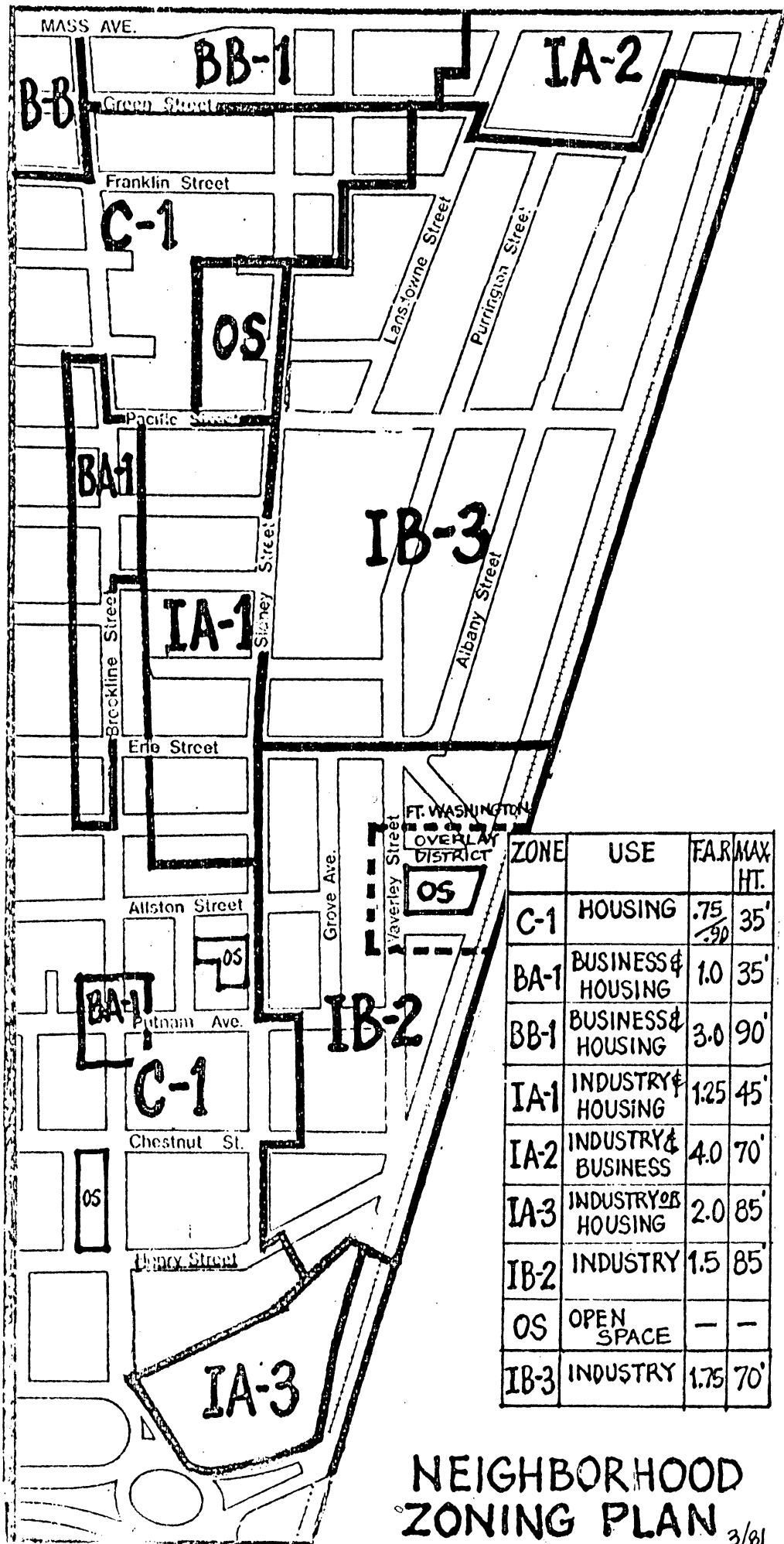
That the City Council direct the City Manager to find \$10,000 to fund the Cambridgeport alliance to implement the neighborhood planning process. This grant would in the main be used to compensate residents for their time, babysitting expenses, transportation costs etc., and also for materials. The process would proceed as follows:

1. It would begin with a door to door survey to inform and identify potential participants.
2. This would be followed by small group meetings (approximately 25 groups of 5-7) to discuss needs and priorities for development.
3. The groups would then begin to meet with each other to exchange ideas and share results of the work done.
4. With the aid of technical assistance, the entire group will attempt to reach consensus on the goals and priorities for development on the Simplex land.
5. A final community-wide referendum will ratify or reject the results of the intensive groups work.
6. Community meetings, newsletters, and other referenda will be used to keep other residents continuously informed and involved throughout the entire neighborhood planning process.

*Amendment by Councilor Graham is as the
the RCCC be included in Community
participation.*

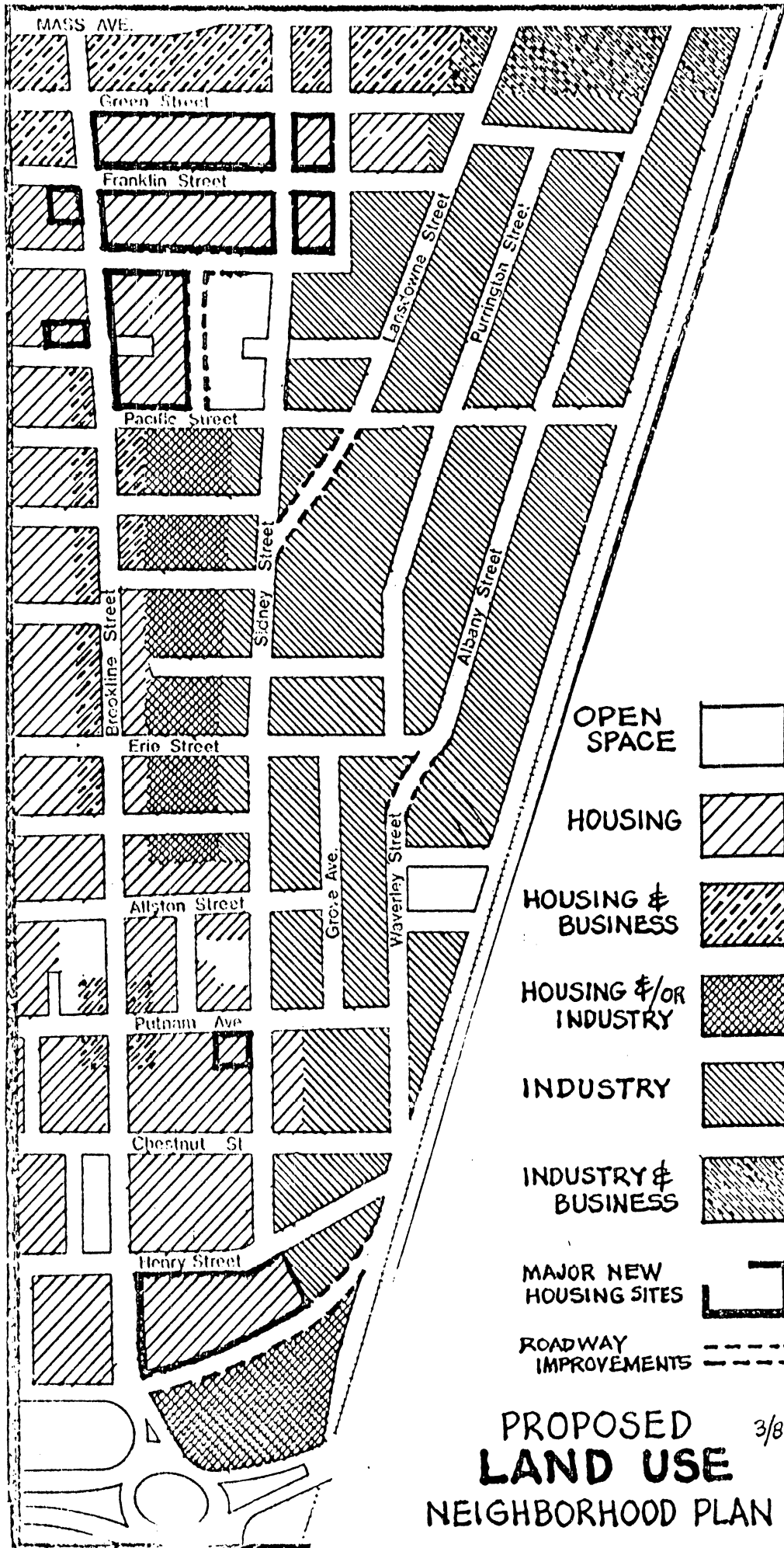
Order as amended was adopted





ZONE	USE	FAR	MAX. HT.
C-1	HOUSING	.75 / .90	35'
BA-1	BUSINESS & HOUSING	1.0	35'
BB-1	BUSINESS & HOUSING	3.0	90'
IA-1	INDUSTRY & HOUSING	1.25	45'
IA-2	INDUSTRY & BUSINESS	4.0	70'
IA-3	INDUSTRY & HOUSING	2.0	85'
IB-2	INDUSTRY	1.5	85'
OS	OPEN SPACE	—	—
IB-3	INDUSTRY	1.75	70'

NEIGHBORHOOD ZONING PLAN 3/81



Cambridge, March 24, 1981

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:

A. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

- 1.0 Rezone to Business B-1 that area presently zoned Business B and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Massachusetts Avenue, as shown on Assessor's Plats #91 and #92;
- 1.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 1,190 feet to its intersection with the northeasterly projection of the southeastern sideline of Lot #111 on Assessor's Plat #69;
- 1.2 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of Lot #111 and its projection on Assessor's Plat #69 for approximately 158 feet to its intersection with the northeastern sideline of Lot #113 on Assessor's Plat #69;
- 1.3 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of Lot #113 on Assessor's Plat #69 for approximately 67 feet to its intersection with the northwestern sideline of said lot;
- 1.4 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of Lot #113 and its southwesterly projection on Assessor's Plat #69 for approximately 108 feet to its intersection with the centerline of Green Street;
- 1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street for approximately 1,109 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plats #69 and #92;

- 1.6 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 265 feet to its intersection with the centerline of Massachusetts Avenue, the point of origin.
- 1.00 Said area comprises approximately 313,100 square feet and includes all of or parts of the following parcels of land:
 - 1.01 Premises shown on Assessor's Plat #92:

Even numbers 372 through 476 Massachusetts Avenue, odd numbers 7 through 13 Sidney Street, odd numbers 81 through 153 Green Street, and even numbers 12 through 18 Brookline Street, which include all of or parts of lots numbered 88, 70, 50, 51, 69, 89, 66, 117, 57, 58, 103, 96, 95 and 62.
 - 1.02 Premises shown on Assessor's Plat #69:

Even numbers 282 through 358 Massachusetts Avenue, odd numbers 11 through 43 Green Street, and even numbers 4 through 22 Blanche Street, which include all of or parts of lots numbered 160, 159, 72, 99, 100, 101, 102, 103, 149, 163, 148, 109, 110, 111, 114, 115, 116 and 117.
- 2.0 Rezone to Industry A-2 that area presently zoned Business B and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the northeasterly projection of the northwestern sideline of Lot #161 on Assessor's Plat #69;
 - 2.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 1,045 feet to its intersection with the centerline of Vassar Street, as shown on Assessor's Plats #56, #68, and #69;
 - 2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Vassar Street and its extension for approximately 165 feet to its intersection with a line 100 feet southwest of and parallel to the southeasterly street line of Massachusetts Avenue, as shown on Assessor's Plat #56;
 - 2.3 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwestern street line of Massachusetts Avenue for approximately 383 feet to its intersection with the centerline of Albany Street, as shown on Assessor's Plat #56;

- 2.4 Thence turning and proceeding in a southwesterly direction along the centerline of Albany Street for approximately 260 feet to its intersection with the southeasterly projection of the centerline of Cross Street, as shown on Assessor's Plats #56 and #68;
- 2.5 Thence turning and proceeding in a northwesterly direction along the centerline of Cross Street and its extensions for approximately 538 feet to its intersection with the centerline of Landsdowne Street, as shown on Assessor's Plat #68;
- 2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Landsdowne Street for approximately 110 feet to its intersection with the southeasterly projection of the centerline of Green Street, as shown on Assessor's Plats #68 and #69;
- 2.7 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street and its projection for approximately 106 feet to its intersection with the southwesterly projection of the northwestern sideline of Lot #113 on Assessor's Plat #69;
- 2.8 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of Lot #113 and its projection on Assessor's Plat #69 for approximately 108 feet to its intersection with the northeastern sideline of said lot;
- 2.9 Thence turning and proceeding in a southeasterly direction along the northeastern sideline of Lot #113 on Assessor's Plat #69 for approximately 67 feet to its intersection with the southeastern sideline of Lot #111 on Assessor's Plat #69;
- 2.10 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #111 and its northeasterly projection on Assessor's Plat #69 for approximately 158 feet to its intersection with the centerline of Massachusetts Avenue, the point of origin.
- 2.00 Said area comprises approximately 245,050 square feet and includes all of or parts of the following parcels of land:
- 2.01 Premises shown on Assessor's Plat #56:
Even numbers 134 through 168 Massachusetts Avenue, even numbers 114 and 120 Albany Street, and number 93 Vassar Street, which include all of or parts of lots numbered 4, 9, 7, 5, and 8.

2.02 Premises shown on Assessor's Plat #68:

Even numbers 180 through 256 Massachusetts Avenue, even numbers 2 through 22 Landsdowne Street, number 115 Albany Street, and odd numbers 1 through 47 Cross Street, which include all or parts of lots numbered 47, 50, 51 and 19.

2.03 Premises shown on Assessor's Plat #69:

Even numbers 266 through 276 Massachusetts Avenue and number 15 Landsdowne Street, which include all of or parts of lots numbered 113, 161, and 162.

3.0 Rezone to Residence C-1 that area presently zoned Business A, Business A-1, Business B, and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Green Street;

3.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 240 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plats #92 and #93;

3.2 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street for approximately 120 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern street line of Brookline Street, as shown on Assessor's Plat #93;

3.3 Thence turning and proceeding in a southwesterly direction along said line 100 feet northwest of and parallel to the northwestern street line of Brookline Street for approximately 538 feet to its intersection with the centerline of Watson Street, as shown on Assessor's Plat #93;

3.4 Thence turning and proceeding in a southeasterly direction along the centerline of Watson Street and its southeasterly projection for approximately 120 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plats #92 and #93;

3.5 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 181 feet to its intersection with the northwesterly projection of the centerline of Pacific Street, as shown on Assessor's Plats #92 and #94;

- 3.6 Thence turning and proceeding in a southeasterly direction along the centerline of Pacific Street for approximately 240 feet to its intersection with a line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 on Assessor's Plat #92;
- 3.7 Thence turning and proceeding in a northeasterly direction along said line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 and its projections on Assessor's Plat #92 for approximately 480 feet to its intersection with a line, said line being the extension of the centerline of Auburn Street from its intersection with the northwestern street line of Brookline Street to its intersection with the southeastern street line of Sidney Street;
- 3.8 Thence turning and proceeding in a southeasterly direction along the centerline of Auburn Street and its extension for approximately 478 feet to its intersection with the southwesterly projection of the centerline of Blanche Street, as shown on Assessor's Plats #69 and #92;
- 3.9 Thence turning and proceeding in a northeasterly direction along the centerline of Blanche Street and its projection for approximately 240 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plat #69;
- 3.10 Thence turning and proceeding in a southeasterly direction along the centerline of Franklin Street for approximately 246 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #131 on Assessor's Plat #69;
- 3.11 Thence turning and proceeding in a northeasterly direction along said southeastern sideline of Lot #131 on Assessor's Plat #69 for approximately 239 feet to its intersection with the centerline of Green Street;
- 3.12 Thence turning and proceeding in a northwesterly direction along the along the centerline of Green Street for approximately 1,031 feet to its intersection with the centerline of Brookline Street, the point of origin.
- 3.00 Said area comprises approximately 629,760 square feet and includes all of or parts of the following parcels of land:

3.01 Premises shown on Assessor's Plat #93:

Odd numbers 41 through 89 Brookline Street, even numbers 100 through 110 Auburn Street, odd numbers 97 through 107 Auburn Street, even numbers 170 and 176 Franklin Street, and odd numbers 3 and 5 Watson Street, which include all of or parts of lots numbered 20, 21, 22, 23, 24, 25, 26, 39, 40, 41, 42, 114 and 115.

3.02 Premises shown on Assessor's Plat #92:

Even numbers 22 through 104 Brookline Street, odd numbers 115 and 119 Pacific Street, odd numbers 19 through 63 Sidney Street, even numbers 78 through 152 Green Street, even numbers 116 through 154 Franklin Street, odd numbers 109 through 155 Franklin Street, and odd numbers 41 through 47 Pilgrim Street, which include all of or parts of lots numbered 29, 30, 31, 32, 33, 34, 35, 36, 90, 84, 85, 40, 41, 42, 43, 44, 116, 3, 4, 91, 82, 114, 19, 106, 105, 22, 115 and 112.

3.03 Premises shown on Assessor's Plat #69:

Even numbers 20 through 64 Sidney Street, odd numbers 21 through 27 Auburn Street, odd numbers 33 through 81 Blanche Street, even numbers 36 through 58 Blanche Street, odd numbers 55 through 95 Franklin Street, and even numbers 20 through 56 Green Street, which include all of or parts of lots numbered 164, 53, 54, 58, 60, 61, 62, 147, 146, 77, 78, 124, 125, 80, 129, 130 and 131.

- 4.0 Rezone to Open Space that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Pacific Street and Sidney Street, as shown on Assessor's Plat #92;
- 4.1 Thence proceeding in a northwesterly direction along the centerline of Pacific Street for approximately 265 feet to its intersection with a line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 on Assessor's Plat #92;
- 4.2 Thence turning and proceeding in a northeasterly direction along said line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 and its projections on Assessor's Plat #92 for approximately 480 feet to its intersection with a line, said line being the extension of the centerline of Auburn Street from its intersection with the northwestern street line of Brookline Street to its intersection with the Southeastern street line of Sidney Street;
- 4.3 Thence turning and proceeding in a southeasterly direction along said extension of the centerline of Auburn Street for approximately 285 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's Plat #92;
- 4.4 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 480 feet to its intersection with the centerline of Pacific Street, the point of origin.
- 4.00 Said area comprises approximately 132,000 square feet and includes all of or parts of the following parcels of land:
- 4.01 Premises shown on Assessor's Plat #92:
Number 63 Sidney Street and Number 115 Pacific Street, which include all of or parts of lots numbered 112 and 116.
- 5.0 Rezone to Business A-1 that area presently zoned Business A and Business B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Brookline Street and the northwesterly projection of the centerline of Pacific Street;

- 5.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 181 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern street line of Lopez Street, as shown on Assessor's Plat #94;
- 5.2 Thence turning and proceeding in a northwesterly direction along said line 100 feet southwest of and parallel to the southwestern street line of Lopez Street for approximately 120 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern street line of Brookline Street, as shown on Assessor's Plat #94;
- 5.3 Thence turning and proceeding in a southwesterly direction along said line 100 feet northwest of and parallel to the northwestern street line of Brookline Street for approximately 1,027 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern street line of Erie Street, as shown on Assessor's Plats #94 and #97;
- 5.4 Thence turning and proceeding in a southeasterly direction along said line 100 feet southwest of and parallel to the southwestern street line of Erie Street for approximately 120 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plat #97;
- 5.5 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 615 feet to its intersection with the centerline of Emily Street, as shown on Assessor's Plats #94, #95, #96, and #97;
- 5.6 Thence turning and proceeding in a southeasterly direction along the centerline of Emily Street for approximately 145 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #73 on Assessor's Plat #95;
- 5.7 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #73 and its projection on Assessor's Plat #95 for approximately 230 feet to its intersection with the centerline of Tudor Street;

- 5.8 Thence turning and proceeding in a northwesterly direction along the centerline of Tudor Street for approximately 25 feet to its intersection with the southwesterly projection of the northwestern sideline of Lot #48 on Assessor's Plat #95;
- 5.9 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of Lot #48 and its projections on Assessor's Plat #95 for approximately 241 feet to its intersection with the centerline of Pacific Street;
- 5.10 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street and its extension for approximately 120 feet to its intersection with the centerline of Brookline Street, the point of origin.
- 5.00 Said area comprises approximately 185,570 square feet and includes all of or parts of the following parcels of land:
- 5.01 Premises shown on Assessor's Plat #94:
Odd numbers 119 through 195 Brookline Street, even numbers 4 through 14 Decatur Street, number 7 Decatur Street, even numbers 6 through 10 Valentine Street, odd numbers 7 and 9 Valentine Street, and odd numbers 131 through 137 Erie Street, which include all of or parts of lots numbered 58, 60, 59, 158, 149, 154, 157, 151, 4, 150, 6, 7, 8, 9, 10, 11, 12, and 215.
- 5.02 Premises shown on Assessor's Plat #97:
Even numbers 122 through 138 Erie Street, which include all of or parts of lots numbered 130 and 73.
- 5.03 Premises shown on Assessor's Plat #95:
Even numbers 116 through 144 Brookline Street, odd numbers 33 through 45 Tudor Street, number 40 Tudor Street, and even numbers 112 through 126 Pacific Street, which include all of or parts of lots numbered 73, 51, 52 and 59.
- 6.0 Rezone to Industry A-1 that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Pacific Street and Sidney Street, as shown on Assessor's Plats #67, #69, #92, and #95;

- 6.1 Thence proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 1,328 feet to its intersection with the southeasterly projection of the southwestern sideline of Lot #98 on Assessor's Plat #96;
- 6.2 Thence turning and proceeding in a northwesterly direction along the southwestern sidelines of Lot #98, Lot #102, Lot #110 and Lot #109 on Assessor's Plat #96 for approximately 321 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern street line of Brookline Street, as shown on Assessor's Plat #96;
- 6.3 Thence turning and proceeding in a northeasterly direction along said line 100 feet southeast of and parallel to the southeastern street line of Brookline Street for approximately 855 feet to its intersection with the centerline of Emily Street, as shown on Assessor's Plats #95 and #96;
- 6.4 Thence turning and proceeding in a southeasterly direction along the centerline of Emily Street for approximately 25 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #73 on Assessor's Plat #95;
- 6.5 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #73 Assessor's Plat #95 and its projection for approximately 230 feet to its intersection with the centerline of Tudor Street;
- 6.6 Thence turning and proceeding in a northwesterly direction along the centerline of Tudor Street for approximately 25 feet to its intersection with the southwesterly projection of the northwestern sideline of Lot #48 on Assessor's Plat #95;
- 6.7 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of Lot #48 and its projections on Assessor's Plat #95 for approximately 242 feet to its intersection with the centerline of Pacific Street;
- 6.8 Thence turning and proceeding in a southeasterly direction along the centerline of Pacific Street for approximately 385 feet to its intersection with the centerline of Sidney Street, the point of origin.

6.00 Said area comprises approximately 463,030 square feet and includes all of or parts of the following parcels of land:

6.01 Premises shown on Assessor's Plat #95:

Odd numbers 97 through 175 Sidney Street, even numbers 82 through 126 Pacific Street, even numbers 2 through 34 Tudor Street, odd numbers 9 through 45 Tudor Street, numbers 7 and 12 Emily Street, and odd numbers 71 through 111 Erie Street, which include all of or parts of lots numbered 57, 58, 59, 48, 66, 61, 53, 49, 60, 70, 71, 72, 44, 75, and 5.

6.02 Premises shown on Assessor's Plat #96:

Odd numbers 179 through 201 Sidney Street, even numbers 80 through 110 Erie Street, even numbers 60 through 90 Hamilton Street, and odd numbers 51 through 85 Hamilton Street, which include all of or parts of lots numbered 126, 127, 124, 117, 118, 98, 102, 110, and 109.

7.0 Rezone to Residence C-1 that area presently zoned Business A and Business A-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Brookline Street with the northwesterly projection of the centerline of Emily Street, as shown on Assessor's Plat #95;

7.1 Thence proceeding in a southeasterly direction along the centerline of Emily Street for approximately 120 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern street line of Brookline Street, as shown on Assessor's Plat #95;

7.2 Thence turning and proceeding in a southwesterly direction along said line 100 feet southeast of and parallel to the southeastern street line of Brookline Street for approximately 1,194 feet to its intersection with a line 100 feet northeast of and parallel to the northeastern street line of Putnam Avenue, as shown on Assessor's Plats #95 and #96;

7.3 Thence turning and proceeding in a northwesterly direction along said line 100 feet northeast of and parallel to the northeastern street line of Putnam Avenue for approximately 240 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern street line of Brookline Street, as shown on Assessor's Plat #96 and #97;

7.4 Thence turning and proceeding in a northeasterly direction along said line 100 feet northwest of and parallel to the northwestern street line of Brookline Street for approximately 464 feet to its intersection with the centerline of Hamilton Street, as shown on Assessor's Plat #97;

7.5 Thence turning and proceeding in a southeasterly direction along the centerline of Hamilton Street for approximately 120 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plat #97;

7.6 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 735 feet to its intersection with the northwesterly projection of the centerline of Emily Street, the point of origin, as shown on Assessor's Plats #96, #97, #94 and #95.

7.00 Said area comprises approximately 198,960 square feet and includes all of or parts of the following parcels of land:

7.01 Premises shown on Assessor's Plat #95:

Even numbers 148 through 194 Brookline Street and odd numbers 91 through 111 Erie Street, and number 12 Emily Street, which include all of or parts of lots numbered 70, 71, 75, 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 67 and 68.

7.02 Premises shown on Assessor's Plat #96:

Even numbers 202 through 264 Brookline Street, even numbers 98 through 110 Erie Street, even numbers 90 and 92 Hamilton Street, odd numbers 85 through 101 Hamilton Street, even numbers 92 through 104 Allston Street, odd numbers 95 through 103 Allston Street, and odd numbers 9 through 19 Peters Street, which include all of or parts of lots numbered 57, 58, 59, 60, 61, 127, 124, 52, 53, 115, 116, 109, 96, 56, 75, 76, 77, 99, 31, 32, 114, 113, 121, 122, 25 and 26.

7.03 Premises shown on Assessor's Plat #97:

Odd numbers 225 through 263 Brookline Street, number 130 Allston Street, odd numbers 117 through 133 Allston Street, and even numbers 106 through 122 Hamilton Street, which include all of or parts of lots numbered 52, 53, 54, 55, 56, 57, 58, 59, 32, 35, 113, 112 and 111.

- 8.0 Rezone to Open Space that area presently zoned Residence C-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Peters Street and the northwesterly projection of the northeastern sideline of Lot #79 on Assessor's Plat #96;
- 8.1 Thence proceeding in a southeasterly direction along the northeastern sidelines of Lots #79 and #44 and their projection on Assessor's Plat #96 for approximately 224 feet to its intersection with the centerline of Sidney Street;
- 8.2 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 141 feet to its intersection with the southeasterly projection of the southwestern sideline of Lot #47 on Assessor's Plat #96;
- 8.3 Thence turning and proceeding in a northwesterly direction along said southwestern sideline of Lot #47 and its southeasterly projection on Assessor's Plat #96 for approximately 112 feet to its intersection with the northwestern sideline of said lot;
- 8.4 Thence turning and proceeding in a northeasterly direction along the southeastern sidelines of Lots #111 and #112 on Assessor's Plat #96 for approximately 91 feet to its intersection with the northeastern sideline of Lot #112 on said plat;
- 8.5 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of Lot #112 and its northwesterly projection on Assessor's Plat #96 for approximately 112 feet to its intersection with the centerline of Peters Street;
- 8.6 Thence turning and proceeding in a northeasterly direction along the centerline of Peters Street for approximately 50 feet to its intersection with the northwesterly projection of the northeastern sideline of Lot #79 on Assessor's Plat #96, the point of origin.
- 8.00 Said area comprises approximately 21,440 square feet and includes all of or parts of the following parcels of land:
- 8.01 Premises shown on Assessor's Plat #96:
- Even numbers 10 through 14 Peters Street and odd numbers 223 through 233 Sidney Street, which include all of or parts of lots numbered 79, 44, 45, 46, and 47.

- 9.0 Rezone to Residence C-1 that area presently zoned Industry A which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Henry Street, as shown on Assessor's Plat #65;
- 9.1 Thence proceeding in a southeasterly direction along the centerline of Henry Street for approximately 550 feet to its intersection with the northeasterly projection of the southeastern sideline of Lot #47 on Assessor's Plat #65;
- 9.2 Thence turning and proceeding in a southwesterly direction along said projection and the southeastern sideline of Lot #47 on Assessor's Plat #65 for approximately 141 feet to its intersection with the southwestern sideline of said lot;
- 9.3 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of Lot #47 on Assessor's Plat #65 for approximately 20 feet to its intersection with the southeastern sideline of Lot #51 on said plat;
- 9.4 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of Lot #51 on Assessor's Plat #65 for approximately 24 feet to its intersection with the southwestern sideline of said lot;
- 9.5 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of Lots #51 and #49 and its extension on Assessor's Plat #65 for approximately 658 feet to its intersection with the centerline of Brookline Street;
- 9.6 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 316 feet to its intersection with the centerline of Henry Street, the point of origin.
- 9.00 Said area comprises approximately 129,660 square feet and includes all of or parts of the following parcels of land:
- 9.01 Premises shown on Assessor's Plat #65:
- Even numbers 346 through 354 Brookline Street and even numbers 32 through 42 Henry Street, which include all of or parts of lots numbered 47, 51 49 and 48.

- 10.0 Rezone to Industry B-3 that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Auburn Street and Sidney Street, as shown on Assessor's Plats #69 and #92;
- 10.1 Thence proceeding in a southeasterly direction along the centerline of Auburn Street for approximately 193 feet to its intersection with the southwesterly projection of the centerline of Blanche Street, as shown on Assessor's Plat #69;
- 10.2 Thence turning and proceeding in a northeasterly direction along the centerline of Blanche Street and its southwesterly projection for approximately 240 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plat #69;
- 10.3 Thence turning and proceeding in a southeasterly direction along the centerline of Franklin Street for 246 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #131 on Assessor's Plat #69;
- 10.4 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #131 and its projection on Assessor's Plat #69 for approximately 239 feet to its intersection with the centerline of Green Street;
- 10.5 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and its southeasterly projection for approximately 170 feet to its intersection with the centerline of Landsdowne Street, as shown on Assessor's Plat #69 and #68;
- 10.6 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street for approximately 110 feet to its intersection with the northwesterly projection of the centerline of Cross Street, as shown on Assessor's Plat #68;
- 10.7 Thence turning and proceeding in a southeasterly direction along the centerline of Cross Street and its projections for approximately 538 feet to its intersection with the centerline of Albany Street, as shown on Assessor's Plat #68;
- 10.8 Thence turning and proceeding in a northeasterly direction along the centerline of Albany Street for approximately 260 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern street line of Massachusetts Avenue, as shown on Assessor's Plats #68 and #56;

- 10.9 Thence turning and proceeding in a southeasterly direction along said line 100 feet southwest of and parallel to the southwestern street line of Massachusetts Avenue for approximately 383 feet to its intersection with the centerline of Vassar Street, as shown on Assessor's Plat #56;
- 10.10 Thence turning and proceeding in a southwesterly direction along the centerline of Vassar Street for approximately 2,157 feet to its intersection with the southeasterly projection of the southwestern sideline of Lot #12 on Assessor's Plat #54;
- 10.11 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of Lot #12 and its projections on Assessor's Plat #54 for approximately 490 feet to its intersection with the centerline of Anglim Street, as shown on Assessor's Plat #66;
- 10.12 Thence turning and proceeding in a northerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the centerline of Erie Street, as shown on Assessor's Plat #66;
- 10.13 Thence turning and proceeding in a northwesterly direction along the centerline of Erie Street for approximately 455 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's Plat #66;
- 10.14 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street for approximately 1,450 feet to its intersection with the centerline of Auburn Street, the point of origin, as shown on Assessor's Plats #67, #95, #69, and #92.
- 10.00 Said area comprises approximately 2,250,000 square feet and includes all of or parts of the following parcels of land:
 - 10.01 Premises shown on Assessor's Plat #69:
Even numbers 66 through 96 Sidney Street, odd numbers 55 through 75 Pacific Street, even numbers 12 through 30 Auburn Street, even numbers 68 through 80 Blanche Street, even numbers 50 through 76 Franklin Street, number 49 Franklin Street, number 10 Green Street, and odd numbers 23 through 83 Landsdowne Street, which include all of or parts of lots numbered 138, 150, 57, 153, 157, 158, 155, 156, 49, 50, 51, 133 and 132.

10.02 Premises shown on Assessor's Plat #68:

Even numbers 26 through 82 Landsdowne Street, odd numbers 3 through 87 Purrington Street, even numbers 2 through 86 Purrington Street, odd numbers 2 through 48 Cross Street, odd numbers 143 through 207 Albany Street, and odd numbers 1 through 49 Pacific Street, which include all of or parts of lots numbered 30, 31, 43, 61, 62, 54, 2, 24, 34, 37, 56, 57, 58, 59, and 60.

10.03 Premises shown on Assessor's Plat #56:

Even numbers 114 through 144 Albany Street, even numbers 134 through 168 Massachusetts Avenue, and odd numbers 93 through 119 Vassar Street, which include all of or parts of lots numbered 1, 2, 8, 5, 7, 9, and 4.

10.04 Premises shown on Assessor's Plat #55:

Even numbers 150 through 234 Albany Street and odd numbers 121 through 201 Vassar Street, which include all of or parts of lots numbered 18, 19, 7, 20, 21, 9, 22, 23, 16, 17, 10, 14, 13, and 25.

10.05 Premises shown on Assessor's Plat #54:

Even numbers 240 through 294 Albany Street and odd numbers 201 through 257 Vassar Street, which include all of or parts of lots numbered 12, 10, 18, 19, 16, 7, 24, 25, 26, 28, and a portion of the Boston & Albany Branch Railroad right-of-way.

10.06 Premises shown on Assessor's Plat #67:

Even numbers 98 through 176 Sidney Street, even numbers 2 through 68 Pacific Street, odd numbers 1 through 63 Waverly Street, even numbers 26 through 64 Waverly Street, odd numbers 9 through 69 Erie Street, and odd numbers 221 through 295 Albany Street, which include all of or parts of lots numbered 56, 61, 62, 64, 63, 24, 14, 48, 45, 46, 47, 29, 44, 59, 58, 49, 53, 54, 52, 55, 33, 32, 30, and 12.

11.0 Rezone to Industry IB-2 that area, exclusive of the area described in Section 12.0 below, presently zoned Industry A and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Erie Street and Sidney Street;

- 11.1 Thence proceeding in a southeasterly direction along the centerline of Erie Street for approximately 455 feet to its intersection with the centerline of Anglim Street, as shown on Assessor's Plat #66;
- 11.2 Thence turning and proceeding in a southerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the northwesterly projection of the southwestern sideline of Lot #12 on Assessor's Plat #66;
- 11.3 Thence turning and proceeding in a southeasterly direction along the southwestern sideline of Lot #12 on Assessor's Plat #66 and its projections, as shown on Assessor's Plats #66 and #54, for approximately 490 feet to its intersection with the centerline of Vassar Street;
- 11.4 Thence turning and proceeding in a southwesterly direction along the centerline of Vassar Street for approximately 1,500 feet to its intersection with the southeasterly projection of the southwestern sideline of Lot #130 on Assessor's Plat #63;
- 11.5 Thence turning and proceeding in a northwesterly direction along said projection and the southwestern sideline of Lot #130 on Assessor's Plat #63 and its northwesterly projection for approximately 205 feet to its intersection with the northwestern sideline of the Boston & Albany Branch Railroad right-of-way;
- 11.6 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of the Boston & Albany Branch Railroad right-of-way for approximately 82 feet to its intersection with the southwestern sideline of Lot #46 on Assessor's Plat #65;
- 11.7 Thence turning and proceeding in a northwesterly direction along said southwestern sideline of Lot #46 on Assessor's Plat #65 for approximately 158 feet to its intersection with the southeastern sideline of Lot #51 on said plat;
- 11.8 Thence turning and proceeding in a northeasterly direction along the along the southeastern sideline of Lot #51 on Assessor's Plat #65 for approximately 24 feet to its intersection with the southwestern sideline of Lot #47 on said plat;

- 11.9 Thence turning and proceeding in a southeasterly direction along the southwestern sideline of Lot #47 on Assessor's Plat #65 for approximately 20 feet to its intersection with the southeastern sideline of said lot;
- 11.10 Thence turning and proceeding in a northeasterly direction along the along the southeastern sideline of Lot #47 and its northeasterly projection on Assessor's Plat #65 for approximately 141 feet to its intersection with the centerline of Henry Street;
- 11.11 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street for approximately 120 feet to its intersection with the southwesterly projection of the centerline of Sidney Street, as shown on Assessor's Plat #65;
- 11.12 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street and its extension for approximately 317 feet to its intersection with the centerline of Chestnut Street, as shown on Assessor's Plat #65;
- 11.13 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 130 feet to its intersection with a line 110 feet southeast of and parallel to the southeastern street line of Sidney Street, as shown on Assessor's Plat #66;
- 11.14 Thence turning and proceeding in a northeasterly direction along said line 110 feet southeast of and parallel to the southeastern street line of Sidney Street for approximately 340 feet to its intersection with the centerline of Putnam Avenue, as shown on Assessor's Plat #66;
- 11.15 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue for approximately 130 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's Plat #66;
- 11.16 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street for approximately 810 feet to its intersection with the centerline of Erie Street, the point of origin.
- 11.00 Said area comprises approximately 1,166,000 square feet and includes all of or parts of the following parcels of land:

11.01 Premises shown on Assessor's Plat #54:

Odd numbers 251 through 257 Vassar Street, which include all of or parts of lots numbered 28 and a portion of the Boston & Albany Branch Railroad right-of-way.

11.02 Premises shown on Assessor's Plat #61:

Odd numbers 269 through 293 Vassar Street, which include all of or parts of lots numbered 9, 13, 12, 11, and a portion of the Boston & Albany Branch Railroad right-of-way.

11.03 Premises shown on Assessor's Plat #62:

Odd numbers 295 through 317 Vassar Street, which include all of or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, 37, 129, and a portion of the Boston & Albany Branch Railroad right-of-way.

11.04 Premises shown on Assessor's Plat #63:

Odd numbers 317 through 345 Vassar Street, which include all of or parts of lots numbered 132, 133, 128, 130, and a portion of the Boston & Albany Branch Railroad right-of-way.

11.05 Premises shown on Assessor's Plat #65:

Even numbers 276 through 300 Sidney Street, odd numbers 1 through 41 Henry Street, even numbers 2 through 32 Henry Street, and even numbers 2 through 38 Chestnut Street, which include all of or parts of lots numbered 44, 45, 39, 46, and a portion of the Boston & Albany Branch Railroad right-of-way.

11.06 Premises shown on Assessor's Plat #66:

Even numbers 178 through 244 Sidney Street, even numbers 20 through 62 Erie Street, even numbers 66 through 170 Waverly Street, odd numbers 65 through 169 Waverly Street, even numbers 604 through 640 Putnam Avenue, odd numbers 613 through 635 Putnam Avenue, odd numbers 13 through 27 Chestnut Street, odd numbers 1 through 23 Grove Street, even numbers 2 through 24 Grove Street, even numbers 30 through 52 Allston Street, and odd numbers 31 through 49 Allston Street, which include all of or parts of lots numbered 14, 12, 124, 10, 11, 127, 135, 108, 43, 53, 96, 139, 138, 32, 30, 29, 42, 95, 94, 123, 122, 121, 125, 126, 113, 73, 99, 100, 101, 82, and 81.

- 12.0 Rezone to Open Space that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Waverly Street and the northwesterly projection of the centerline of Talbot Street;
- 12.1 Thence proceeding in a northeasterly direction along the centerline of Waverly Street for approximately 207 feet to its intersection with the northwesterly projection of the centerline of Reardon Street (private way), as shown on Assessor's Plat #66;
- 12.2 Thence turning and proceeding in a southeasterly direction along the centerline of Reardon Street for approximately 292 feet to its intersection with the northeasterly projection of the northwestern sideline of Lot #74 on Assessor's Plat #66;
- 12.3 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of Lot #74 and its projections on Assessor's Plat #66 for approximately 220 feet to its intersection with the centerline of Talbot Street;
- 12.4 Thence turning and proceeding in a northwesterly direction along the centerline of Talbot Street and its northwesterly projection for approximately 224 feet to its intersection with the centerline of Waverly Street, the point of origin.
- 12.00 Said area comprises approximately 53,405 square feet and includes all of or parts of the following parcels of land:
 - 12.01 Premises shown on Assessor's Plat #66:
Odd numbers 95 through 111 Waverly Street, which includes all of Lot #74.
- 13.0 Establish an overlay zone designated "Fort Washington Overlay District" over the existing district designations for the following described area of land:
 - 13.1 Beginning at a point, said point being the intersection of a line 100 feet northwest of and parallel to the northwestern sideline of Lot #74 on Assessor's Plat #66 and a line 100 feet southwest of and parallel to the southwestern sideline of Lot #74 on said plat;

- 13.2 Thence proceeding in a northeasterly direction along said line 100 feet northwest of and parallel to the northwestern sideline of Lot #74 on Assessor's Plat #66 for approximately 380 feet to its intersection with a line 100 feet northeast of and parallel to the northeastern sideline of Lot #74 on Assessor's Plat #66;
- 13.3 Thence turning and proceeding in a southeasterly direction along said line 100 feet northeast of and parallel to the northeastern sideline of Lot #74 on Assessor's Plat #66 for approximately 490 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern sideline of Lot #74 on said plat;
- 13.4 Thence turning and proceeding in a southwesterly direction along said line 100 feet southeast of and parallel to the southeastern sideline of Lot #74 on Assessor's Plat #66 for approximately 400 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern sideline of Lot #74 on Assessor's Plat #66;
- 13.5 Thence turning and proceeding in a northwesterly direction along said line 100 feet southwest of and parallel to the southwestern sideline of Lot #74 on Assessor's Plat #66 for approximately 380 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern sideline of Lot #74 on Assessor's Plat #66, the point of origin.
- 13.00 Said area includes all of or parts of the following parcels of land:
- 13.01 Premises shown on Assessor's Plat #66:
Odd numbers 91 through 117 Waverly Street, all of Talbot Street and Reardon Street (private way), which include all of or parts of lots numbered 81, 99, 74, 73, 138, and a portion of the Boston & Albany Branch Railroad right-of-way.
- 13.02 Premises shown on Assessor's Plat #61:
Odd numbers 269 through 289 Vassar Street, which include all of or parts of lots numbered 11, 12, 13, 9, and a portion of the Boston & Albany Branch Railroad right-of-way.

- 14.0 Rezone to Industry A-3 that area presently zoned Industry A and Office 3 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Brookline Street and the southwesterly projection of the southwestern sideline of Lots #49 and #51 on Assessor's Plat #65;
- 14.1 Thence proceeding in a southeasterly direction along the southwestern sideline of Lots #49, #51 and #46 on Assessor's Plat #65 for approximately 819 feet to its intersection with the northwestern sideline of the Boston & Albany Branch Railroad right-of-way;
- 14.2 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of the Boston & Albany Branch Railroad right-of-way for approximately 559 feet to its intersection with the centerline of Memorial Drive, as shown on Assessor's Plats #64 and #65;
- 14.3 Thence turning and proceeding in a northwesterly direction along the centerline of Memorial Drive and the Memorial Drive Overpass for approximately 400 feet to its intersection with the southerly projection of the centerline of Brookline Street, as shown on Assessor's Plat #64;
- 14.4 Thence turning and proceeding in a northerly, then northeasterly direction along the centerline of Brookline Street for approximately 370 feet to its intersection with the northwesterly projection of the southwestern sideline of Lots #49 and #51 on Assessor's Plats #64 and #65, the point of origin.
- 14.00 Said area comprises approximately 253,500 square feet and includes all of or parts of the following parcels of land:
- 14.01 Premises shown on Assessor's Plat #64:
Numbers 634 to 653 Memorial Drive and number 400 Brookline Street, which include all of or parts of lots numbered 6.
- 15.0 Rezone to Open Space that area presently zoned Residence C-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Chestnut Street;

- 15.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 340 feet to its intersection with the centerline of Henry Street, as shown on Assessor's Plat #98;
- 15.2 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street for approximately 140 feet to its intersection with the southwesterly projection of the centerline of Hastings Square as shown on Assessor's Plat #98;
- 15.3 Thence turning and proceeding in a northeasterly direction along the centerline of Hastings Square and its projections for approximately 340 feet to its intersection with the centerline of Chestnut Street, as shown on Assessor's Plat #98;
- 15.4 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 140 feet to its intersection with the centerline of Brookline Street, the point of origin.
- 15.00 Said area comprises approximately 47,600 square feet and includes all of Lot #38 on Assessor's Plat #98.
- 16.0 The total area included within the boundaries of the districts described above is approximately 6,0740,000 square feet, or approximately 139.4 acres.

B. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, change "twenty-seven" to "twenty-nine" in the first sentence. Renumber items 21 through 23 in the list of zoning district designations as 22 through 24 respectively and items 24 through 27 in said list as 26 through 29 respectively and insert the following new district designations at their appropriate numerical locations:

"21. Industry A-3 District** Light Industry, Light Manufacturing or multi-family residential use."

"25. Industry B-3 District** Light Industry and Light Manufacturing."

**Subject to the requirements of Section 11.70 and other requirements of this ordinance.

2. In Section 4.30, Table of Use Regulations, add the new district "A-3" to the Ind. A-1, A-2 column headings and add the new district "B-3" to the Ind. B-1, B-2 column headings.
3. In Subsections 4.33b3 (Other schools, colleges, or educational institutions) and 4.33c (Laboratory or research facilities of non-profit educational institutions) of the Table of Use Regulations add the superscript "43" to the entries for the Ind. A-1, A-2 and A-3 column and add the following footnote:

"43. No in the Industry A-3 District."

4. In subsections 4.34d (General Office Use) and 4.34f (Technical office for research and development,...) of the Table of Use Regulations add the superscript "44" to the entries for the Ind. A-1, A-2 and A-3 column and add the following footnote:

"44. In the Industry A-3 district permitted only as accessory use on the same lot as the principal use and subject to the restrictions of Section 4.21 g."

5. In Subsections 4.33b3 (Other schools, colleges, or educational institutions) and 4.33c (Laboratory or

research facilities of non-profit educational institutions) of the Table of Use Regulations add the superscript "45" to the entries for the Ind. B-1, B-2 and B-3 column and add the following footnote:

"45. No in the Industry B-3 District."

- 6. In Subsections 4.34d (General office use) and 4.34f (Technical office for research and development,...) of the Table of Use Regulations add the superscript "46" to the entries for the Ind. B-1, B-2 and B-3 column and add the following footnote:

"46. In the Industry B-3 district permitted only as accessory use on the same lot as the principal use and subject to the restrictions of Section 4.21g."

- 7. In Section 5.34 make the following changes:

- a. Amend Table 5-4, Table of Dimensional Requirements - Industrial Districts, by inserting the new district, Ind. A-3, between the Ind. A-2 and Ind. B-1 lines and by inserting the new district, Ind. B-3, between the Ind. B-2 and Ind. B lines, as follows:

(1)	(2)	(3)	(4)	(5)	(6)	(7)		
Max. Ratio of floor area to lot area	Lot Size	Lot Area per D.U.	Width	Minimum Front Yard	Side Yard in Feet	Rear Yard in Feet	Max. height in ft.	Min. Ratio of usable Op.Sp. to lot area
A-3 2.0	none	600	none	none	none	none	85	none
B-3 1.75	none	---	none	0	0 (b)	0 (b)	70 (c)	none

- b. Add the following subsection:

"3. A dwelling in an Industry A-3 district shall be subject to the same residential requirements and other restrictions as a dwelling in a residence C-2 district. In the case of conversion of structures in existence as of April 1, 1981, yard requirements shall be reduced to the yards possessed by those structures as of April 1, 1981."

- 8. In Section 6.30, Table of Parking Requirements, add the new zoning districts Ind. A-3 and Ind. B-3 to the table by inserting said districts into the 2nd Group of zoning districts (Res. C-1...) between "Ind. A-1" and "Open Space".

9. In Article 11.000, Special Regulations, add the following new section:

"11.80 Fort Washington Overlay District

- 11.81 Establishment and Scope. There is hereby established a Fort Washington overlay District which shall be governed by the regulations specified in this Section 11.80. It is the intent of this section that these regulations will apply to a single area described generally as Fort Washington and to portions of certain abutting lots.
- 11.82 Purpose. It is the purpose of this Section 11.80 to augment existing zoning regulations in order to encourage development which will (1) recognize the historic significance of Fort Washington, (2) protect and enhance the use and enjoyment of Fort Washington, and (3) articulate Fort Washington as a well-defined urban park.
- 11.83 Applicability. The Fort Washington Overlay District shall be an overlay district on the zoning map established in Section 3.20.
- 11.831 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning districts, except as modified by the requirements of this Section 11.80 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.80, the stricter provisions shall apply.
- 11.84 Land use standards in the Fort Washington Overlay District.
- 11.841 No building, structure or land in the Fort Washington Overlay District may be used, erected or designed to be used, in whole or in part, for any use without a special permit from the Planning Board.
- 11.842 The Planning Board shall determine that the proposed use will meet the purposes of this Section 11.80 and that the criteria specified in Section 10.43 will be satisfied.

11.85 Dimensional standards in the Fort Washington Overlay District.

11.851 Maximum Building Height. The transition from Fort Washington, a public open space, to private development should not be abrupt. Therefore, the maximum height of buildings in the Fort Washington Overlay District shall be 35 feet."

10. Amend Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Cambridgeport Revitalization District and in other major economic revitalization areas designated by the City Council through amendments to this Subsection 11.72. The Alewife revitalization District shall be that area contained within the comprehensive Alewife Area Rezoning Amendment ordained on June 16, 1980. The Cambridgeport Revitalization District shall be that area contained within the comprehensive Cambridgeport Industrial District rezoning amendment as ordained by the City Council. For purposes of this Section 11.70, the following shall be considered new economic development activity."

Respectfully submitted,

✓ <u>Rosemarie J. Weston</u>	<u>5 Newton St. Camb.</u>	5-3
✓ <u>Ruth M. M. Darland</u>	<u>21 Cottage St. Camb.</u>	5-2
✓ <u>Mary R. Shea</u>	<u>27 Acorn St. Camb.</u>	5-4
✓ <u>Dorothy D. Cullinane</u> <u>D. Cullinane</u>	<u>1 W. W. Ct. Camb.</u>	5-5
✓ <u>Marie Dutton</u>	<u>9 Woodrow Wilson Ct. Camb.</u>	5-5
<u>Peggy Lester</u>	<u>200 Erie St.</u>	5-1

✓ = Registered Voters.

- ✓ William L. Yoffe 38 Green St., Cambridge 2-5
- ✓ Robert J. La Venerale Four Towns Lodge Pl., Cambridge 4-5
- ✓ Susan Angier Angier 65 Pleasant St. Cambridge 4-1
- ✓ Carol Paulukos 10 Acorn St. Cambridge 5-4
- ✓ Peter Valentine 55 Blanch St. Cambridge 2-5
- ✓ Laura Kerihner 97 Henry St., Cambridge 5-4
- ✓ Patricia Parker Frateuk 22 Whitney Ave. Camb. 5-5
- ✓ Morathy Stamps 160 - Brookline St. Camb. 5-1
- ✓ Denise Benjamin 13 Glenwood Ave. C. 02139 5-5
- Christopher Weller 160 Chestnut St. Cambridge 5-3
- ✓ Stephen Krasner 279 Pearl St. Cambridge 5-3
- ✓ Glene Howitz 75 Magazine St. Cambridge 5-2
- ✓ Sam Schlosberg 94 Paul St. Cambridge 5-1
- ✓ Neil Kahn 13 Perry St. Cambridge 5-2
- ✓ Elizabeth Aglesby Doleady 20 Whitney Ave., Cambridge 5-5
- ✓ Aberta Helberg 296 Brookline St. Camb. 5-4
- ✓ Janet Murray 115 Pearl St. Camb. 5-2
- ✓ Gil Willett 72 Chestnut St. Cambridge 5-4

4. O-46

Petition of Rosemarie Quinton, 5 Newton St., et al, for an amendment to the Zoning Ordinances of the City of Cambridge by striking out the designation Business B and Industry B and substituting in place thereof the designation Business B-1 in the Cambridgeport area.

Referred to Planning Board & Committee on Ordinances for hearing & report.

copy sent to Planning/Bid 3/31/81 (all)

copy sent to Ord. Comm. 3/31/81 (all)

In City Council,

March 30, 1981

Joint hearing between Planning Board & Comm-on Ord. scheduled for April 15, 1981 at 7:30
7/14/81 Placed on file due to expiration of time limit