ORDINANCE NO. 907

Final Publication No. 1971. First Publication in the Chronicle-Sun on December 21, 1978 and Herald American on December 14, 1978 on the Cambridge Page.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by striking out the designation C-3 and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:-

Premises of the following parcels as designated on Assessors' Plat #156. Even numbers 8 through 24 Wendell Street and odd number 1653 Massachusetts Avenue and which includes all or parts of lots numbered 26, 29, 30, 31, 32, 57, 60, 61 and 86 as shown on Assessors' Plat #156.

Beginning at a point said point being the intersection of a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue and a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence proceeding in a generally northeasterly direction along a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue for a distance of approximately 125 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street for a distance of approximately 418 feet to its point of intersection with the extension of the southeastern boundary line of lot numbered 32 on Assessors' Plat #156;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line and its extension of lot numbered 32 on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the northeastern boundary line of lot numbered 46 on Assessors' Plat #156;

Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary line of lot numbered 46 on Assessors' Plat #156 for a distance of approximately 415 feet to its point of intersection with a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue, the point of origin.

Also by striking out the designation C-3 and substituting in place thereof the designation Residence C-2A insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #156. Odd numbers 7 through 23 Mellen Street, odd numbers 1645 and 1637 Massachusetts Avenue, even numbers 28 through 34 Wendell Street and odd numbers 61 through 69 Oxford Street and which includes all or parts of

lots numbered 33, 36, 37, 38, 39, 40, 41, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 80, 82, 83, 90, 91, and 92 as shown on Assessors' Plat #156.

Premises of the following parcels as designated on Assessors' Plat #157. Even numbers 6 through 24 Mellen Street, odd numbers 1607 through 1615, 1619 and 1627 Massachusetts Avenue, odd numbers 3 through 7, 11, 15, 19, 23 through 33 and 37 Everett Street and odd numbers 45 through 51 and even number 58 Oxford Street and which includes all or parts of lots numbered 1, 3, 4, 5, 6, 7, 8, 19, 20, 23, 26, 39, 49, 50, 51, 52, 53, 54, 61, 62, 63, 64 and 68 as shown on Assessors' Plat #157.

Beginning at a point said point being the intersection of the centerline of Massachusetts Avenue and the projection of the centerline of Everett Street;

Thence running northeasterly along the centerline of Massachusetts Avenue for a distance of approximately 523 feet to a point said point being the intersection with a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along a line 100 feet from and parallel to the southwestern side of Wendell Street for a distance of approximately 565 feet to its intersection with the northwestern boundary line of lot numbered 33 on Assessors' Plat #156;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot numbered 33 and its extension on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street and its projection for a distance of approximately 360 feet to its point of intersection with the centerline of Oxford Street;

Thence turning and proceeding in a generally southwesterly direction along the centerline of Oxford Street for a distance of approximately 645 feet to its point of intersection with the centerline of Everett Street and its extension;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Everett Street and its extension for a distance of approximately 926 feet to its point of intersection with the centerline of Massachusetts Avenue, the point of origin.

AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Section 3.10, Division of the City into Zoning Districts, amend the first sentence of subsection 3.11 by changing "sixteen classes of districts" to "seventeen classes of districts," by renumbering items 6 through 16 in the list of districts as 7 through 17 respectively, and by inserting the following in the list:

   "6. Residence C-2A....Multi-Family Dwellings"

2. Amend Section 4.22 "Offices in Residences" so that it reads as follows:

   In Residence C-2A and C-3 districts offices for physicians and dentists may be located on the first or second floor of a residential building where such office space does not extend ten percent of the gross floor area of the building.

3. In Section 4.30, Table of Use Regulations, change the column heading "Res. C-1, 2, 3" so that it reads "Res. C-1, 2, 2A, 3."

4. In Section 4.30, Table of Use Regulations, change the footnotes to subsections 4.31e(2) (Hotel or Motel) and 4.31f(2) (Lodging House) so that each one reads as follows:

   "* C-2, C-2A and C-3 only; no in C-1 and O-1."

5. In Section 5.30, District Dimension Regulations, amend Table 5-1 by adding the following new row and footnote:

Table 5-1. TABLE OF DIMENSIONAL REQUIREMENTS -- RESIDENTIAL DISTRICTS

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
	Max. Ratio of Floor Area to	Minimum Lot Size	Min. Lot Area for Each D.U.	Minimum Lot Width	Minimum Yard in Feet			Maximum Height	Min. Ratio of Usable Op. Sp.
District	Lot Area	in Sq. Ft.	in Sq. Ft.	in Feet	Front	Side	Rear	in Feet	to Lot Area
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$ [b]	$\frac{H+L}{6}$	$\frac{H+L}{5}$ [b]	60 [d]	10

(d) 60 feet shall be the limit until the Ordinance is amended to establish a design review process applicable to the Residence C-2A district. Following such an amendment the maximum height shall be 35 feet unless a special permit is granted by the Planning Board for additional building height up to but not exceeding 60 feet in total height.

6. In Section 5.30, District Dimensional Regulations, amend subsection 5.31(3c) by changing the first clause so that it reads as follows:

(c) In a Residence C-1, C-2, C-2A or C-3 district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line.

7. In Section 6.30, Table of Parking Requirements, add "Residence C-2A" to the heading for the third row so that it reads as follows:

	Residence	Public Assembly	Institution	Retail & Office		Factory & Warehouse
Zoning District	Minimum number spaces per group of dwelling units	Number seats requiring 1 space		Ground Floor	Other Level	
Res. C-2A Res. C-3 Office -3 Ind. B Bus. C	1.0 per 1.0	15	1,800 s.f.	900 s.f.	1,800 s.f.	2,000 s.f.

8. In Section 6.50, Location and Layout of Parking Facilities amend subsection 6.51(1) so that it reads as follows:

"1. In the case of new construction of a multi-family apartment building in a Residence C-2A, Residence C-3 or Office 3 district, the required parking facilities may be provided on lots not more than two hundred feet away from the building to be served."

9. In Section 11.10, Townhouse Development, amend subsection 11.12 so that it reads as follows:

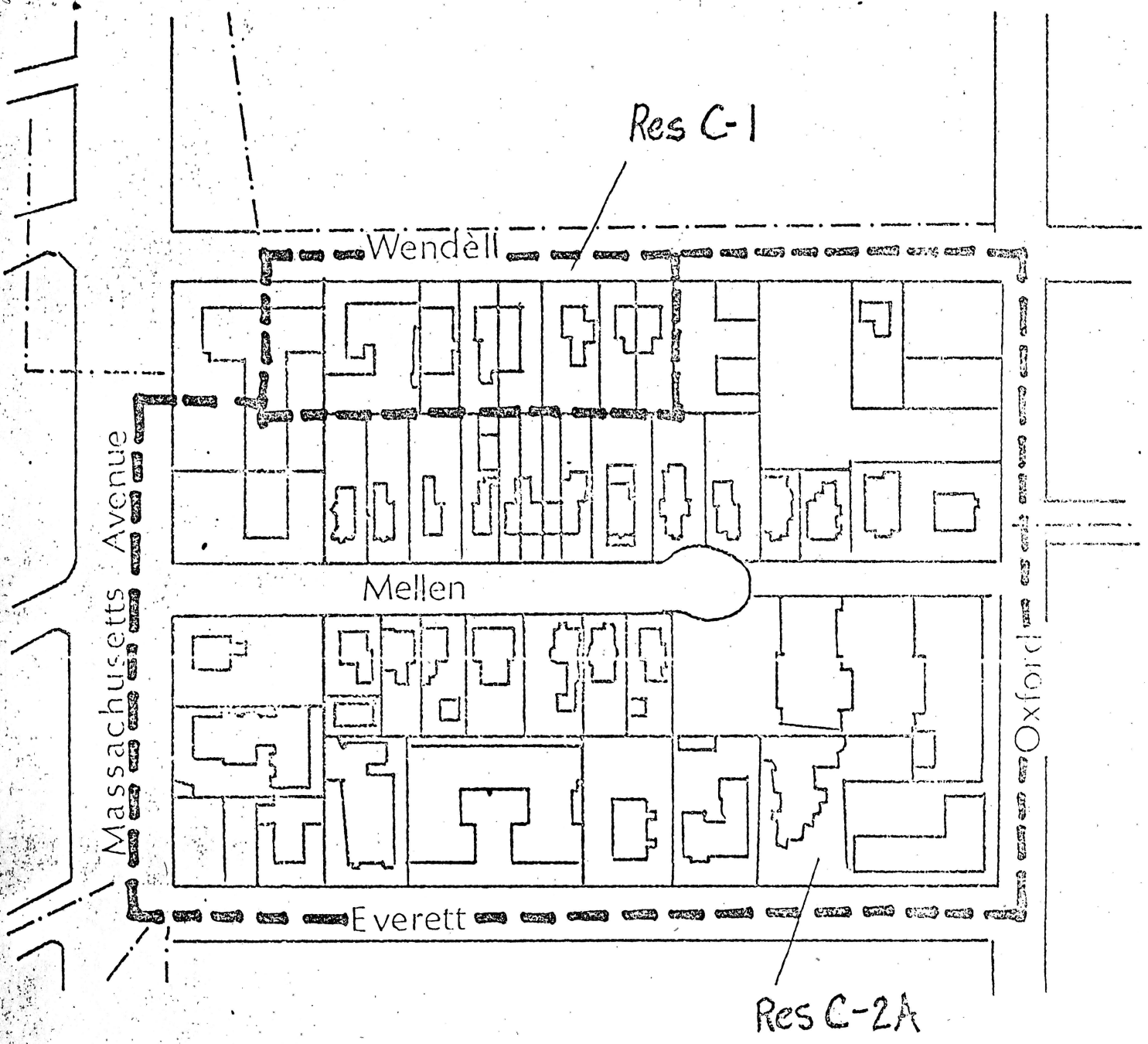
11.12 Area of Applicability. Townhouse developments which meet the development standards set forth in Section 11.13 shall be allowed in Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B and C districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B and C districts."

In City Council

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

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



Mellen Street Rezoning
Res C-3 to Res C-1 & Res C-2A

Proposed Planning Board Amendment 10/18/78

ORDINANCE NO. 907

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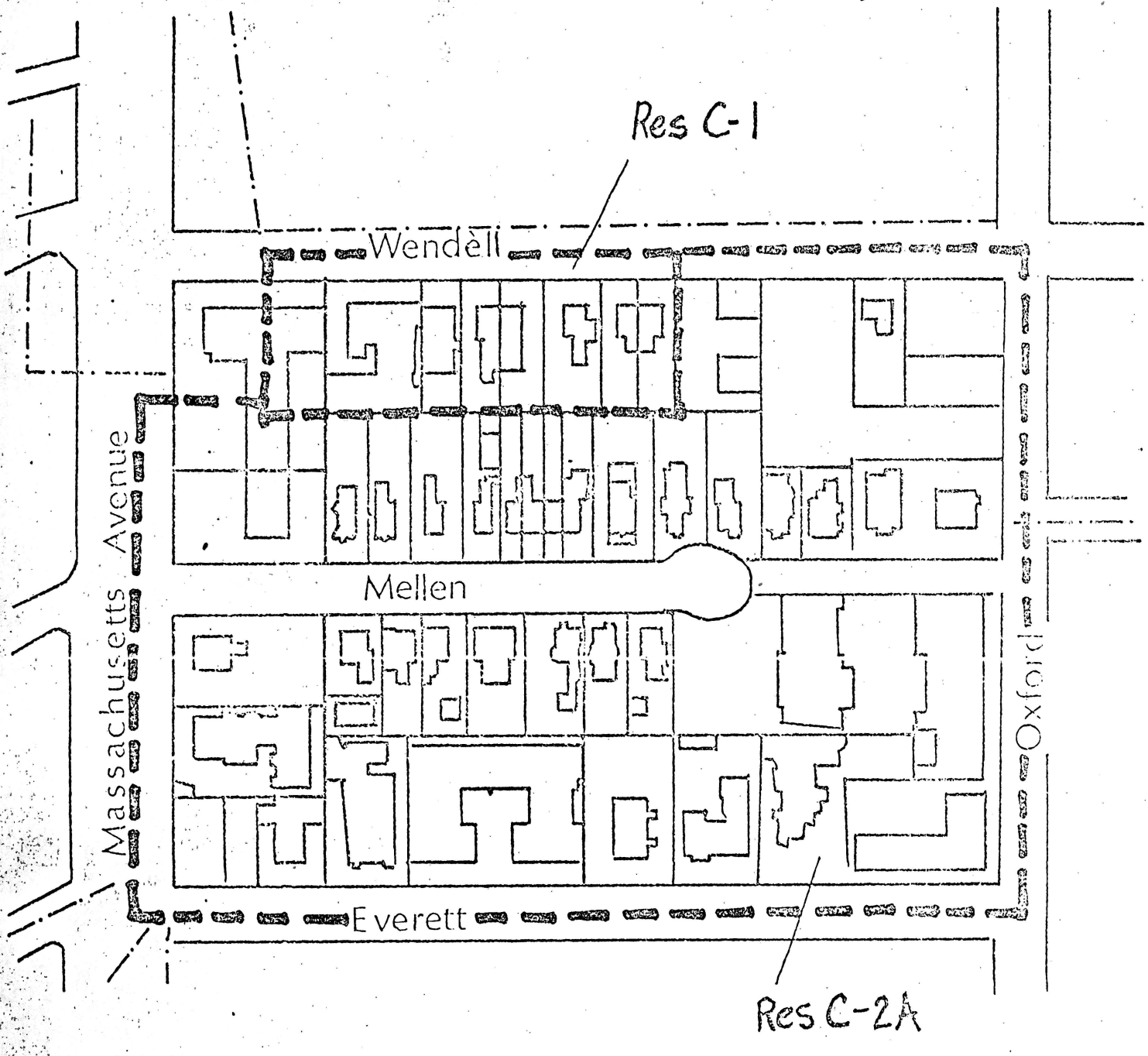
In City Council

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

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



Mellen Street Rezoning
Res C-3 to Res C-1 & Res C-2A

Proposed Planning Board Amendment 10/18/78

C. C. 106

City of Cambridge

PETITION OF PLANNING BOARD

RE: AMENDED DESMOND PETITION WITH NEGOTIATIONS.

Petition filed with the City Clerk	September 7, 1978

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

23 days = Sept.
31 days = Oct.
11 days = Nov.
65 days = November 11, 1978 — November 11, 1978

In City Council	September 11, 1978
Referred to Planning Board for report	September 13, 1978
Planning Board Hearing	October 17, 1978

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be January 15, 1979 **.)**

14 days = Oct.
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15 days = Jan.
90 days = January 15, 1979 — January 15, 1979

City Council Hearing published	Chronicle	September 28, 1978 October 5, 1978
Hearing before the City Council		October 19, 1978 at 7PM

Report to the City Council

Passed to a second reading
Published

Ready for Ordination
Published

COMPLETION DATE: January 15, 1979

City of Cambridge

In City Council October 23, 1978

The City Council *Committee* on Ordinances

to which was referred the petition of the Planning Board, otherwise referred to as the amended Peter Desmond petition, to amend the Zoning Map of the City of Cambridge from Residence C-3 to Residence C-1 and C-2A as it affects areas shown on the attached map. Section 3.11 of the ordinance would be amended to establish a Residence C-2A district. Various other sections of the ordinance would be amended to incorporate regulations for the new district.

Residence C-2A would be a residential district with the same use regulations as a Residence C-2 district, maximum floor area ratio of 2.5 and maximum height limited to 60 feet. This height limit shall apply until a design review process is established for the Res. C-2A district. Following such action, the maximum height shall be 35 feet unless a special permit is granted by the Planning Board for additional height up to but not exceeding 60 feet in total height.

Held a hearing on October 19, 1978 in the City Council Chamber, City Hall.

David Vickery, Assistant City Manager for Community Development, outlined the Planning Board proposal and the counter proposals of Lesley College, which amendments were filed in July after many conferences by all parties concerned.

Reports

Councillor Vellucci submitted a revised proposal which he prepared with the Planning Board and requests that the City Manager and the Planning Department consider the second proposal dated October 19, 1978 and submitted this proposal to the Chair for consideration by the City Council and further requested that the entire matter be referred to the City Council at which time he would submit his proposal as a substitute for the original petition being considered by the City Council.

In response to questions by the City Council, David Vickery stated that the second proposal was more restricted and the entire hearing process should be initiated again.

The City Council was in receipt of communications from Harvard University, dated October 19, 1978 and Lesley College, dated October 18, 1978 indicating their opposition to the Planning Board proposal under the provisions of Chapter 40A, Section 5 indicating their ownership of more than 20% of the land proposed to be included in the change.

The City Council was in receipt of several petitions signed by hundreds of residents of the area favoring the zoning amendment proposed by the Planning Board. At the call of the Chair, the City Council heard from Paul Kolodny, 14 Mellen Street, Susan Scott, 18 Mellen Street, Brian Kullman, 121 Oxford Street, Paul Bright, 16 Mellen Street and Francis Spinks, 17 Bigelow Street who recorded themselves in favor of the petition.

REPORT

Committee on

Recording themselves in opposition were Bob Lewis of Lesley College, James Slattery of Lesley College and Andrew Culver, Attorney for Lesley College.

In response to questions by the City Council, Mr. Lewis stated that negotiations with the Planning Board would solve the differences which existed with the communities and that time was required to develop a close relationship with the community in the future.

Councillor Vellucci suggested that the original petition submitted by the Planning Board could be passed to a second reading October 23, 1978 and that the City Council could refer his second proposal to the Planning Board for hearing.

Councillor Duehay then moved that both petitions be referred to the full Council on Monday, October 23, 1978 for their consideration - there being no objection the motion carried and the petitions were both referred.

For the Committee,

Councillor Lawrence W. Frisoli
Chairman

REPORT #3

Committee on Ordinances on the petition of the Planning Board to rezone land generally bounded by Wendell Street, Everett Street, Oxford Street and Massachusetts Avenue.

10/23/78 Reported to City Council w/o Recommendation

In City Council,

October 23, 1978

10/30/78 Notation

12/1/78 Westinghouse Business

12/11/78 Desmond Petition Passed to 2nd Reading Published Dec 14/78

C. C. 106

City of Cambridge

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City Council Hearing published Chronicle September 28, 1978
October 5, 1978

Hearing before the City Council October 19, 1978 at 7PM

Report to the City Council

Passed to a second reading → Dec. 11, 1978
Published Camb. Page. Herald Dec. 14, 1978

Ready for Ordination → 12/25/78
Published

Not Passed to be Ordained
— — — —

COMPLETION DATE: January 15, 1979

1/29/79 Placed on File
Time Limit Had Expired
See New Petition of C. Vellocci

Councilors:

My name is Paul Bright; I live at 16 Mellen Street, Cambridge.

I was one of the petitioners of the zoning proposal originally filed last year for the area in question. I presented testemony to you on that proposal last spring, and rather than repeat it again, I am resubmitting it in writing to each of you. I believe it is as cogent to the current petition as it was to the previous one. In addition I would like to offer the following thoughts for your consideration.

First the issue of whether or not the adminstration of Lesley college can be trusted to negotiate honestly and openly, and to follow through on committments, is a key one. I for one seriously doubt the veracity of Lesley College when considering the following facts.

1.Ten years ago the college made a committment to the city to create adequate parking facilities for its staff and students. To date that has not occured. Daily on Mellen Street you can find cars parked with a lesley College parking permit pasted in the rear window. This is a posted resident parking permit area. regretfully, far to often one can find cars parked that have neither a resident permit in the rear window or an illegal parking ticket on the front windshield.

2. At meetings established earlier this year at your direction and under the neutral eye of the Community Development Department, President Ortin withdrew himself from regular participation in the negotiations. I can only assume that your concerns and ours as community residents were not important enough to warrant his serious concern, or his continued regular attendance at these meetings. It seems to me that if in fact rezoning of the area is seen as a threat to the future existance of the college; as was stated in these chambers in June, Dr. Ortin should have made negotiations with the petitioners a very high priority for himself.

3. When approached with a mundane proposal to establish a 6 month moratrium on purchasing poperty in the erea, and thus allow for an unpressured negotiating period, Lesley College flatly rejected the idea noting some nebulous principle that has yet to be explained. I should note that the proposal was made after Lesley stated publicly that it had no expectations of purchasing property within the next year. Again Lesley College was unwilling to make a good faith effort to communicate with the neighborhood.

4. I also have to question the recent advertising campaign for new students instituted by the school. In the spring Dr. Ortin stated that the College had no growth plans beyond those shown in this chamber. This action again appears to be inconsistent with the rhetoric.

Tonight you will probably hear Lesley representatives object to this proposal on the grounds that it is overly restrictive and prohibits "flexibility" in the future development of the college. Obviously that is an extremely weak argument. You and I and they know that the petition does not restrict their growth, it only demands that they publicly justify their needs and plans for growth and that they mutually plan with the city to develop plans that are mutually benificial to both. The Council will also have to weigh the Colleges need for flexibility against the neighborhood residents need for some level of security.

To reiterate something I said in my previous appearance here: I and my neighbors have a right to participate in decision making that effects our lives. You as the elected leaders of the city have an obligation to see that that right is upheld.

This proposal despite its shortcommings does begin to give us as residents and you as leaders the leverage to force Lesley college to do what I believe it should do voluntarily. Namely to respect, communicate and mutually plan with us for our futures together.

I also feel that the issues not addressed in the proposal, namely Design Review and an ongoing communications mechanism with the community still will need to be addressed by the council.

I agree with Council Wiley that some legally binding document must be developed between the city and the College to insure that these still unresolved issues are addressed.

I urge you to approve this zoning proposal and further urge you to stipulate that no future zoning variences or building permits will be granted to Lesley College untill such a document is finalized with the city

Thank you.

Paul Bright

RECEIVED &
OFFICE OF CITY CLERK
Oct 18 4 54 PM '78
CAMBRIDGE, MASS.

LESLEY COLLEGE
Cambridge
Massachusetts

October 18 , 1978

City Clerk, Paul E. Healy
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Petition by the Planning Board to Rezone Land Generally Bounded by Wendell Street, Everett Street, Oxford Street and Massachusetts Avenue - City Council Hearing - October 19, 1978 - 7:00 P.M.

Dear Sir:

The undersigned, as the owner, occupant and user of more than twenty (20)percent of the land proposed to be included in the change of the Zoning Ordinance and map accompanying same of the City of Cambridge as contemplated by the captioned petition, hereby protests against such change pursuant to the General Laws, Chapter 40A, Section 5, as added by Chapter 808 of the Acts of 1975.

For reasons of such objection, it is here averred that such proposed change would constitute spot zoning and the taking of property or interests therein without compensation contrary to law; that such proposal

would impermissibly restrict and unreasonably control the use of the land for the proper educational purposes of Lesley College and to the detriment of the general public in violation of the provisions of law set forth in said General Laws, Chapter 40A, Section 3 and Section 4.

Respectfully Submitted:

Lesley College

By Don A. Orton
Don A. Orton - President

HARVARD UNIVERSITY
GRAYS HALL 16 •

VICE PRESIDENT
FOR GOVERNMENT
AND COMMUNITY AFFAIRS

CAMBRIDGE, MASSACHUSETTS 02138

October 17, 1978

Cambridge Planning Board
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Petition to amend zoning of two-block area bound by Massachusetts Avenue, Everett Street, Oxford Street and Wendell Street, from C-3 to C-1 and a proposed C-2A zones.

Dear Members:

Harvard University is opposed to the proposed down-zoning of the Wendell-Everett Street area from Residence C-3 to Residence C-1 and a new Residence C-2A as is proposed by the subject petition. In addition, the University is opposed to the proposed creation of a new Residence C-2A zone. Approximately three-fourths of the affected area is owned by educational institutions, including Harvard. Under the petition, these institutions would suffer a reduction in the allowable floor area ratio and a restriction on the height of new development. In addition, they might be subject to a new design review process on new institutional development. In fact, this proposal would make any institutional development on the currently held land by Harvard University virtually impossible. In our view, the proposal would impermissibly restrict the use of land for proper educational purposes by Harvard University in violation of the so called Dover Amendment (G.L. 40A, Sec. 2). The dimensional requirements of these zones would not, in our view, be reasonable if applied to educational uses.

In accordance with our "Long Range Planning Inventory, Policies and Recommendations, 1975", Harvard has voluntarily established a limit upon further real estate acquisitions and has been making efforts to divest itself of properties outside the limit, returning ownership, where possible, to owner-occupants. Down-zonings like

that now under consideration would make it difficult for Harvard to maintain this posture. We think sound planning and the best interests of Harvard and the Agassiz community as a whole, will not be well served by the amendment and we urge the Board to recommend against its passage.

Respectfully submitted,

Michael F. Brewer
Assistant Vice President for
Government & Community Affairs

HARVARD UNIVERSITY
GRAYS HALL 16

VICE PRESIDENT
FOR GOVERNMENT
AND COMMUNITY AFFAIRS

CAMBRIDGE, MASSACHUSETTS 02138

RECEIVED BY
OFFICE OF CITY CLERK
OCT 19 3 20 PM '78
CAMBRIDGE, MASS.

October 19, 1978

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

Re: Petition to rezone land generally bounded by Wendell Street, Everett Street, Oxford Street and Massachusetts Avenue, Cambridge.

Dear Sir:

The undersigned, owner of more that 20% of land proposed to be included in the change to the Zoning Ordinance of the City of Cambridge as contemplated by the captioned petition, hereby protests against such change pursuant to G.L. c. 40A, Section 7 and G.L. c. 40A, Section 5 as added by Chapter 808 of the Acts of 1975, for the reasons that the proposed change would constitute spot zoning and a taking of property without compensation and that such change would impermissibly restrict the use of land for proper educational purposes in violation of the so called Dover Amendment, as contained in G.L. c. 40A, Section 2 and G.L. c. 40A, Section 3 as added by said Chapter 808.

Sincerely,

PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By: _____

Hand Delivered:
RETURN RECEIPT REQUESTED

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

RECEIVED BY
OFFICE OF CITY CLERK
DEC 7 1 02 PM '78
CAMBRIDGE, MASS.

November 22, 1978

To The Honorable, The City Council

SUBJECT: Planning Board Recommendation on the Petition by Councillor Vellucci to Rezone Land in the Mellen Street Area

Dear Councillors:

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, November 14, 1978 on a petition by Councillor Vellucci to rezone land generally bounded by Wendell, Everett, and Oxford Streets and Massachusetts Avenue.

The Petition

The proposed amendment to the zoning map would rezone this area from Residence C-3 which is a multi-family residential district with unlimited height, a maximum F.A.R. of 3.0 and a permitted density of 144 dwelling units per acre, to Residence C-2A which is a new zoning district with the same dimensional, density and use regulations as Residence C-3 with the following exceptions: A maximum F.A.R. of 2.5, a height limit of 60 feet and special provisions to reduce the intrusion of institutional development on the edges of residential neighborhoods.

These provisions include: front yard, side yard and usable open space requirements for buildings in Residence C-2A which abut more restrictive residential districts shall be the same as the front yard, side yard and usable open space requirements for the more restrictive residential district; and on-grade parking shall be prohibited within 125 feet of more restrictive residential districts.

The Hearing

At the hearing Councillor Vellucci explained that his proposal was responding to the need to control institutional growth and to the lack of sufficient support and agreement on previous proposals for rezoning the Mellen Street Area. Councillor Vellucci stated that he believed his proposal would establish reasonable boundaries for institutional growth and that the City would benefit by plans for a legal agreement between the City and Lesley College which would spell out terms and schedules for Lesley's divestiture of properties outside of the Residence C-2A area, Lesley's payments to the City in lieu of taxes, and Lesley scholarships to Cambridge residents and in particular to women from the Agassiz neighborhood.

Councillor Vellucci requested that the Planning Board make a favorable recommendation on his petition and send it to the City Council to be debated.

In Favor:

James Slattery read a letter from Lesley College in favor of Councillor Vellucci's petition.

Harvard University sent a letter to the Planning Board in favor of the petition.

In Opposition:

Brian Kullman read a letter from the Agassiz Community Council in opposition to the petition. He asked the Planning Board to recommend the Board's own rezoning petition for the area which created a C-1 zone on parts of Mellen and Wendell Streets and a slightly different C-2A zone with potential for design review.

Paul Kolodner, a Mellen Street resident, spoke in opposition to the petition stating that it would not provide any real protection for the neighborhood and its residents.

Robert LaTremouille of Highland Avenue spoke in opposition to the petition.

Councillor Wylie sent a letter to the Planning Board in opposition to Councillor Vellucci's Petition.

Recommendation

It is the opinion of the Planning Board that the Mellen Street block has already been appropriated for institutional use as evidenced by the current pattern of ownership. The City Council acknowledged the block's institutional status when it permitted the closing of the east end of Mellen Street to facilitate Lesley's scheme for a consolidated home campus.

The problem of transition between institutional areas and surrounding residential neighborhoods has been identified as the central issue in the Mellen Street Area during the hearings and discussions over the past year. The Planning Board feels that both the Vellucci proposal and the amended Planning Board proposal recommended to City Council on October 18, 1978 would provide a less abrupt transition between institutional development and residential neighborhoods.

The Planning Board continues to support the amended Planning Board petition which provided for a Residence C-1 designation on a portion of the southwest side of Wendell Street as a transition to the Residence C-2A with design review potential for the rest of the rectangle bounded by Wendell, Everett and Oxford Streets and Massachusetts Avenue. The Board recognizes that Councillor Vellucci's petition has the advantage of incorporating negotiations between the City and the College with respect to the issue of divestiture which could be extremely important, but the Board also feels that the issue of divestiture is not within its purview.

Therefore, the Board recommends that the City Council favorably consider both of the recent proposals to rezone the Mellen Street area - the modified Planning Board petition which combines Residence C-1 and Residence C-2A designations and Councillor Vellucci's petition which zones the entire area in question Residence C-2A with special edge conditions and which holds the potential for negotiating Lesley's divestiture of property outside this area. The Planning Board feels that the City Council should decide which petition would be of the greatest benefit.

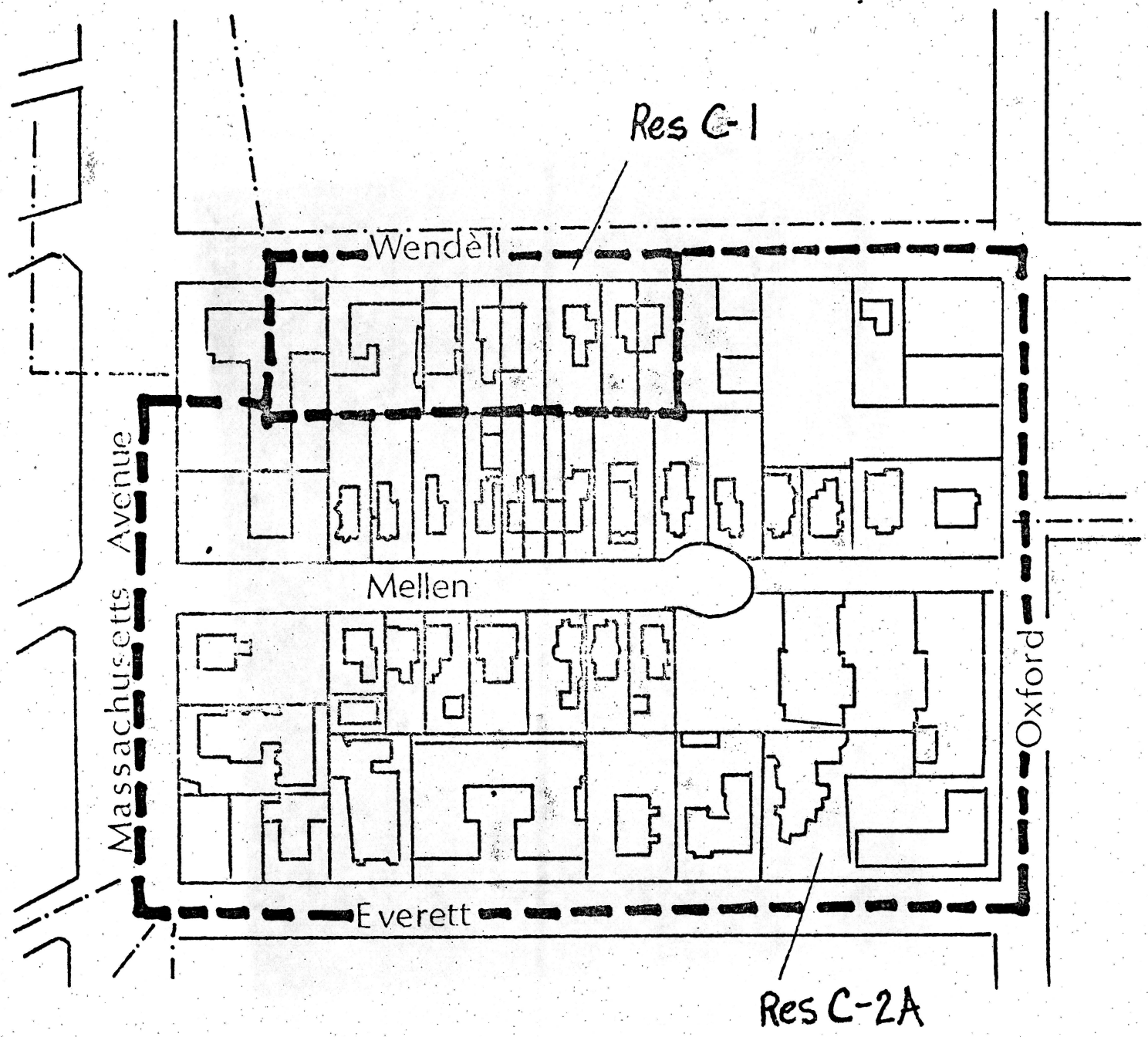
Respectfully submitted,

For the Cambridge Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ACP:mg



Mellen Street Rezoning
Res C-3 to Res C-1 & Res C-2A

Proposed Planning Board Amendment 10/18/78

PUBLICATIONS AMENDED DESMOND

FIRST PUBLICATION NO. 1969

City of Cambridge

In the Year One ...

Office-3	1.0 per 1.0	15	1,800 s.f.	900 s.f. 1,800 s.f.	2,000 s.f.
Ind. B					
Bus. C					

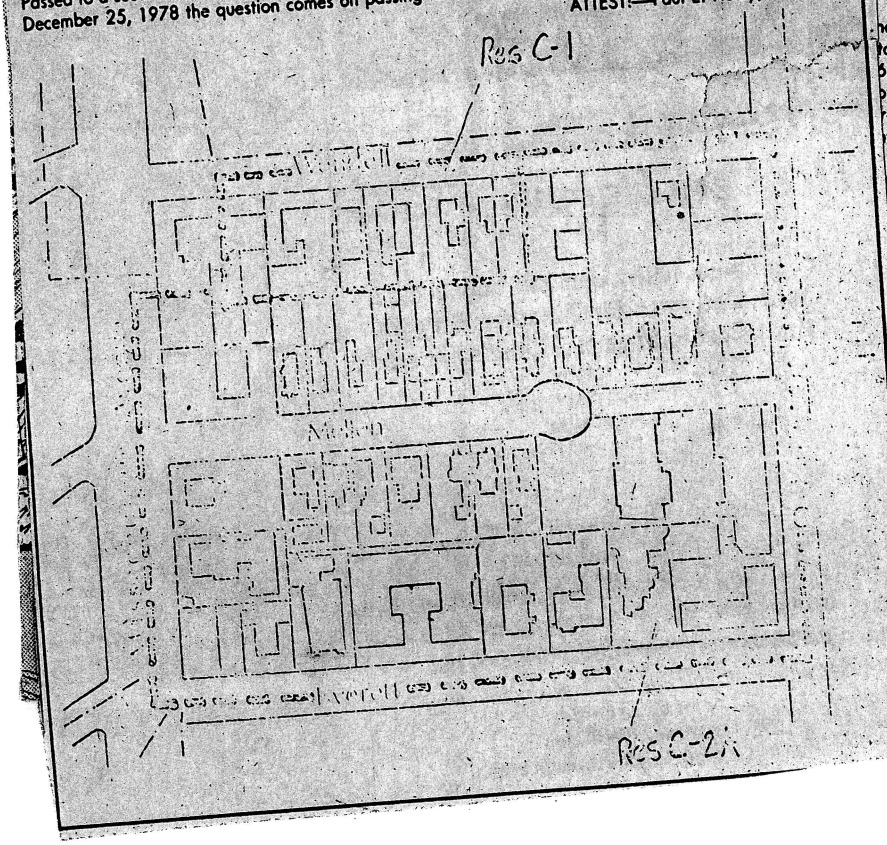
8. In Section 6.50, Location and Layout of Parking Facilities amend subsection 6.51(1) so that it reads as follows: "1. In the case of new construction of a multi-family apartment building in a Residence C-1A, Residence C-3 or Office 3 district, the required parking facilities may be provided on lots more than two hundred feet away from the building to be served."

9. In Section 11.10, Townhouse Development, amend subsection 11.12 so that it reads as follows: 11.12 Area of Applicability. Townhouse developments which meet the development standards set forth in Section 11.13 shall be allowed in Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts."

10. In Section 6.50, Location and layout of parking Facilities, add the following subsection: 6.59 No on-grade parking shall be allowed in Residence C-2A districts within 125 feet of a Residence A-1, A-2, B, C-1 or C-2 district.

Passed to a second reading, as amended at the City Council meeting of December 11, 1978 and on or after December 25, 1978 the question comes on passing to be ordained.

ATTEST:—Paul E. Healy, City Clerk.



PUBLISHED IN: Boston Herald American

EDITION: Thursday, December 14, 1978

DATE: Cambridge - Somerville Page

PUBLISHED IN:

EDITION:

DATE:

FIRST PUBLICATION NO. 1969.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight
AN ORDINANCE

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

Be it ordained by the City Council of the City of Cambridge as follows: The Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by striking out the designation C-3 and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:—Premises of the following parcels as designated on Assessors' Plat #156. Even numbers 8 through 24 Wendell Street and odd number 1653 Massachusetts Avenue and which includes all or parts of lots numbered 26, 29, 30, 31, 32, 57, 60, 61 and 86 as shown on Assessors' Plat #156.

Beginning at a point said point being the intersection of a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue and a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence proceeding in a generally northeasterly direction along a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue for a distance of approximately 125 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street for a distance of approximately 418 feet to its point of intersection with the extension of the southeastern boundary line of lot numbered 32 on Assessors' Plat #156;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line and its extension of lot numbered 32 on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the northeastern boundary line of lot numbered 46 on Assessors' Plat #156;

Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary line of lot numbered 46 on Assessors' Plat #156 for a distance of approximately 415 feet to its point of intersection with a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue, the point of origin.

Also by striking out the designation C-3 and substituting in place thereof the designation Residence C-2A insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #156. Odd numbers 7 through 23 Mellen Street, odd numbers 1645 and 1637 Massachusetts Avenue, even numbers 28 through 34 Wendell Street and odd numbers 61 through 69 Oxford Street and which includes all or parts of 53, 55, 56, 57, 80, 82, 83, 90, 91, and 92 as shown on Assessors' Plat #156.

Premises of the following parcels as designated on Assessors' Plat #157. Even numbers 6 through 24 Mellen Street, odd numbers 1607 through 1615, 1619 and 1627 Massachusetts Avenue, odd numbers 3 through 7, 11, 15, 19, 23 through 33 and 37 Everett Street and odd numbers 45 through 51 and even number 58 Oxford Street and which includes all or parts of lots numbered 1, 3, 4, 5, 6, 7, 8, 19, 20, 23, 26, 39, 49, 50, 51, 52, 53, 54, 61, 62, 63, 64 and 68 as shown on Assessors' Plat #157.

Beginning at a point said point being the intersection of the centerline of Massachusetts Avenue and the projection of the centerline of Everett Street;

Thence running northeasterly along the centerline of Massachusetts Avenue for a distance of approximately 523 feet to a point said point being the intersection with a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along a line 100 feet from and parallel to the southwestern side of Wendell Street for a distance of approximately 565 feet to its intersection with the northwestern boundary line of lot numbered 33 on assessors' Plat # 156;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot numbered 33 and its extension on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street and its projection for a distance of approximately 360 feet to its point of intersection with the centerline of Oxford Street;

Thence turning and proceeding in a generally southwesterly direction along the centerline of Oxford Street for a distance of approximately 645 feet to its point of intersection with the centerline of Everett Street and its extension;

Thence turning and proceeding, in a generally northwesterly direction along the centerline of Everett Street and its extension for a distance of approximately 926 feet to its point of intersection with the centerline of Massachusetts Avenue, the point of origin.

AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Section 3.10, Division of the City Into Zoning Districts, amend the first sentence of subsection 3.11 by changing "sixteen classes of districts" to "seventeen classes of districts," by renumbering items 6 through 16 in the list of districts as 7 through 17 respectively, and by inserting the following in the list: "6. Residence C-2A . . . Multi-Family Dwellings"

2. Amend Section 4.22 "Offices in Residences" so that it reads as follows: In Residence C-2A and C-3 districts offices for physicians and dentists may be located on the first or second floor of a residential building where such office space does not exceed ten percent of the gross floor areas of the building.

3. In Section 4.30, Table of use Regulations, change the column heading "Res. C-1, 2, 3" so that it reads "Res. C-1, 2, 2A, 3."

4. In Sec. 4.30, Table of Use Regulations, change the footnotes to subsections 4.31e (2) (Hotel or Motel) and 4.31f (2) (Lodging House) so that each one reads as follows: "*C-2, C-2A and C-3 only; no in C-1 and O-1."

5. In Section 5.30, District Dimension Regulations amend Table 5-1 by adding the following new row and footnotes:

Table 5-1. TABLE OF DIMENSIONAL REQUIREMENTS — RESIDENTIAL DISTRICTS

District	(1) Max. Ratio Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in feet	(5) Minimum Yard in Ft. Front	Side	Rear	(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
Res. C-2A	2.5	5,000	300	50	H+L(b) 5	H+L 6	H+L(c) 5	60(d)	10

(d) 60 feet shall be the limit until the Ordinance is amended to establish a design review process applicable to the Residence C-2A district. Following such an amendment the maximum height shall be 35 feet unless a special permit is granted by the Planning Board for additional building height up to but not exceeding 60 feet in total height.

6. In Section 5.30, District Dimensional Regulations, amend subsection 5.31(3c) by changing the tirst clause so that it reads as follows:

(c) In a Residence C-1, C-2, C-2A or C-3 district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line.

7. In Section 6.30, Table of Parking Requirements, add "Residence C-2A" to the heading for the third row so that it reads as follows:

Zoning District	Residence Minimum number spaces per group of dwelling units	Public Assembly Number seats requiring 1 space	Institution	Retail & Office Ground Floor	Retail & Office Other Level	Factory Warehouse
Res. C-2A Res. C-3 Office-3 Ind. B Bus. C	1.0 per 1.0	15	1,800 s.f.	900 s.f.	1,800 s.f.	2,000 s.f.

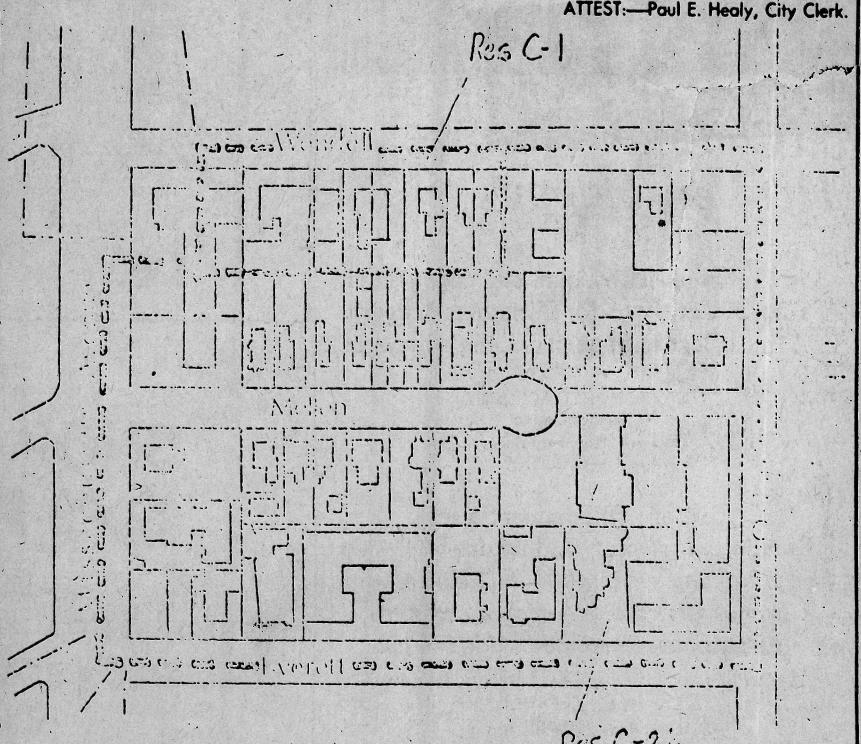
8. In Section 6.50, Location and Layout of Parking Facilities amend subsection 6.51(1) so that it reads as follows: "1. In the case of new construction of a multi-family apartment building in a Residence C-1A, Residence C-3 or Office 3 district, the required parking facilities may be provided on lots more than two hundred feet away from the building to be served."

9. In Section 11.10, Townhouse Development, amend subsection 11.12 so that it reads as follows: 11.12 Area of Applicability. Townhouse developments which meet the development standards set forth in Section 11.13 shall be allowed in Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts."

10. In Section 6.50, Location and layout of parking Facilities, add the following subsection: 6.59 No on-grade parking shall be allowed in Residence C-2A districts within 125 feet of a Residence A-1, A-2, B, C-1 or C-2 district.

Passed to a second reading, as amended at the City Council meeting of December 11, 1978 and on or after December 25, 1978 the question comes on passing to be ordained.

ATTEST:—Paul E. Healy, City Clerk.



C. C. 105

PUBLIC NOTICE
RELATIVE TO ZONING.

Second Pla. Bd.

Desmond

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council, on Thursday, October 19, 1978 at 7:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the map accompanying the Zoning Ordinances of the City of Cambridge as follows:-

By striking out the designation C-3 and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:-

Premises of the following parcels as designated on Assessors' Plat #156. Even numbers 8 through 24 Wendell Street, odd numbers 7 through 23 Mellen Street, odd number 1653 Massachusetts Avenue and which includes all or parts of lots numbered 26, 29, 30, 31, 32, 47, 48, 49, 50, 51, 52, 53, 55, 60, 61, 82 and 86 as shown on Assessors' Plat #156.

Premises of the following parcels as designated on Assessors' Plat #157. Even numbers 8 through 20 Mellen Street and which includes all or parts of lots numbered 3, 4, 5, 6, 7, 49 and 50 as shown on Assessors' Plat #157.

Beginning at a point said point being the intersection of a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue and a line 100 feet from and parallel to the southwestern sideline of Wendell St;

Thence proceeding in a generally northeasterly direction along a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue for a distance of approximately 125 feet to its pont of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street for a distance of approximately 418 feet to its point of intersection with the extension of the southeastern boundary line of lot numbered 32 on Assessors' Plat #156;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line and its extension of lot numbered 32 on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the northeastern boundary line of lot numbered 46 on Assessors' Plat #156;

Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary line of lot numbered 46 on Assessors' Plat #156 for a distance of approximately 23 feet to its point of intersection with the southeastern boundary line of lot numbered 47 on said plat;

City of Cambridge

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line of lot numbered 47 on Assessors' Plat #156 for a distance of approximately 167 feet to its point of intersection with the centerline of Mellen Street;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Mellen Street for a distance of approximately 24 feet to its point of intersection with the extension of the southeastern boundary line of lot numbered 7 on Assessors' Plat #157;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line of lot numbered 7 and its extension on Assessors' Plat #157 for a distance of approximately 140 feet to its point of intersection with the northeastern boundary line of lot numbered 20 on Assessors' Plat #157;

Thence turning and proceeding in a generally northwesterly direction along the southwestern boundary lines of lots numbered 7, 6, 5, 4, 3 and 50 on Assessors' Plat #157 for a distance of approximately 315 feet to its point of intersection with the southeastern boundary line of lot numbered 39 on said plat;

Thence turning and proceeding in a generally northeasterly direction along the southeastern boundary lines of lots numbered 39 and 1 and its extension on Assessors' Plat #157 and the southeastern boundary lines of lots numbered 56 and 57 on Assessors' Plat #156 for a distance of approximately 344 feet to the point of intersection with a line 100 feet distant from and parallel to the southwestern sideline of Wendell Street;

Thence turning and proceeding in a generally northwesterly direction along a line 100 feet distant from and parallel to the southwestern sideline of Wendell Street for a distance of approximately 60 feet to its point of intersection with a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue, the point of origin.

Also by striking out the designation C-3 and substituting in place thereof the designation Residence C-2A insofar as it relates to the following described areas of land:-

Premises of the following parcels as numbers 1645 and 1637 Massachusetts Avenue, even numbers 28 through 34 Wendell Street and odd numbers 61 through 69 Oxford Street and which includes all or parts of lots numbered 33, 36, 37, 38, 39, 40, 41, 45, 46, 56, 57, 80, 83, 90, 91 and 92 as shown on Assessors' Plat #156.

City of Cambridge

Premises of the following parcels as designated on the Assessors' Plat #157. Even number 24 Mellen Street, odd numbers 1607 through 1615, 1619 and 1627 Massachusetts Avenue, odd numbers 3 through 7, 11, 15, 19, 23 through 33 and 37 Everett Street and odd numbers 45 through 51 and even number 58 Oxford Street and which includes all or parts of lots numbered 1, 8, 19, 20, 23, 26, 39, 51, 52, 53, 54, 61, 62, 64 and 68 as shown on Assessors' Plat #157.

Beginning at a point said point being the intersection of the centerline of Massachusetts Avenue and the projection of the centerline of Everett Street;

Thence running northeasterly along the centerline of Massachusetts Avenue for a distance of approximately 523 feet to a point said point being the intersection with a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along a line 100 feet from and parallel to the southwestern side of Wendell Street for a distance of approximately 153 feet to its intersection with the northwestern boundary line of lot numbered 86 on Assessors' Plat #156;

Thence turning and proceeding in a generally southwesterly direction along the northwestern boundary lines of lots numbered 86 and 55 and their extensions on Assessors' Plat #156 and the northwestern boundary lines of lots numbered 49 and 50 on Assessors' Plat #157, for a distance of approximately 344 feet to its point of intersection with the northwestern boundary line of lot #23 on Assessors' Plat #157;

Thence turning and proceeding in a generally southeasterly direction along the northeastern boundaries of lots numbered 23, 51 and 20 on Assessors' Plat #157 for a distance of approximately 315 feet to their point of intersection with the northwestern boundary line of lot numbered 8 on said plat;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot numbered 8 and its extension on Assessors' Plat #157 for a distance of approximately 142 feet to its point of intersection with the centerline of Mellen Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Mellen Street for a distance of approximately 24 feet to its point of intersection with the extension of the northwestern boundary of lot numbered 46 on Assessors' Plat #156;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot numbered 46 and its extension on Assessors' Plat #156 for a distance of approximately 167 feet to its point of intersection with the southwestern boundary line of lot numbered 32 on Assessors' Plat #156;

Thence turning and proceeding in a generally southeasterly direction along the southwestern boundary line of lot numbered 32 on Assessors' Plat #156 for a distance of approximately 24 feet to its point of intersection with the northwestern boundary line of lot numbered 33 on said plat;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line and its extension of lot numbered 33 on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street and its projection for a distance of approximately 360 feet to its point of intersection with the centerline of Oxford Street;

Thence turning and proceeding in a generally southwesterly direction along the centerline of Oxford Street for a distance of approximately 645 feet to its point of intersection with the centerline of Everett Street and its extension;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Everett Street and its extension for a distance of approximately 926 feet to its point of intersection with the centerline of Massachusetts Avenue, the point of origin.

AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Section 3.10, Division of the City Into Zoning Districts, amend the first sentence of subsection 3.11 by changing "sixteen classes of districts" to "seventeen classes of distticts," by renumbering items 6 through 16 in the list of districts as 7 through 17 respectively, and by inserting the following in the list:

   "6. Residence C-2A....Multi-Family Dwellings"

2. Amend Section 4.22 "Offices in Residences" so that it reads as follows:

   In Residence C-2A and C-3 districts offices for physicians and dentists may be located on the first or second floor of a residential building where such office space does not exceed ten percent of the gross floor areas of the building.

3. In Section 4.30, Table of Use Regulations, change the column heading "Res. C-1, 2, 3" so that it reads "Res. C-1, 2, 2A, 3".

4. In Sec. 4.30, Table of Use Regulations, change the footnotes to subsections 4.31e(2) (Hotel or Motel) and 4.31f(2) (Lodging House) so that each one reads as follows:

   "* C-2, C-2A and C-3 only; no in C-1 and O-1."

5. In Section 5.30, District Dimension Regulations amendTable 5-1 by adding the following new row and footnote:

Table 5-1. TABLE OF DIMENSIONAL REQUIREMENTS – RESIDENTIAL DISTRICTS

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
District	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Min. Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in Feet	Minimum Yard in Feet: Front	Side	Rear	Maximum Height in Feet	Min. Ratio of Usable Op. Sp. to Lot Area
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$ [b]	$\frac{H+L}{6}$	$\frac{H+L}{5}$ [c]	60 [d]	10

(d) 60 feet shall be the limit until this Ordinance is amended to establish a design review process applicable to the Residence C-2A district. Following such an amendment the maximum height shall be 35 feet unless a special permit is granted by the Planning Board for additional building height up to but not exceeding 60 feet in total height.

6. In Section 5.30, District Dimensional Regulations, amend subsection 5.31(3c) by changing the first clause so that it reads as follows:

(c) In a Residence C-1, C-2, C-2A or C-3 district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line.

7. In Section 6.30, Table of Parking Requirements, add "Residence C-2A" to the heading for the third row so that it reads as follows:

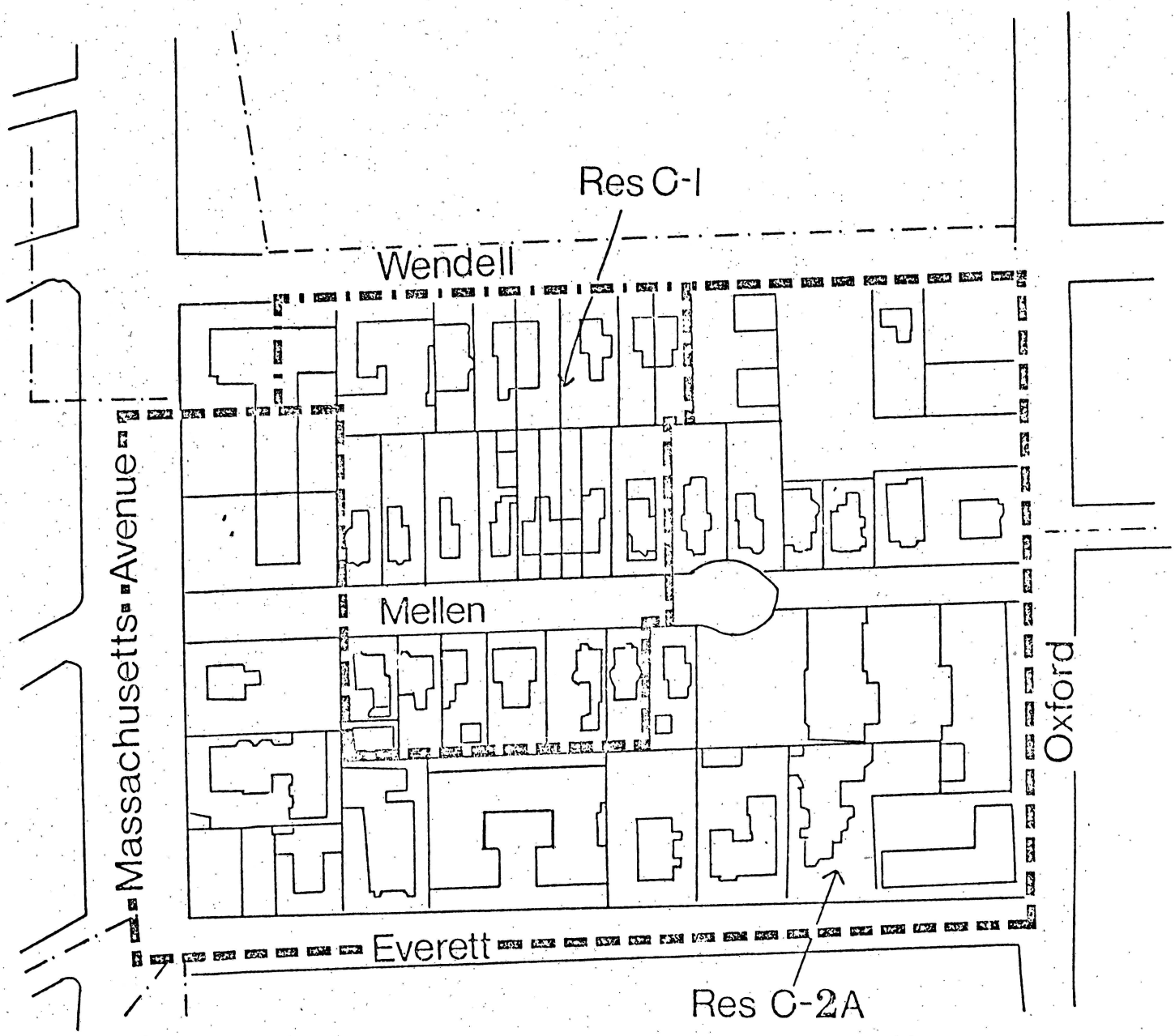
	Residence	Public Assembly	Institution	Retail & Office		Factory & Warehouse
Zoning District	Minimum number spaces per group of dwelling units	Number seats requiring 1 space		Ground Floor	Other Level	
Res. C-2A Res. C-3 Office -3 Ind. B Bus. C	1.0 per 1.0	15	1,800 s.f.	900 s.f.	1,800 s.f.	2,000 s.f.

8. In Section 6.50, Location and Layout of Parking Facilities amend subsection 6.51(1) so that it reads as follows:

"1. In the case of new construction of a multi-family apartment building in a Residence C-2A, Residence C-3 or Office 3 district, the required parking facilities may be provided on lots not more than two hundred feet away from the building to be served."

9. In Section 11.10, Townhouse Development, amend subsection 11.12 so that it reads as follows:

11.12 Area of Applicability. Townhouse developments which meet the development standards set forth in Section 11.13 shall be allowed in Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts."



Mellen Street Rezoning/
Res C-3 to Res C-1 & Res C-2A

RECEIVED BY
OFFICE OF CITY CLERK
SEP 28 2 06 PM '78
CAMBRIDGE, MASS.

Cambridge, October 19, 19 78

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

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

By striking out the designation Residence C-3 and substituting in place thereof the designation Residence C-2A insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors Plat #156. Odd numbers 7 through 37 Mellen Street, even numbers 8 through 34 Wendell Street, odd numbers 61 through 69 Oxford Street, odd numbers 1637 and 1645 Massachusetts Avenue and which includes all or parts of lots numbered 26, 86, 60, 61, 29, 30, 31, 32, 33, 83, 36, 37, 38, 39, 40, 57, 56, 55, 82, 53, 52, 51, 50, 49, 48, 47, 46, 45, 87, 80, 82, 90, 41, 91, 92 as shown on Assessors' Plat #156;

Premises of the following parcels as designated on Assessors' Plat #157. Odd numbers 3 through 37 Everett Street, odd numbers 1607 through 1627 Massachusetts Avenue, odd numbers 45 through 53 Oxford Street and even numbers 6 through 24 Mellen Street and which includes all or parts of lots numbered 1, 39, 26, 52, 53, 54, 49, 50, 2, 3, 4, 5, 6, 7, 8, 23, 51, 20, 68, 19, 61, 64, 65, 66, 67, 62, 63 as shown on Assessors' Plat #157; and which is bounded and described as follows:

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Massachusetts Avenue and the centerline of Wendell Street;

Thence running southwesterly along a line 100 feet distant from and parallel to the southeastern streetline of Massachusetts Avenue 125 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Massachusetts Avenue and a line 100 feet distant from and parallel to the southwestern streetline of Wendell Street;

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Wendell Street and its extension 150 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Wendell Street and its extension and the centerline of Massachusetts Avenue;

Thence running southwesterly along the centerline of Massachusetts Avenue 515 feet more or less to a point said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Everett Street and its extension;

Thence running southeasterly along the centerline of Everett Street and its extension 925 feet more or less to a point said point being the intersection of the centerline of Everett Street and its extension and the centerline of Oxford Street;

Thence running northeasterly along the centerline of Oxford Street 660 feet more or less to a point said point being the intersection of the centerline of Oxford Street and the centerline of Wendell Street and its extension;

Thence running northwesterly along the centerline of Wendell Street and its extension 775 feet more or less to the point of origin and which comprises an area of 591,750 square feet more or less.

AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Section 3.10, Division of the City Into Zoning Districts, amend the first sentence of subsection 3.11 by changing "sixteen classes of districts" to "seventeen classes of districts," by renumbering items 6 through 16 in the list of districts as 7 through 17 respectively, and by inserting the following in the list:

   "6. Residence C-2A....Multi-Family Dwellings"

2. Amend Section 4.22 "Offices in Residences" so that it reads as follows:

   In Residence C-2A and C-3 districts offices for physicians and dentists may be located on the first or second floor of a residential building where such office space does not exceed ten percent of the gross floor areas of the building.

3. In Section 4.30, Table of Use Regulations, change the column heading "Res. C-1, 2, 3" so that it reads "Res. C-1, 2, 2A, 3."

4. In Sec. 4.30, Table of Use Regulations, change the footnotes to subsections 4.31e(2) (Hotel or Motel) and 4.31f(2) (Lodging House) so that each one reads as follows:

   "*C-2, C-2A and C-3 only; no in C-1 and O-1."

5. In Section 5.30, District Dimension Regulations amend Table 5-1 by adding the following new row and footnotes:

Table 5-1. TABLE OF DIMENSIONAL REQUIREMENTS - RESIDENTIAL DISTRICTS

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
District	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Min. Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in feet	Minimum Yard in Feet Front	Side	Rear	Minimum Height in Feet	Min. Ratio of Usable Op. Sp. to Lot Area
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$ (b)(d)	$\frac{H+L}{6}$ (d)	$\frac{H+L}{5}$ (c)	60(e)	10(f)

(d) In no case may a building on any lot which abuts or is separated only by a public or private way from a Residence A-1, A-2, B, C-1 or C-2 district be nearer the street line or side line of the lot than the minimum front and side yard requirements for the residential district which said lot abuts or from which it is separated by a way. However, such increased setback requirements shall only apply to any part of a building which is located within 125 feet of a Residence A-1, A-2, B, C-1 or C-2 district.

(e) 60 feet shall be the limit until this Ordinance is amended to establish a design review process applicable to the Residence C-2A district. Following such an amendment the maximum height shall be 35 feet unless a special permit is granted by the Planning Board for additional building height up to but not exceeding 60 feet in total height.

(f) The minimum ratio of usable open space to lot area required for a lot which abuts/or is separated only by a public or private way from a Residence A-1, A-2, B, C-1 or C-2 district shall be equal to the amount of usable open space required in the residential district which said lot abuts or from which it is separated by a way.

6. In Section 5.30, District Dimensional Regulations, amend subsection 5.31(3c) by changing the first clause so that it reads as follows:

(c) In a Residence C-1, C-2, C-2A or C-3 district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line.

7. In Section 6.30, Table of Parking Requirements, add "Residence C-2A" to the heading for the third row so that it reads as follows:

Zoning District	Residence	Public Assembly	Institution	Retail & Office		Factory Warehous
	Minimum number spaces per group of dwelling units	Number seats requiring 1 space		Ground Floor	Other Level	
Res. C-2A Res. C-3 Office-3 Ind. B Bus. C	1.0 per 1.0	15	1,800 s.f.	900 s.f.	1,800 s.f	2,000s.f.

8. In Section 6.50, Location and Layout of Parking Facilities amend subsection 6.51(1) so that it reads as follows:

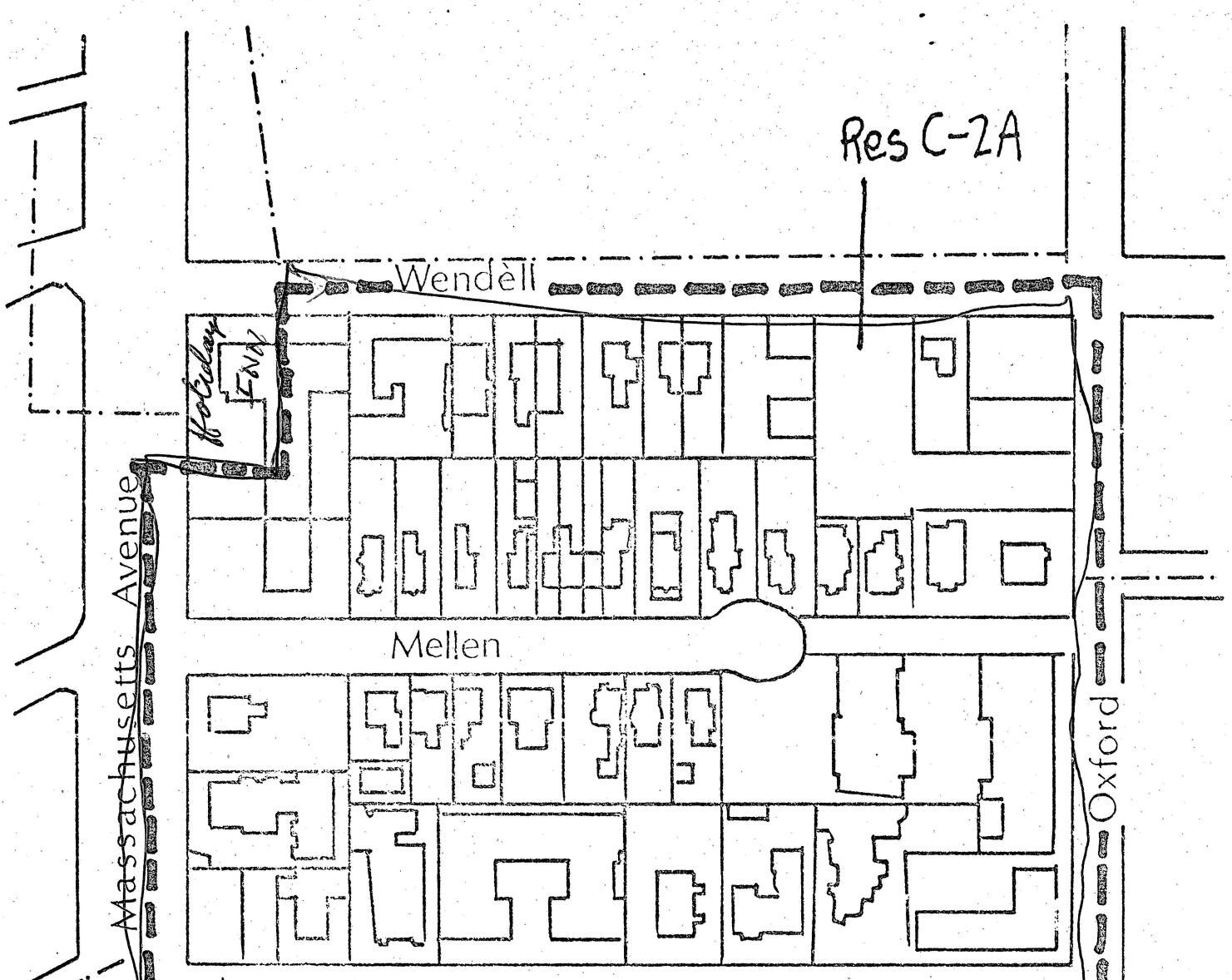
"1. In the case of new construction of a multi-family apartment building in a Residence C-2A, Residence C-3 or Office 3 district, the required parking facilities may be provided on lots not more than two hundred feet away from the building to be served."

9. In Section 11.10, Townhouse Development, amend subsection 11.12 so that it reads as follows:

11.12 Area of Applicability. Townhouse developments which meet the development standards set forth in Section 11.13 shall be allowed in Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts."

10. In Section 6.50, Location and Layout of Parking Facilities, add the following subsection:

6.59 No on-grade parking shall be allowed in Residence C-2A districts within 125 feet of a Residence A-1, A-2, B, C-1 or C-2 district.



Mellen Street Rezoning
Res C-3 to Res C-2A

Vellucci Amendment

CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 876-6800

Alfred E. Vellucci
City Councillor

Mayor
1970-1971
1976-1977

October 19, 1978

A Proposal for the Mellen Street Area

Once again the City Council, in dealing with yet another petition to rezone the Mellen Street Area, is confronted with a conflict between residential integrity and institutional growth.

With all due respect to the Cambridge Planning Board, it strikes me that this latest petition is only a piecemeal approach to the problem that will not yield a lasting solution that is respectful of the needs of the Agassiz neighborhood or the legitimate concerns of Lesley College.

As such I would hope that my colleagues on the City Council will join me in taking a tough but realistic stand that achieves the goals of our City Council "containment policy" adopted last spring. I ask my colleagues to vote against the pending petition and to support instead a new petition to be filed by the City Council which I shall outline below.

I suggest that we take a long and close look at the entire rectangle bounded by Oxford, Everett, Massachusetts Avenue, and Wendell Street. Both usage and ownership make it clear to me that this is not a residential neighborhood. University usage and ownership dominate the entire block. I suggest that we, in effect, draw a red line around the block, zone it as a whole, but

make our vote conditional on a contractural set of agreements to be executed between the City Manager and Lesley College.

The zone would have the dimensional rights and requirements of Res. C-2A with additional protection dealing with setbacks, open space and open air parking lots. These additional safeguards would in effect create a transition zone within the new C-2A zone to the adjoining residential neighborhood.

If we adopt the new zone, we would in essence be saying to Lesley: stay within this zone!; divest outside of this zone!; never again purchase outside of this zone!; and build within this zone in such a way that is respectful of the fact your neighbors are residents who must look out at your property.

I suggest that the Council vote for this new zoning petition if, and only if, Lesley College agrees to sign an agreement with the City Manager which contains the following understandings, the details of which are to be worked out by the principals:

1. Lesley College promises to undertake a staged divestiture of the following properties and to sell them for residential use, preferably to owner occupants:

    68 Oxford Street

    78-80 Oxford Street

    82 Oxford Street (front and rear)

    6 Sacramento Street

    10 Sacramento Street

    38 Sacramento Street

    49 Washington Avenue (both buildings)

2. Lesley further promises to buy no additional properties outside of the newly zoned area.

3. Lesley promises to continue in-lieu of tax payments to the City of Cambridge.

4. Lesley promises to continue its Scholarship program for Cambridge residents.

5. Lesley further promises to create a Special Scholarship program for young women from the Agassiz neighborhood.

I trust that the details of this agreement can be ironed out between Lesley and the City Manager for Council's inspection prior to our taking a final vote on the proposed ordinance.

It seems to me that this proposal has a number of distinct advantages.

It is a true containment policy. It gets an institution out of neighborhoods where it doesn't belong and commits them to staying out in the future.

By doing so it gives the truly residential sector of the Agassiz neighborhood some concrete protection that Lesley will not continue to pick off houses in such a way that is insensitive to residential integrity. It gets this institution out of their hair and further guarantees that they will stay out.

By building in additional requirements to the zoning amendment, it protects the adjoining residential area from the possibility of unsightly and obtrusive development. This is particularly important for the residents on the north side of Wendell Street and those on Oxford Street north of Wendell.

It also gives Lesley College the assurance that it can plan for future growth in a consolidated campus area.

I must at this point make the observation that in my mind Lesley has done many things in the past to earn some degree of consideration. They have given nearly $400,000 in Scholarships to Cambridge women. They have sent volunteers to work in the Cambridge Community Center, the Cambridge Nursing Home, Wellmet, D.A.R.E., and a number of other agencies. They have involved themselves with the Cambridge School Department, particularly in the area of children with Special Needs. Educational services are offered by Lesley at CAPS, the Tobin Magnet program, the Webster School and the Agassiz School, to name only several. Lesley's Compass Program 78 served 67 Cambridge school children this past summer who have various types of Special Needs. In short, Lesley is not perfect, but by and large they have been a good neighbor to the Cambridge Community. It is without question an outstanding academic institution that should not be penalized out of hand, and in some cases because of the transgressions of others.

I hope my colleagues will reflect upon what I have said and study the new zoning petition which I enclose. I know that no decision in this matter is easy, but I honestly believe that the proposal which I am making is intelligent, fair, rational and right. If my colleagues can help me to find a better solution then I of course welcome their suggestions.

HARVARD UNIVERSITY
GRAYS HALL 16

VICE PRESIDENT
FOR GOVERNMENT
AND COMMUNITY AFFAIRS

CAMBRIDGE, MASSACHUSETTS 02138

October 17, 1978

Cambridge Planning Board
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Petition to amend zoning of two-block area bound by Massachusetts Avenue, Everett Street, Oxford Street and Wendell Street, from C-3 to C-1 and a proposed C-2A zones.

Dear Members:

Harvard University is opposed to the proposed down-zoning of the Wendell-Everett Street area from Residence C-3 to Residence C-1 and a new Residence C-2A as is proposed by the subject petition. In addition, the University is opposed to the proposed creation of a new Residence C-2A zone. Approximately three-fourths of the affected area is owned by educational institutions, including Harvard. Under the petition, these institutions would suffer a reduction in the allowable floor area ratio and a restriction on the height of new development. In addition, they might be subject to a new design review process on new institutional development. In fact, this proposal would make any institutional development on the currently held land by Harvard University virtually impossible. In our view, the proposal would impermissibly restrict the use of land for proper educational purposes by Harvard University in violation of the so called Dover Amendment (G.L. 40A, Sec. 2). The dimensional requirements of these zones would not, in our view, be reasonable if applied to educational uses.

In accordance with our "Long Range Planning Inventory, Policies and Recommendations, 1975", Harvard has voluntarily established a limit upon further real estate acquisitions and has been making efforts to divest itself of properties outside the limit, returning ownership, where possible, to owner-occupants. Down-zonings like

that now under consideration would make it difficult for Harvard to maintain this posture. We think sound planning and the best interests of Harvard and the Agassiz community as a whole, will not be well served by the amendment and we urge the Board to recommend against its passage.

Respectfully submitted,

Michael F. Brewer

Michael F. Brewer
Assistant Vice President for
Government & Community Affairs

HARVARD UNIVERSITY
GRAYS HALL 16

VICE PRESIDENT
FOR GOVERNMENT
AND COMMUNITY AFFAIRS

CAMBRIDGE, MASSACHUSETTS 02138

October 19, 1978

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

Re: Petition to rezone land generally bounded by Wendell Street, Everett Street, Oxford Street and Massachusetts Avenue, Cambridge.

Dear Sir:

The undersigned, owner of more that 20% of land proposed to be included in the change to the Zoning Ordinance of the City of Cambridge as contemplated by the captioned petition, hereby protests against such change pursuant to G.L. c. 40A, Section 7 and G.L. c. 40A, Section 5 as added by Chapter 808 of the Acts of 1975, for the reasons that the proposed change would constitute spot zoning and a taking of property without compensation and that such change would impermissibly restrict the use of land for proper educational purposes in violation of the so called Dover Amendment, as contained in G.L. c. 40A, Section 2 and G.L. c. 40A, Section 3 as added by said Chapter 808.

Sincerely,

PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By: _____

Hand Delivered:
RETURN RECEIPT REQUESTED

HARVARD UNIVERSITY
GRAYS HALL 16

VICE PRESIDENT
FOR GOVERNMENT
AND COMMUNITY AFFAIRS

CAMBRIDGE, MASSACHUSETTS 02138

October 19, 1978

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

Re: Harvard Square Overlay District Petition by Mary Ellen Preusser, et al., filed with the City Clerk on September 5, 1978.

Dear Sir:

The undersigned, owner of 20% or more of the area of land proposed to be included in the change to the Zoning Ordinance of the City of Cambridge sought by the captioned petition, or of the land immediately adjacent to such area of land and extending three hundred feet therefrom, hereby protests against such change pursuant to G.L. c. 40A Section 5, as amended, for the reasons, among others, that such change would: significantly and impermissibly impair and restrict the use of land for proper purposes without sufficient planning justification; violate G.L. c. 40A Section 4, as amended, by creating a zoning district within which there are not uniform requirements for each class or kind of structures or uses permitted; constitute an improper delegation of the zoning power to a non-legislative body without adequate standards for its exercise.

Hand Delivered:
RETURN RECEIPT REQUESTED

Sincerely,

PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By: _____

HARVARD UNIVERSITY
GRAYS HALL 16

VICE PRESIDENT
FOR GOVERNMENT
AND COMMUNITY AFFAIRS

CAMBRIDGE, MASSACHUSETTS 02138

October 17, 1978

Cambridge Planning Board
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Petition to amend zoning of two-block area bound by Massachusetts Avenue, Everett Street, Oxford Street and Wendell Street, from C-3 to C-1 and a proposed C-2A zones.

Dear Members:

Harvard University is opposed to the proposed down-zoning of the Wendell-Everett Street area from Residence C-3 to Residence C-1 and a new Residence C-2A as is proposed by the subject petition. In addition, the University is opposed to the proposed creation of a new Residence C-2A zone. Approximately three-fourths of the affected area is owned by educational institutions, including Harvard. Under the petition, these institutions would suffer a reduction in the allowable floor area ratio and a restriction on the height of new development. In addition, they might be subject to a new design review process on new institutional development. In fact, this proposal would make any institutional development on the currently held land by Harvard University virtually impossible. In our view, the proposal would impermissibly restrict the use of land for proper educational purposes by Harvard University in violation of the so called Dover Amendment (G.L. 40A, Sec. 2). The dimensional requirements of these zones would not, in our view, be reasonable if applied to educational uses.

In accordance with our "Long Range Planning Inventory, Policies and Recommendations, 1975", Harvard has voluntarily established a limit upon further real estate acquisitions and has been making efforts to divest itself of properties outside the limit, returning ownership, where possible, to owner-occupants. Down-zonings like

that now under consideration would make it difficult for Harvard to maintain this posture. We think sound planning and the best interests of Harvard and the Agassiz community as a whole, will not be well served by the amendment and we urge the Board to recommend against its passage.

Respectfully submitted,

Michael F. Brewer

Michael F. Brewer
Assistant Vice President for
Government & Community Affairs

HARVARD UNIVERSITY
GRAYS HALL 16

VICE PRESIDENT
FOR GOVERNMENT
AND COMMUNITY AFFAIRS

CAMBRIDGE, MASSACHUSETTS 02138

October 19, 1978

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

Re: Petition to rezone land generally bounded by Wendell Street, Everett Street, Oxford Street and Massachusetts Avenue, Cambridge.

Dear Sir:

The undersigned, owner of more that 20% of land proposed to be included in the change to the Zoning Ordinance of the City of Cambridge as contemplated by the captioned petition, hereby protests against such change pursuant to G.L. c. 40A, Section 7 and G.L. c. 40A, Section 5 as added by Chapter 808 of the Acts of 1975, for the reasons that the proposed change would constitute spot zoning and a taking of property without compensation and that such change would impermissibly restrict the use of land for proper educational purposes in violation of the so called Dover Amendment, as contained in G.L. c. 40A, Section 2 and G.L. c. 40A, Section 3 as added by said Chapter 808.

Sincerely,

PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By: _____

Hand Delivered:
RETURN RECEIPT REQUESTED

FIRST PUBLICATION NO. 1969.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by striking out the designation C-3 and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:-

Premises of the following parcels as designated on Assessors' Plat #156. Even numbers 8 through 24 Wendell Street and odd number 1653 Massachusetts Avenue and which includes all or parts of lots numbered 26, 29, 30, 31, 32, 57, 60, 61 and 86 as shown on Assessors' Plat #156.

Beginning at a point said point being the intersection of a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue and a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence proceeding in a generally northeasterly direction along a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue for a distance of approximately 125 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street for a distance of approximately 418 feet to its point of intersection with the extension of the southeastern boundary line of lot numbered 32 on Assessors' Plat #156;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line and its extension of lot numbered 32 on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the northeastern boundary line of lot numbered 46 on Assessors' Plat #156;

Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary line of lot numbered 46 on Assessors' Plat #156 for a distance of approximately 415 feet to its point of intersection with a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue, the point of origin.

Also by striking out the designation C-3 and substituting in place thereof the designation Residence C-2A insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #156. Odd numbers 7 through 23 Mellen Street, odd numbers 1645 and 1637 Massachusetts Avenue, even numbers 28 through 34 Wendell Street and odd numbers 61 through 69 Oxford Street and which includes all or parts of

lots numbered 33, 36, 37, 38, 39, 40, 41, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 80, 82, 83, 90, 91, and 92 as shown on Assessors' Plat #156.

Premises of the following parcels as designated on Assessors' Plat #157. Even numbers 6 through 24 Mellen Street, odd numbers 1607 through 1615, 1619 and 1627 Massachusetts Avenue, odd numbers 3 through 7, 11, 15, 19, 23 through 33 and 37 Everett Street and odd numbers 45 through 51 and even number 58 Oxford Street and which includes all or parts of lots numbered 1, 3, 4, 5, 6, 7, 8, 19, 20, 23, 26, 39, 49, 50, 51, 52, 53, 54, 61, 62, 63, 64 and 68 as shown on Assessors' Plat #157.

Beginning at a point said point being the intersection of the centerline of Massachusetts Avenue and the projection of the centerline of Everett Street;

Thence running northeasterly along the centerline of Massachusetts Avenue for a distance of approximately 523 feet to a point said point being the intersection with a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along a line 100 feet from and parallel to the southwestern side of Wendell Street for a distance of approximately 565 feet to its intersection with the northwestern boundary line of lot numbered 33 on Assessors' Plat #156;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot numbered 33 and its extension on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street and its projection for a distance of approximately 360 feet to its point of intersection with the centerline of Oxford Street;

Thence turning and proceeding in a generally southwesterly direction along the centerline of Oxford Street for a distance of approximately 645 feet to its point of intersection with the centerline of Everett Street and its extension;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Everett Street and its extension for a distance of approximately 926 feet to its point of intersection with the centerline of Massachusetts Avenue, the point of origin.

AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Section 3.10, Division of the City into Zoning Districts, amend the first sentence of subsection 3.11 by changing "sixteen classes of districts" to "seventeen classes of districts," by renumbering items 6 through 16 in the list of districts as 7 through 17 respectively, and by inserting the following in the list:

   "6. Residence C-2A....Multi-Family Dwellings"

2. Amend Section 4.22 "Offices in Residences" so that it reads as follows:

   In Residence C-2A and C-3 districts offices for physicians and dentists may be located on the first or second floor of a residential building where such office space does not extend ten percent of the gross floor area of the building.

3. In Section 4.30, Table of Use Regulations, change the column heading "Res. C-1, 2, 3" so that it reads "Res. C-1, 2, 2A, 3."

4. In Section 4.30, Table of Use Regulations, change the footnotes to subsections 4.31e(2) (Hotel or Motel) and 4.31f(2) (Lodging House) so that each one reads as follows:

   "* C-2, C-2A and C-3 only; no in C-1 and O-1."

5. In Section 5.30, District Dimension Regulations, amend Table 5-1 by adding the following new row and footnote:

Table 5-1. TABLE OF DIMENSIONAL REQUIREMENTS -- RESIDENTIAL DISTRICTS

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
District	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Min. Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in Feet	Minimum Yard in Feet: Front	Side	Rear	Maximum Height of Buildings in Feet	Min. Ratio of Usable Open Space to Total Floor Area
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$ [b]	$\frac{H+L}{6}$	$\frac{H+L}{5}$ [c]	60 [d]	10

(d) 60 feet shall be the limit until the Ordinance is amended to establish a design review process applicable to the Residence C-2A district. Following such an amendment the maximum height shall be 35 feet unless a special permit is granted by the Planning Board for additional building height up to but not exceeding 60 feet in total height.

6. In Section 5.30, District Dimensional Regulations, amend subsection 5.31(3c) by changing the first clause so that it reads as follows:

(c) In a Residence C-1, C-2, C-2A or C-3 district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line.

7. In Section 6.30, Table of Parking Requirements, add "Residence C-2A" to the heading for the third row so that it reads as follows:

Zoning District	Residence Minimum number spaces per group of dwelling units	Public Assembly Number seats requiring 1 space	Institution	Retail & Office Ground Floor	Retail & Office Other Level	Factory & Warehouse
Res. C-2A Res. C-3 Office-3 Ind. B Bus. C	1.0 per 1.0	15	1,800 s.f.	900 s.f.	1,800 s.f.	2,000 s.f.

8. In Section 6.50, Location and Layout of Parking Facilities amend subsection 6.51(1) so that it reads as follows:

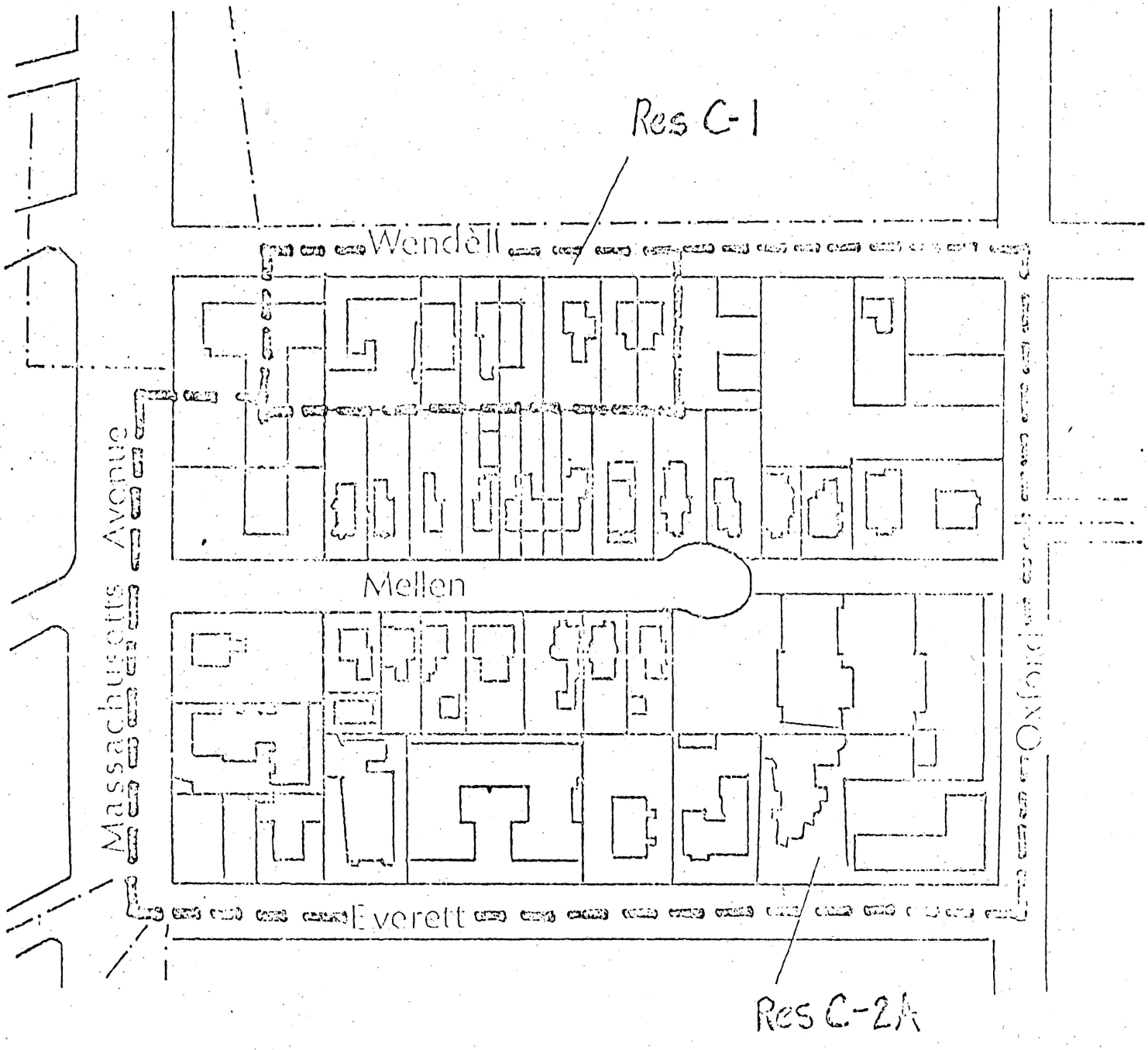
"1. In the case of new construction of a multi-family apartment building in a Residence C-2A, Residence C-3 or Office 3 district, the required parking facilities may be provided on lots not more than two hundred feet away from the building to be served."

9. In Section 11.10, Townhouse Development, amend subsection 11.12 so that it reads as follows:

11.12 Area of Applicability. Townhouse developments which meet the development standards set forth in Section 11.13 shall be allowed in Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B and C districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B and C districts."

Passed to a second reading as amended at the City Council meeting of December 11, 1978 and on or after December 25, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



Mellen Street Rezoning
Res C-3 to Res C-1 & Res C-2A

Proposed Planning Board Amendment 10/18/78

FIRST PUBLICATION NO. 1969.

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by striking out the designation C-3 and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:-

Premises of the following parcels as designated on Assessors' Plat #156. Even numbers 8 through 24 Wendell Street and odd number 1653 Massachusetts Avenue and which includes all or parts of lots numbered 26, 29, 30, 31, 32, 57, 60, 61 and 86 as shown on Assessors' Plat #156.

Beginning at a point said point being the intersection of a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue and a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence proceeding in a generally northeasterly direction along a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue for a distance of approximately 125 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street for a distance of approximately 418 feet to its point of intersection with the extension of the southeastern boundary line of lot numbered 32 on Assessors' Plat #156;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line and its extension of lot numbered 32 on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the northeastern boundary line of lot numbered 46 on Assessors' Plat #156;

Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary line of lot numbered 46 on Assessors' Plat #156 for a distance of approximately 415 feet to its point of intersection with a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue, the point of origin.

Also by striking out the designation C-3 and substituting in place thereof the designation Residence C-2A insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #156. Odd numbers 7 through 23 Mellen Street, odd numbers 1645 and 1637 Massachusetts Avenue, even numbers 28 through 34 Wendell Street and odd numbers 61 through 69 Oxford Street and which includes all or parts of

lots numbered 33, 36, 37, 38, 39, 40, 41, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 80, 82, 83, 90, 91, and 92 as shown on Assessors' Plat #156.

Premises of the following parcels as designated on Assessors' Plat #157. Even numbers 6 through 24 Mellen Street, odd numbers 1607 through 1615, 1619 and 1627 Massachusetts Avenue, odd numbers 3 through 7, 11, 15, 19, 23 through 33 and 37 Everett Street and odd numbers 45 through 51 and even number 58 Oxford Street and which includes all or parts of lots numbered 1, 3, 4, 5, 6, 7, 8, 19, 20, 23, 26, 39, 49, 50, 51, 52, 53, 54, 61, 62, 63, 64 and 68 as shown on Assessors' Plat #157.

Beginning at a point said point being the intersection of the centerline of Massachusetts Avenue and the projection of the centerline of Everett Street;

Thence running northeasterly along the centerline of Massachusetts Avenue for a distance of approximately 523 feet to a point said point being the intersection with a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along a line 100 feet from and parallel to the southwestern side of Wendell Street for a distance of approximately 565 feet to its intersection with the northwestern boundary line of lot numbered 33 on Assessors' Plat #156;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot numbered 33 and its extension on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street and its projection for a distance of approximately 360 feet to its point of intersection with the centerline of Oxford Street;

Thence turning and proceeding in a generally southwesterly direction along the centerline of Oxford Street for a distance of approximately 645 feet to its point of intersection with the centerline of Everett Street and its extension;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Everett Street and its extension for a distance of approximately 926 feet to its point of intersection with the centerline of Massachusetts Avenue, the point of origin.

AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Section 3.10, Division of the City into Zoning Districts, amend the first sentence of subsection 3.11 by changing "sixteen classes of districts" to "seventeen classes of districts," by renumbering items 6 through 16 in the list of districts as 7 through 17 respectively, and by inserting the following in the list:

   "6. Residence C-2A....Multi-Family Dwellings"

2. Amend Section 4.22 "Offices in Residences" so that it reads as follows:

   In Residence C-2A and C-3 districts offices for physicians and dentists may be located on the first or second floor of a residential building where such office space does not extend ten percent of the gross floor area of the building.

3. In Section 4.30, Table of Use Regulations, change the column heading "Res. C-1, 2, 3" so that it reads "Res. C-1, 2, 2A, 3."

4. In Section 4.30, Table of Use Regulations, change the footnotes to subsections 4.31e(2) (Hotel or Motel) and 4.31f(2) (Lodging House) so that each one reads as follows:

   "* C-2, C-2A and C-3 only; no in C-1 and O-1."

5. In Section 5.30, District Dimension Regulations, amend Table 5-1 by adding the following new row and footnote:

Table 5-1. TABLE OF DIMENSIONAL REQUIREMENTS -- RESIDENTIAL DISTRICTS

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
	Max. Ratio of Floor Area to	Minimum Lot Size	Min. Lot Area for Each D.U.	Minimum Lot Width	Minimum Yard in Feet			Maximum Height	Min. Ratio of Usable Op. Sp.
District	Lot Area	in Sq. Ft.	in Sq. Ft.	in Feet	Front	Side	Rear	in Feet	to Lot Area
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$ [b]	$\frac{H+L}{6}$	$\frac{H+L}{5}$ [c]	60 [d]	10

(d) 60 feet shall be the limit until the Ordinance is amended to establish a design review process applicable to the Residence C-2A district. Following such an amendment the maximum height shall be 35 feet unless a special permit is granted by the Planning Board for additional building height up to but not exceeding 60 feet in total height.

6. In Section 5.30, District Dimensional Regulations, amend subsection 5.31(3c) by changing the first clause so that it reads as follows:

(c) In a Residence C-1, C-2, C-2A or C-3 district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line.

7. In Section 6.30, Table of Parking Requirements, add "Residence C-2A" to the heading for the third row so that it reads as follows:

	Residence	Public Assembly	Institution	Retail & Office		Factory & Warehouse
Zoning District	Minimum number spaces per group of dwelling units	Number seats requiring 1 space		Ground Floor	Other Level	
Res. C-2A Res. C-3 Office -3 Ind. B Bus. C	1.0 per 1.0	15	1,800 s.f.	900 s.f.	1,800 s.f.	2,000 s.f.

8. In Section 6.50, Location and Layout of Parking Facilities amend subsection 6.51(1) so that it reads as follows:

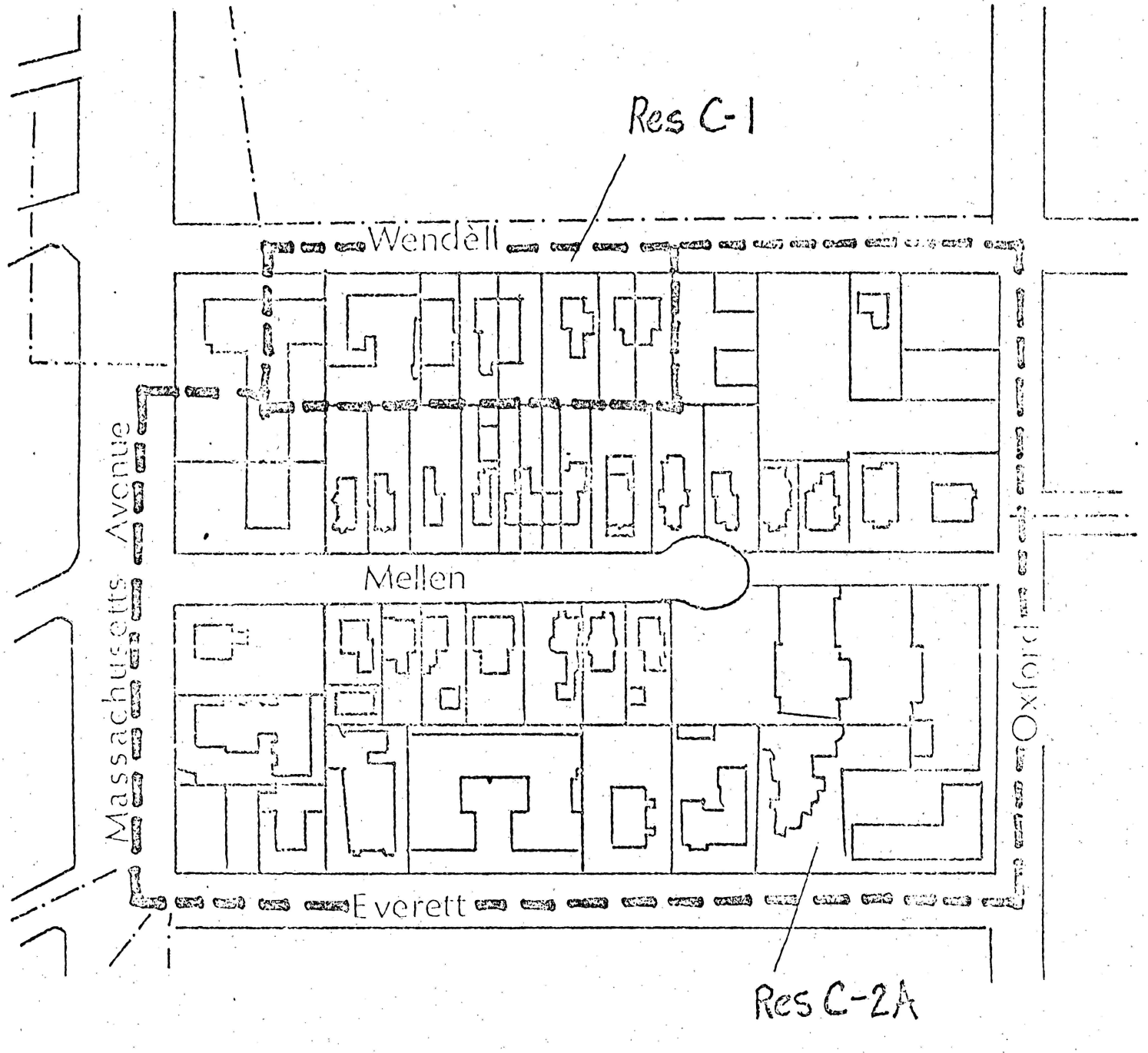
"1. In the case of new construction of a multi-family apartment building in a Residence C-2A, Residence C-3 or Office 3 district, the required parking facilities may be provided on lots not more than two-hundred feet away from the building to be served."

9. In Section 11.10, Townhouse Development, amend subsection 11.12 so that it reads as follows:

11.12 Area of Applicability. Townhouse developments which meet the development standards set forth in Section 11.13 shall be allowed in Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B and C districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B and C districts."

Passed to a second reading as amended at the City Council meeting of December 11, 1978 and on or after December 25, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



Mellen Street Rezoning
Res C-3 to Res C-1 & Res C-2A

Proposed Planning Board Amendment 10/18/78

AMENDED PLANNING BOARD PETITION TO REZONE THE MELLEN STREET AREA

RECEIVED BY
CAMBRIDGE CITY CLERK
DEC 12 11 24 AM '78
CAMBRIDGE, MASS.

Cambridge, October 18, 1978 19

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

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

1. By striking out the designation C-3 and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:

   Premises of the following parcels as designated on Assessors' Plat #156. Even numbers 8 through 24 Wendell Street and odd number 1653 Massachusetts Avenue and which includes all or parts of lots numbered 26, 29, 30, 31, 32, 57, 60, 61, and 86 as shown on Assessors' Plat #156.

   Beginning at a point said point being the intersection of a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue and a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

   Thence proceeding in a generally northeasterly direction along a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue for a distance of approximately 125 feet to its point of intersection with the centerline of Wendell Street;

   Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street for a distance of approximately 418 feet to its point of intersection with the extension of the southeastern boundary line of lot numbered 32 on Assessors' Plat #156;

   Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line and its extension of lot numbered 32 on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the northeastern boundary line of lot numbered 46 on Assessors' Plat #156;

   Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary line of lot numbered 46 on Assessors' Plat #156 for a distance of approximately 415 feet to its point of intersection with a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue, the point of origin.

2. By striking out the designation C-3 and substituting in place thereof the designation Residence C-2A insofar as it relates to the following described areas of land:

   Premises of the following parcels as designated on Assessors' Plat #156. Odd numbers 7 through 23 Mellen Street, odd numbers 1645 and 1637 Massachusetts Avenue, even numbers 28 through 34 Wendell Street and odd numbers 61 through 69 Oxford Street and which includes all or parts of

lots numbered 33, 36, 37, 38, 39, 40, 41, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 80, 82, 83, 90, 91, and 92 as shown on Assessors' Plat #156.

Premises of the following parcels as designated on Assessors' Plat #157. Even numbers 6 through 24 Mellen Street, odd numbers 1607 through 1615, 1619 and 1627 Massachusetts Avenue, odd numbers 3 through 7, 11, 15, 19, 23 through 33 and 37 Everett Street and odd numbers 45 through 51 and even number 58 Oxford Street and which includes all or parts of lots numbered 1, 3, 4, 5, 6, 7, 8, 19, 20, 23, 26, 39, 49, 50, 51, 52, 53, 54, 61, 62, 63, 64 and 68 as shown on Assessors' Plat #157.

Beginning at a point said point being the intersection of the centerline of Massachusetts Avenue and the projection of the centerline of Everett Street;

Thence running northeasterly along the centerline of Massachusetts Avenue for a distance of approximately 523 feet to a point said point being the intersection with a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along a line 100 feet from and parallel to the southwestern side of Wendell Street for a distance of approximately 565 feet to its intersection with the northwestern boundary line of lot numbered 33 on Assessors' Plat #156;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot numbered 33 and its extension on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street and its projection for a distance of approximately 360 feet to its point of intersection with the centerline of Oxford Street;

Thence turning and proceeding in a generally southwesterly direction along the centerline of Oxford Street for a distance of approximately 645 feet to its point of intersection with the centerline of Everett Street and its extension;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Everett Street and its extension for a distance of approximately 926 feet to its point of intersection with the centerline of Massachusetts Avenue, the point of origin.

AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Section 3.10, Division of the City into Zoning Districts, amend the first sentence of subsection 3.11 by changing "sixteen classes of districts" to "seventeen classes of districts," by renumbering items 6 through 16 in the list of districts as 7 through 17 respectively, and by inserting the following in the list:

   "6. Residence C-2A....Multi-Family Dwellings"

2. Amend Section 4.22 "Offices in Residences" so that it reads as follows:

   In Residence C-2A and C-3 districts offices for physicians and dentists may be located on the first or second floor of a residential building where such office space does not extend ten percent of the gross floor area of the building.

3. In Section 4.30, Table of Use Regulations, change the column heading "Res. C-1, 2, 3" so that it reads "Res. C-1, 2, 2A, 3."

4. In Section 4.30, Table of Use Regulations, change the footnotes to subsections 4.31e(2) (Hotel or Motel) and 4.31f(2) (Lodging House) so that each one reads as follows:

   "* C-2, C-2A and C-3 only; no in C-1 and O-1."

5. In Section 5.30, District Dimension Regulations, amend Table 5-1 by adding the following new row and footnote:

Table 5-1. TABLE OF DIMENSIONAL REQUIREMENTS -- RESIDENTIAL DISTRICTS

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
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Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$ [b]	$\frac{H+L}{6}$	$\frac{H+L}{5}$ [c]	60 [d]	10

(d) 60 feet shall be the limit until the Ordinance is amended to establish a design review process applicable to the Residence C-2A district. Following such an amendment the maximum height shall be 35 feet unless a special permit is granted by the Planning Board for additional building height up to but not exceeding 60 feet in total height.

6. In Section 5.30, District Dimensional Regulations, amend subsection 5.31(3c) by changing the first clause so that it reads as follows:

(c) In a Residence C-1, C-2, C-2A or C-3 district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line.

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Zoning District	Minimum number spaces per group of dwelling units	Number seats requiring 1 space		Ground Floor	Other Level	
Res. C-2A Res. C-3 Office -3 Ind. B Bus. C	1.0 per 1.0	15	1,800 s.f.	900 s.f.	1,800 s.f.	2,000 s.f.

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"1. In the case of new construction of a multi-family apartment building in a Residence C-2A, Residence C-3 or Office 3 district, the required parking facilities may be provided on lots not more than two hundred feet away from the building to be served."

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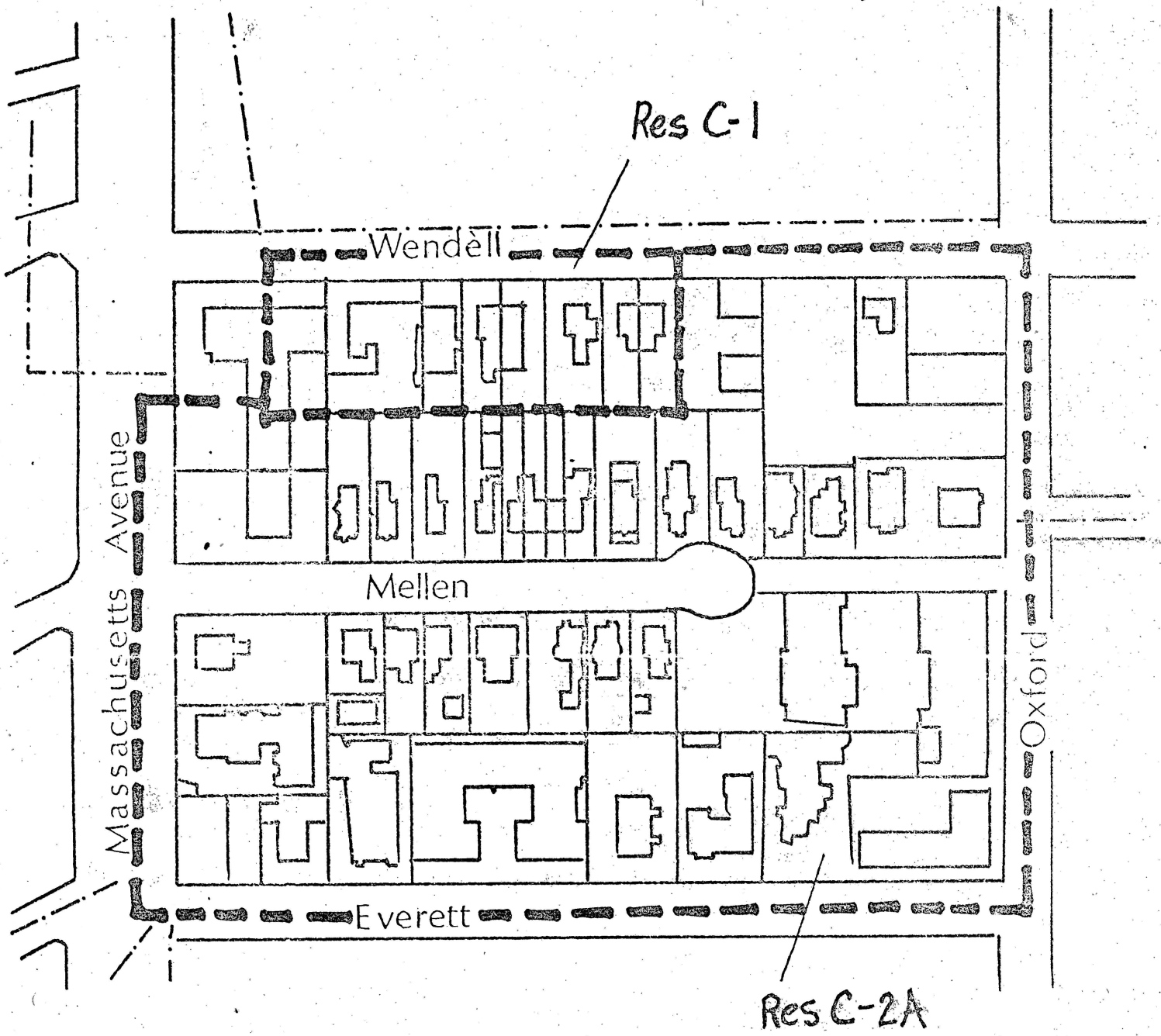
11.12 Area of Applicability. Townhouse developments which meet the development standards set forth in Section 11.13 shall be allowed in Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B and C districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B and C districts."



Mellen Street Rezoning
Res C-3 to Res C-1 & Res C-2A

Proposed Planning Board Amendment 10/18/78

Final Draft

Final
10/20/78

CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139
(617) 876-6800

Alfred E. Vellucci
City Councillor

Mayor
1970-1971
1976-1977

October 19, 1978

A Proposal for the Mellen Street Area

Once again the City Council, in dealing with yet another petition to rezone the Mellen Street Area, is confronted with a conflict between residential integrity and institutional growth.

With all due respect to the Cambridge Planning Board, it strikes me that this latest petition is only a piecemeal approach to the problem that will not yield a lasting solution that is respectful of the needs of the Agassiz neighborhood or the legitimate concerns of Lesley College.

As such I would hope that my colleagues on the City Council will join me in taking a tough but realistic stand that achieves the goals of our City Council "containment policy" adopted last spring. I ask my colleagues to vote against the pending petition and to support instead a new petition to be filed by the City Council which I shall outline below.

I suggest that we take a long and close look at the entire rectangle bounded by Oxford, Everett, Massachusetts Avenue, and Wendell Street. Both usage and ownership make it clear to me that this is not a residential neighborhood. University usage and ownership dominate the entire block. I suggest that we, in effect, draw a red line around the block, zone it as a whole, but

make our vote conditional on a contractural set of agreements to be executed between the City Manager and Lesley College.

The zone would have the dimensional rights and requirements of Res. C-2A with additional protection dealing with setbacks, open space and open air parking lots. These additional safeguards would in effect create a transition zone within the new C-2A zone to the adjoining residential neighborhood.

If we adopt the new zone, we would in essence be saying to Lesley: stay within this zone!; divest outside of this zone!; never again purchase outside of this zone!; and build within this zone in such a way that is respectful of the fact your neighbors are residents who must look out at your property.

I suggest that the Council vote for this new zoning petition if, and only if, Lesley College agrees to sign an agreement with the City Manager which contains the following understandings, the details of which are to be worked out by the principals:

1. Lesley College promises to undertake a staged divestiture of the following properties and to sell them for residential use, preferably to owner occupants:

    68 Oxford Street

    78-80 Oxford Street

    82 Oxford Street (front and rear)

    6 Sacramento Street

    10 Sacramento Street

    38 Sacramento Street

    49 Washington Avenue (both buildings)

2. Lesley further promises to buy no additional properties outside of the newly zoned area.

3. Lesley promises to continue in-lieu of tax payments to the City of Cambridge.

4. Lesley promises to continue its Scholarship program for Cambridge residents.

5. Lesley further promises to create a Special Scholarship program for young women from the Agassiz neighborhood.

I trust that the details of this agreement can be ironed out between Lesley and the City Manager for Council's inspection prior to our taking a final vote on the proposed ordinance.

It seems to me that this proposal has a number of distinct advantages.

It is a true containment policy. It gets an institution out of neighborhoods where it doesn't belong and commits them to staying out in the future.

By doing so it gives the truly residential sector of the Agassiz neighborhood some concrete protection that Lesley will not continue to pick off houses in such a way that is insensitive to residential integrity. It gets this institution out of their hair and further guarantees that they will stay out.

By building in additional requirements to the zoning amendment, it protects the adjoining residential area from the possibility of unsightly and obtrusive development. This is particularly important for the residents on the north side of Wendell Street and those on Oxford Street north of Wendell.

It also gives Lesley College the assurance that it can plan for future growth in a consolidated campus area.

I must at this point make the observation that in my mind Lesley has done many things in the past to earn some degree of consideration. They have given nearly $400,000 in Scholarships to Cambridge women. They have sent volunteers to work in the Cambridge Community Center, the Cambridge Nursing Home, Wellmet, D.A.R.E., and a number of other agencies. They have involved themselves with the Cambridge School Department, particularly in the area of children with Special Needs. Educational services are offered by Lesley at CAPS, the Tobin Magnet program, the Webster School and the Agassiz School, to name only several. Lesley's Compass Program 78 served 67 Cambridge school children this past summer who have various types of Special Needs. In short, Lesley is not perfect, but by and large they have been a good neighbor to the Cambridge Community. It is without question an outstanding academic institution that should not be penalized out of hand, and in some cases because of the transgressions of others.

I hope my colleagues will reflect upon what I have said and study the new zoning petition which I enclose. I know that no decision in this matter is easy, but I honestly believe that the proposal which I am making is intelligent, fair, rational and right. If my colleagues can help me to find a better solution then I of course welcome their suggestions.

Cambridge, October 19, 19 78

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

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

By striking out the designation Residence C-3 and substituting in place thereof the designation Residence C-2A insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors Plat #156. Odd numbers 7 through 37 Mellen Street, even numbers 8 through 34 Wendell Street, odd numbers 61 through 69 Oxford Street, odd numbers 1637 and 1645 Massachusetts Avenue and which includes all or parts of lots numbered 26, 86, 60, 61, 29, 30, 31, 32, 33, 83, 36, 37, 38, 39, 40, 57, 56, 55, 82, 53, 52, 51, 50, 49, 48, 47, 46, 45, 87, 80, 82, 90, 41, 91, 92 as shown on Assessors' Plat #156;

Premises of the following parcels as designated on Assessors' Plat #157. Odd numbers 3 through 37 Everett Street, odd numbers 1607 through 1627 Massachusetts Avenue, odd numbers 45 through 53 Oxford Street and even numbers 6 through 24 Mellen Street and which includes all or parts of lots numbered 1, 39, 26, 52, 53, 54, 49, 50, 2[illegible], 3, 4, 5, 6, 7, 8, 23, 51, 20, 68, 19, 61, 64, 65, 66, 67, 62, 63 as shown on Assessors' Plat #157; and which is bounded and described as follows:

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Massachusetts Avenue and the centerline of Wendell Street;

Thence running southwesterly along a line 100 feet distant from and parallel to the southeastern streetline of Massachusetts Avenue 125 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern streetline of Massachusetts Avenue and a line 100 feet distant from and parallel to the southwestern streetline of Wendell Street;

Thence running northwesterly along a line 100 feet distant from and parallel to the southwestern streetline of Wendell Street and its extension 150 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Wendell Street and its extension and the centerline of Massachusetts Avenue;

Thence running southwesterly along the centerline of Massachusetts Avenue 515 feet more or less to a point said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Everett Street and its extension;

Thence running southeasterly along the centerline of Everett Street and its extension 925 feet more or less to a point said point being the intersection of the centerline of Everett Street and its extension and the centerline of Oxford Street;

Thence running northeasterly along the centerline of Oxford Street 660 feet more or less to a point said point being the intersection of the centerline of Oxford Street and the centerline of Wendell Street and its extension;

Thence running northwesterly along the centerline of Wendell Street and its extension 775 feet more or less to the point of origin and which comprises an area of 591,750 square feet more or less.

AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Section 3.10, Division of the City Into Zoning Districts, amend the first sentence of subsection 3.11 by changing "sixteen classes of districts" to "seventeen classes of districts," by renumbering items 6 through 16 in the list of districts as 7 through 17 respectively, and by inserting the following in the list:

   "6. Residence C-2A....Multi-Family Dwellings"

2. Amend Section 4.22 "Offices in Residences" so that it reads as follows:

   In Residence C-2A and C-3 districts offices for physicians and dentists may be located on the first or second floor of a residential building, where such office space does not exceed ten percent of the gross floor areas of the building.

3. In Section 4.30, Table of Use Regulations, change the column heading "Res. C-1, 2, 3" so that it reads "Res. C-1, 2, 2A, 3."

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District	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Min. Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in feet	Minimum Yard in Feet Front	Side	Rear	Minimum Height in Feet	Min. Ratio of Usable Op. Sp. to Lot Area
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$ (b)(d)	$\frac{H+L}{6}$ (d)	$\frac{H+L}{5}$ (c)	60(e)	.10(f)

(d) In no case may a building on any lot which abuts or is separated only by a public or private way from a Residence A-1, A-2, B, C-1 or C-2 district be nearer the street line or side line of the lot than the minimum front and side yard requirements for the residential district which said lot abuts or from which it is separated by a way. However, such increased setback requirements shall only apply to any part of a building which is located within 125 feet of a Residence A-1, A-2, B, C-1 or C-2 district.

(e) The minimum ratio of usable open space to lot area required for a lot which abuts/or is separated only by a public or private way from a Residence A-1, A-2, B, C-1 or C-2 district shall be equal to the amount of usable open space required in the residential district which said lot abuts or from which it is separated by a way.

6. In Section 5.30, District Dimensional Regulations, amend subsection 5.31(3c) by changing the first clause so that it reads as follows:

(c) In a Residence C-1, C-2, C-2A or C-3 district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line.

7. In Section 6.30, Table of Parking Requirements, add "Residence C-2A" to the heading for the third row so that it reads as follows:

	Residence	Public Assembly	Institution	Retail & Office		Factory & Warehouse
Zoning District	Minimum number spaces per group of dwelling units	Number seats requiring 1 space		Ground Floor	Other Level	
Res. C-2A Res. C-3 Office-3 Ind. B Bus. C	1.0 per 1.0	15	1,800 s.f.	900 s.f.	1,800 s.f	2,000s.f.

8. In Section 6.50, Location and Layout of Parking Facilities amend subsection 6.51(1) so that it reads as follows:

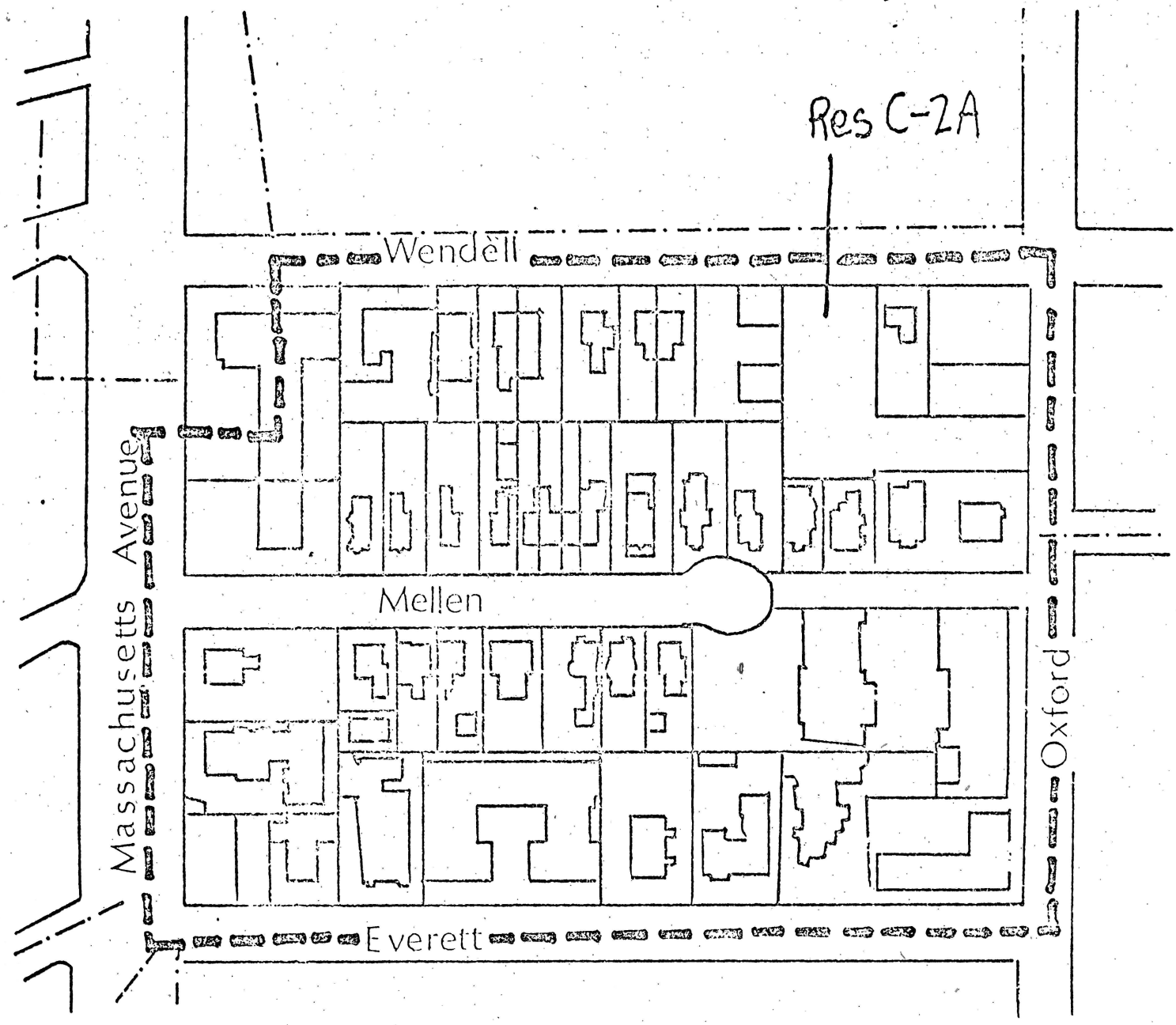
"1. In the case of new construction of a multi-family apartment building in a Residence C-2A, Residence C-3 or Office 3 district, the required parking facilities may be provided on lots not more than two hundred feet away from the building to be served."

9. In Section 11.10, Townhouse Development, amend subsection 11.12 so that it reads as follows:

11.12 Area of Applicability. Townhouse developments which meet the development standards set forth in Section 11.13 shall be allowed in Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts."

10. In Section 6.50, Location and Layout of Parking Facilities, add the following subsection:

6.59 No on-grade parking shall be allowed in Residence C-2A districts within 125 feet of a Residence A-1, A-2, B, C-1 or C-2 district.



Mellen Street Rezoning
Res C-3 to Res C-2A

Vellucci Amendment

City of Cambridge

In City Council October 23, 1978

The City Council *Committee* on Ordinances

to which was referred the petition of the Planning Board, otherwise referred to as the amended Peter Desmond petition, to amend the Zoning Map of the City of Cambridge from Residence C-3 to Residence C-1 and C-2A as it affects areas shown on the attached map. Section 3.11 of the ordinance would be amended to establish a Residence C-2A district. Various other sections of the ordinance would be amended to incorporate regulations for the new district.

Residence C-2A would be a residential district with the same use regulations as a Residence C-2 district, maximum floor area ratio of 2.5 and maximum height limited to 60 feet. This height limit shall apply until a design review process is established for the Res. C-2A district. Following such action, the maximum height shall be 35 feet unless a special permit is granted by the Planning Board for additional height up to but not exceeding 60 feet in total height.

Held a hearing on October 19, 1978 in the City Council Chamber, City Hall.

David Vickery, Assistant City Manager for Community Development, outlined the Planning Board proposal and the counter proposals of Lesley College, which amendments were filed in July after many conferences by all parties concerned.

Reports.

Councillor Vellucci submitted a revised proposal which he prepared with the Planning Board and requests that the City Manager and the Planning Department consider the second proposal dated October 19, 1978 and submitted this proposal to the Chair for consideration by the City Council and further requested that the entire matter be referred to the City Council at which time he would submit his proposal as a substitute for the original petition being considered by the City Council.

In response to questions by the City Council, David Vickery stated that the second proposal was more restricted and the entire hearing process should be initiated again.

The City Council was in receipt of communications from Harvard University, dated October 19, 1978 and Lesley College, dated October 18, 1978 indicating their opposition to the Planning Board proposal under the provisions of Chapter 40A, Section 5 indicating their ownership of more than 20% of the land proposed to be included in the change.

The City Council was in receipt of several petitions signed by hundreds of residents of the area favoring the zoning amendment proposed by the Planning Board. At the call of the Chair, the City Council heard from Paul Kolodny, 14 Mellen Street, Susan Scott, 18 Mellen Street, Brian Kullman, 121 Oxford Street, Paul Bright, 16 Mellen Street and Francis Spinks, 17 Bigelow Street who recorded themselves in favor of the petition.

Recording themselves in opposition were Bob Lewis of Lesley College, James Slattery of Lesley College and Andrew Culver, Attorney for Lesley College.

In response to questions by the City Council, Mr. Lewis stated that negotiations with the Planning Board would solve the differences which existed with the communities and that time was required to develop a close relationship with the community in the future.

Councillor Vellucci suggested that the original petition submitted by the Planning Board could be passed to a second reading October 23, 1978 and that the City Council could refer his second proposal to the Planning Board for hearing.

Councillor Duehay then moved that both petitions be referred to the full Council on Monday, October 23, 1978 for their consideration - there being no objection the motion carried and the petitions were both referred.

For the Committee,

Councillor Lawrence W. Frisoli
Chairman

Councilors:

My name is paul Bright; I have lived at my present residence at 16 Mellen Street for 8 years, and having grown up in the city I have lived in Cambridge for approximately 30 years. I was educated in the Cambridge school system, I am a graduate of the University of Massachusetts/Boston, I am a veteran of the army from cambridge. In the past I have worked as a group worker/organizer in the Jefferson and Corcoran Park housing projects and presently work as Region V Coordinator of Program and Community Development for the State Office for Children.

You have had the opportunity to study our petition. Tonight you have gotten a brief glimps of the community as we residents see it, and you have heard some facts to support our plan. I would like to share some personal reasons why I believe this re-zoning petition must be approved.

The feelings of confusion and apprehension that I feel today reminds me of those same feelings that I saw in my parents and others as a youth living on Columbia street. In those days, well intended, planners were demolishing the homes of friends to make way for the NASA Space Center that never arrived, leaving vacant lots that still exist today in the Kendall Square area.

As you may remember, Columbia Street was threatened for many years by a proposed inner-belt road. During those years the area slowely decayed because of neglect. There was no incentive to maintain or upgrade the property when considering the areas uncertain future. Today that same type of uncertanty exist in the Wendell/Mellen/Everett Streets area.

With unknown plans for expansion during the next few years, by Lesley College, there is no incentive for the owners of homes or rental property to maintain or upgrade their property. As a matter of fact the incentive is toward allowing theproperty to decay while waiting to reap gains by selling to the future buyer with the most to gain. That most likely would be Lesley College, and they would have little use for the buildings as they presently stand.

15 years ago the institutions of Havard University and Lesley College made major investments to buy up this area, apparently to stake a claim to an area that had been residential for decades. Because of the shift in ownership and the fact that much of the property is rental property, many see the residents as transients. The truth is that many of us that live in the area are resident tenants that have lived in our homes for 5, 10, and in some cases for 40 years. Some of the residents have looked to buy property in the area but have been frustrated because sale property is bought by the institutions before it can be placed on the open market.

Let me move now to some specific concerns about this issue that I hope you will weigh as seriously as I do:

1. The Wendell/Mellen/Everett streets area is a part of the larger Agazzi community, yet it does not share the same zoning protections as the rest of the community. This subjects the area to possible exploitation by the present owners who can choose to allow the area to decay while they wait for the best opportunity to sell out. It also allows future development to occur without proper input and joint planning with the residents and the leadership of the city. These are both trends we would like to avoid.

2. Lesley College has expanded in the past, and made promises to the city that it has not kept. The underground parking facility promised 10 years

ago is still the figment of some planners imagination. The resultant congestion in the area is intolerable. I feel that rezoning will require more realistic planning by Lesley, and the public awareness of promises should help to insure that the residents and the city do not have to pay for the failure of others. The residents should not have to bear additional hardship and the city should not have to absorb increased costs for city services without the institutions carrying their fair share of that cost.

3. The residents of the area are permanent residents who have chosen to make Cambridge their home, not just for 2 or 4 years while they study, but for a life of work and play and family building. They should not be denied the right to participate in decision making that effects their lives, just because they pay rent. I have lived and worked and voted and supported this city for 30 years. I pay taxes on my car, through my rent and through licensing fees. I do not own land property in the city but I feel I am a full citizen of Cambridge and I feel I have an investment in its future and its future impacts on mine. Many of us in the community share that feeling as demonstrated by the turnout today and by their support of the petition you have before you.

4. Many of us are college graduates and have a deep appreciation for institutions of higher learning. We understand the need for growth by our institutions. We are here mainely to insure that growth and expansion is done in a manner that is mutually acceptable to those involved and those effected by expansion. I believe that enlightened institutions that are offered special privilages by the public community have an obligation to respond to the larger community in an honest and open manner. Lesley College has been resistant to do this. I also believe that when such resistance is present, that the community has the right to set up mechanisms to help establish open communications. We are asking you to support rezoning in order to open up communication, if not with us, at least with you and the planning board.

In conclusion I want you to understand that I am not here as an aggressor toward Lesley College or Havard Universtiy. I hope they will continue to upgrade the quality of education in this country. I am here as a defender. I believe that I and my neighbors have the right to know how the face of our community will change and to insure that any change will improve the quality of life in our community.

I thank you for the opportunity to present my views to you and I ask you to support the petitioners by voting in favor of our zoning petition.

Respectfully submitted
Paul Bright

Paul Bright

16 Mellen Street
Cambridge, Mass. 02138

HARVARD UNIVERSITY

OFFICE OF GOVERNMENT AND
COMMUNITY AFFAIRS

16 GRAYS HALL
CAMBRIDGE, MASSACHUSETTS 02138
617-495-4955

December 18, 1978

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

Re: Harvard Square Overlay District Petition by Mary Ellen Preusser, et al., filed with the City Clerk on September 5, 1978.

Dear Sir:

The undersigned, owner of 20% or more of the area of land proposed to be included in the change to the Zoning Ordinance of the City of Cambridge sought by the captioned petition, or of the land immediately adjacent to such area of land and extending three hundred feet therefrom, have reviewed the amendments to the captioned petition as set forth in the Planning Board's letter to the City Council dated December 14, 1978;confirms its protest against such change pursuant to G.L. c. 40A Section 5, as amended, for the reasons, among others, that such change would: significantly and impermissibly impair and restrict the use of land for proper purposes without sufficient planning justification; violate G.L. c. 40A Section 4, as amended, by creating a zoning district within which there are not uniform requirements for each class or kind of structures or uses permitted; constitute an improper delegation of the zoning power to a non-legislative body without adequate standards for its exercise.

Hand Delivered:
RETURN RECEIPT REQUESTED

Sincerely,

PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By: _____

C. C. 108

PUBLIC NOTICE
RELATIVE TO ZONING.

main bulletin Bd.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council, on Thursday, October 19, 1978 at 7:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the map accompanying the Zoning Ordinances of the City of Cambridge as follows:-

By striking out the designation C-3 and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:-

Premises of the following parcels as designated on Assessors' Plat #156. Even numbers 8 through 24 Wendell Street, odd numbers 7 through 23 Mellen Street, odd number 1653 Massachusetts Avenue and which includes all or parts of lots numbered 26, 29, 30, 31, 32, 47, 48, 49, 50, 51, 52, 53, 55, 60, 61, 82 and 86 as shown on Assessors' Plat #156.

Premises of the following parcels as designated on Assessors' Plat #157. Even numbers 8 through 20 Mellen Street and which includes all or parts of lots numbered 3, 4, 5, 6, 7, 49 and 50 as shown on Assessors' Plat #157.

Beginning at a point said point being the intersection of a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue and a line 100 feet from and parallel to the southwestern sideline of Wendell St;

Thence proceeding in a generally northeasterly direction along a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue for a distance of approximately 125 feet to its pont of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street for a distance of approximately 418 feet to its point of intersection with the extension of the southeastern boundary line of lot numbered 32 on Assessors' Plat #156;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line and its extension of lot numbered 32 on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the northeastern boundary line of lot numbered 46 on Assessors' Plat #156;

Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary line of lot numbered 46 on Assessors' Plat #156 for a distance of approximately 23 feet to its point of intersection with the southeastern boundary line of lot numbered 47 on said plat;

City of Cambridge

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line of lot numbered 47 on Assessors' Plat #156 for a distance of approximately 167 feet to its point of intersection with the centerline of Mellen Street;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Mellen Street for a distance of approximately 24 feet to its point of intersection with the extension of the southeastern boundary line of lot numbered 7 on Assessors' Plat #157;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line of lot numbered 7 and its extension on Assessors' Plat #157 for a distance of approximately 140 feet to its point of intersection with the northeastern boundary line of lot numbered 20 on Assessors' Plat #157;

Thence turning and proceeding in a generally northwesterly direction along the southwestern boundary lines of lots numbered 7, 6, 5, 4, 3 and 50 on Assessors' Plat #157 for a distance of approximately 315 feet to its point of intersection with the southeastern boundary line of lot numbered 39 on said plat;

Thence turning and proceeding in a generally northeasterly direction along the southeastern boundary lines of lots numbered 39 and 1 and its extension on Assessors' Plat #157 and the southeastern boundary lines of lots numbered 56 and 57 on Assessors' Plat #156 for a distance of approximately 344 feet to the point of intersection with a line 100 feet distant from and parallel to the southwestern sideline of Wendell Street;

Thence turning and proceeding in a generally northwesterly direction along a line 100 feet distant from and parallel to the southwestern sideline of Wendell Street for a distance of approximately 60 feet to its point of intersection with a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue, the point of origin.

Also by striking out the designation C-3 and substituting in place thereof the designation Residence C-2A insofar as it relates to the following described areas of land:-

Premises of the following parcels as numbers 1645 and 1637 Massachusetts Avenue, even numbers 28 through 34 Wendell Street and odd numbers 61 through 69 Oxford Street and which includes all or parts of lots numbered 33, 36, 37, 38, 39, 40, 41, 45, 46, 56, 57, 80, 83, 90, 91 and 92 as shown on Assessors' Plat #156.

City of Cambridge

Premises of the following parcels as designated on the Assessors' Plat #157. Even number 24 Mellen Street, odd numbers 1607 through 1615, 1619 and 1627 Massachusetts Avenue, odd numbers 3 through 7, 11, 15, 19, 23 through 33 and 37 Everett Street and odd numbers 45 through 51 and even number 58 Oxford Street and which includes all or parts of lots numbered 1, 8, 19, 20, 23, 26, 39, 51, 52, 53, 54, 61, 62, 64 and 68 as shown on Assessors' Plat #157.

Beginning at a point said point being the intersection of the centerline of Massachusetts Avenue and the projection of the centerline of Everett Street;

Thence running northeasterly along the centerline of Massachusetts Avenue for a distance of approximately 523 feet to a point said point being the intersection with a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along a line 100 feet from and parallel to the southwestern side of Wendell Street for a distance of approximately 153 feet to its intersection with the northwestern boundary line of lot numbered 86 on Assessors' Plat #156;

Thence turning and proceeding in a generally southwesterly direction along the northwestern boundary lines of lots numbered 86 and 55 and their extensions on Assessors' Plat #156 and the northwestern boundary lines of lots numbered 49 and 50 on Assessors' Plat #157, for a distance of approximately 344 feet to its point of intersection with the northwestern boundary line of lot #23 on Assessors' Plat #157;

Thence turning and proceeding in a generally southeasterly direction along the northeastern boundaries of lots numbered 23, 51 and 20 on Assessors' Plat #157 for a distance of approximately 315 feet to their point of intersection with the northwestern boundary line of lot numbered 8 on said plat;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot numbered 8 and its extension on Assessors' Plat #157 for a distance of approximately 142 feet to its point of intersection with the centerline of Mellen Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Mellen Street for a distance of approximately 24 feet to its point of intersection with the extension of the northwestern boundary of lot numbered 46 on Assessors' Plat #156;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot numbered 46 and its extension on Assessors' Plat #156 for a distance of approximately 167 feet to its point of intersection with the southwestern boundary line of lot numbered 32 on Assessors' Plat #156;

Thence turning and proceeding in a generally southeasterly direction along the southwestern boundary line of lot numbered 32 on Assessors' Plat #156 for a distance of approximately 24 feet to its point of intersection with the northwestern boundary line of lot numbered 33 on said plat;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line and its extension of lot numbered 33 on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street and its projection for a distance of approximately 360 feet to its point of intersection with the centerline of Oxford Street;

Thence turning and proceeding in a generally southwesterly direction along the centerline of Oxford Street for a distance of approximately 645 feet to its point of intersection with the centerline of Everett Street and its extension;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Everett Street and its extension for a distance of approximately 926 feet to its point of intersection with the centerline of Massachusetts Avenue, the point of origin.

AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Section 3.10, Division of the City Into Zoning Districts, amend the first sentence of subsection 3.11 by changing "sixteen classes of districts" to "seventeen classes of distticts," by renumbering items 6 through 16 in the list of districts as 7 through 17 respectively, and by inserting the following in the list:

   "6. Residence C-2A....Multi-Family Dwellings"

2. Amend Section 4.22 "Offices in Residences" so that it reads as follows:

   In Residence C-2A and C-3 districts offices for physicians and dentists may be located on the first or second floor of a residential building where such office space does not exceed ten percent of the gross floor areas of the building.

3. In Section 4.30, Table of Use Regulations, change the column heading "Res. C-1, 2, 3" so that it reads "Res. C-1, 2, 2A, 3".

4. In Sec. 4.30, Table of Use Regulations, change the footnotes to subsections 4.31e(2) (Hotel or Motel) and 4.31f(2) (Lodging House) so that each one reads as follows:

   "* C-2, C-2A and C-3 only; no in C-1 and O-1."

5. In Section 5.30, District Dimension Regulations amendTable 5-1 by adding the following new row and footnote:

Table 5-1. TABLE OF DIMENSIONAL REQUIREMENTS – RESIDENTIAL DISTRICTS

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
District	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Min. Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in Feet	Minimum Yard in Feet: Front	Side	Rear	Maximum Height in Feet	Min. Ratio of Usable Op. Sp. to Lot Area
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$ [b]	$\frac{H+L}{6}$	$\frac{H+L}{5}$ [c]	60 [d]	10

(d) 60 feet shall be the limit until this Ordinance is amended to establish a design review process applicable to the Residence C-2A district. Following such an amendment the maximum height shall be 35 feet unless a special permit is granted by the Planning Board for additional building height up to but not exceeding 60 feet in total height.

6. In Section 5.30, District Dimensional Regulations, amend subsection 5.31(3c) by changing the first clause so that it reads as follows:

(c) In a Residence C-1, C-2, C-2A or C-3 district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line.

7. In Section 6.30, Table of Parking Requirements, add "Residence C-2A" to the heading for the third row so that it reads as follows:

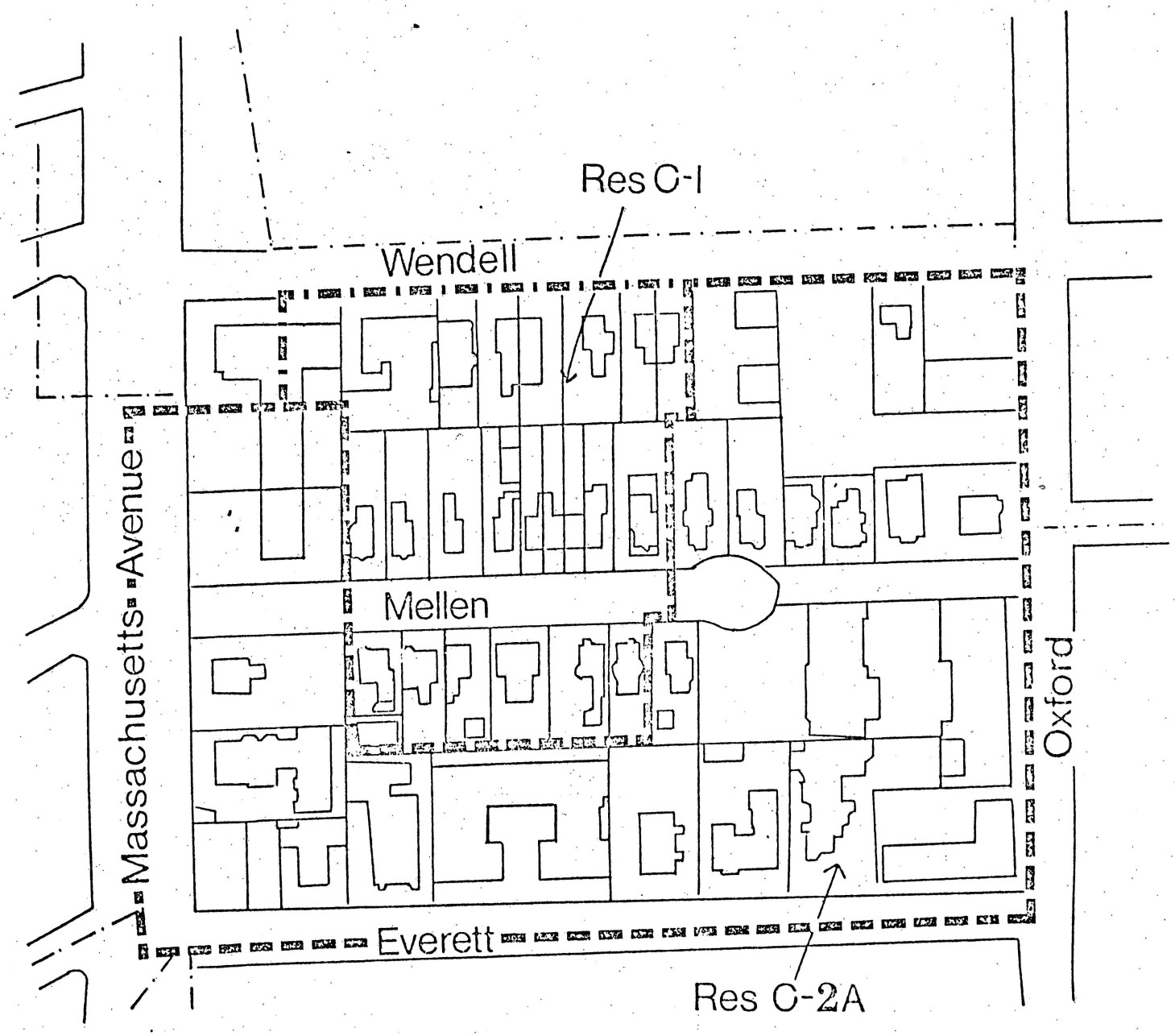
	Residence	Public Assembly	Institution	Retail & Office		Factory & Warehouse
Zoning District	Minimum number spaces per group of dwelling units	Number seats requiring 1 space		Ground Floor	Other Level	
Res. C-2A Res. C-3 Office -3 Ind. B Bus. C	1.0 per 1.0	15	1,800 s.f.	900 s.f.	1,800 s.f.	2,000 s.f.

8. In Section 6.50, Location and Layout of Parking Facilities amend subsection 6.51(1) so that it reads as follows:

"1. In the case of new construction of a multi-family apartment building in a Residence C-2A, Residence C-3 or Office 3 district, the required parking facilities may be provided on lots not more than two hundred feet away from the building to be served."

9. In Section 11.10, Townhouse Development, amend subsection 11.12 so that it reads as follows:

11.12 Area of Applicability. Townhouse developments which meet the development standards set forth in Section 11.13 shall be allowed in Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts."



Mellen Street Rezoning /
Res C-3 to Res C-1 & Res C-2A

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OFFICE OF CITY CLERK
SEP 28 2 04 PM '78
CAMBRIDGE, MASS.

C. C. 108

City of Cambridge

HEARING NOTICE

The Cambridge City Council Committee on Ordinances will conduct a public hearing on Monday, October 16, 1978 in the City Council Chamber, City Hall beginning at the following time:

6:00 P. M. The Committee will discuss a proposed amendment to the General Ordinances relative to the regulation of massage parlors.

6:30 P. M. The Committee will discuss a proposed amendment to the General Ordinances relative to the regulation of automatic amusement devices.

All interested individuals are invited to attend at this time.

For the Committee,

Councillor Lawrence W. Frisoli
Chairman

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OFFICE OF CITY CLERK 12
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CAMBRIDGE, MASS.

Cambridge, 12 19 78

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

Theodore M. Hastings III , The undersigned respectfully pray for a grant of the portion of the roadway fronting the building at 6 Mclean Place off Cedar Street in North Cambridge. This portion measures 30' wide x 101.90' long or 3000 sq. feet aproximately, with the lot line continuing across the roadway on the left side facing the building. This grant would allow the owner -(purchaser) to raise the FAR ratio sufficiently to build out the remaining two first floor units now roughed in plus a top floor penthouse apartment, thus raising the income from a nonprofit point to a reasonable level, while also providing parking for the three units proposed. The following conditions would be met.

1/ that no attempt would be made to close the road off.

2/ that the roadway would be maintained by the owner at his expense.

3/ that the roadway would be used for provision of three parking spaces.

4/ that such a grant would not in any way block access to any abutting property as there is no such existing entry.

5/ that such a grant would have graater usefulness in giving the purchaser an income and the City additional taxes, and the City would not have to provide maintainance, repaving etc, a further saving.

Currently the City engineers list of streets shows Mclean Place to be a deadend unaccepted roadway of 120'. The grant would be the 102' deadend portion, leaving the 18' access roadway for the abutter.

T M Hastings III

T M HASTINGS
72 MARLOW ST.
ARLINGTON MASS. 02174

10/19/78 Hearing #3 745 TIME

Comm on Ordinance

Present C Trisoli Presiding —
City Councillors C Dueling 1 C Graham 2 C Preusser 3
C Velluce 4, C Nylee 5 C Sullivan 6 and C
Crane 7

TOTAL 8

Absent at 745 Mayor Danehy

= Mayor called for Proponents =

David Vickery presented Planning Dept

Proposal —

and o/lined counter proposal of heslcy

— Question by C Preusser — to David V —

How much of property is heslic owned — and

How many residents of Cambridge live in these

properties

F03/pm

→ 22 structures all but one have residents according to
interloper from audience

David V o/lined all ownership

808 10/19/78 Comm. on Ordinances

David V. Amendment failed in July after many conference -

M5 P. Lesley Conference failed to go on in July and August - Not so good

812/DM C. V will submit a proposal to the - Nan's Cryer and Planning to get in touch with Lesley College - Now reads proposal dated October 19/1978 entitled

A Proposal for the Mellen Street Area -

820 C. Villani finished and submitted to the Chair

CV Report to CC next Monday I will substitute

Clean will rule that it can be considered
Not more restrictive than original
And subject to City Solicitor Approval
Note this is offered as an
= amendment =

8 pm/ Comm ask DV re
more rest than that advertised
Yes says DV it is more restrictive
Whole Hearing Process should be
initiated again
DV could table the present petition
and file the other —
CC don't have to take vote Monday night
90 days for petition
7 Votes for formal adv of their Petition dies
w/o 7 vote

CV vote to sub for my petition

when #1 Petition fails [redacted]

DV #1 Table

#2 CV then start again as his

8:32 PM Appearing to Favor at Call of the Chair of Petition #1

Paul Kolodny

14 Mellen Street

#7, 13M
20W 22W 24W } Paul states Lesley wishes to acquire

Paul objects to new petition by C Nelkovic

and states that this presentation is in favor of the petition advertised and the one on the board and submitted by the presidents

Susan Scott

18 Mellen Street support

8:43 modified petition now before you 18 months worked on this and modified and accomodates Lesley College Urged adoption

845 Susan Scott urged CC to adopt the modified petition placed before the Council as submitted by residents

BRIAN KULLMAN
121 OXFORD ST

Petition is a well thought out compromise - by which BOTH give up something they want
Urged passage at 852

852/pm Paul Bright
16 Mellen St Cambridge
Offered testimony and Susan submitted it to Council - a written statement and to Clear

858 pm Francis Spinks in favor
17 Begelow St
Consider neighborhoods - pass the petition

902 Finished - case for proponent

No one appeared at call of Clerk so declared Proponent case closed at 902

902/DM 10/19/78 October

Chair called for Opposition

Bob Lewis at 902

Nor petition does not reflect Lesley Concern —

Counterproductive and not beneficial - were the meetings

489000 = 70% owned by Harvard and Lesley

5 Lesley
10 - Hood
7 Privately owned

1/ Lesley will consolidate - return more land to City than it hopes to acquire

2/ Long term rational solution sought by Leslie and will work to that end

3/ Endorse C Wallace proposal - More reasonable and productive

912 PM Jim Slattery —

Having ~~of~~ revealed our plans - sorry now we did -

What will we be able to do - Not sure about that

912/pm If C-1 - then our flexibility disappears and we are restricted

917/pm Andrew Culver Atty for Lesley College

917 C. Williams assumed the Chair

918 C Graham regarding products of 1968 Agreement which bind the Council - Wants legal document

Bob Lewis will produce any documents re this agreement in 1968 - If we have such legally binding agreements on this matter.

Note Lesley College showed Development Plans during Street Closing Hearing -

Frank CC closed portion of the Street altho they took notice of the Plans

958 Serve it alone say Bob Lewis

C. Graham — Ques. Lewis as to letter to City Council from Dr. Oton of Lesley College.

Lewis — We feel we shld negotiate with the Planning Board rather than working out differences with community. Negotiations with them just are too long a procedure.

We need time to develop a relationship with community on other issues in the future.

Mr. Slattery ~~Atty. Culver~~ — We can't plan ahead so year 2000. We don't know what concessions or consolidations we will have to make in upcoming years.

C. Duehay - Thus far it seems you have made no change at all.

C. Preposser - An average citizen doesn't enjoy the privilege you do. I hope the collective wisdom of this Council and its agencies will understand this.

C. Wong Lee - I feel Harvard & Lesley get together on what they think is their manifested destiny and they started working on the City Council.
It will come back to haunt both Harvard and Lesley in the long run.

The colleges shld return to the bargaining table and sincerely talk with neighborhood. They must reach a true contract in rewriting on setbacks, amenities etc.

C. Duehay I would hope Lesley would very seriously thought again to C-1 area in petition.
So the long range development plan

realistic or a pipe dream.

C. Vellucci - I was here in 1967 when Lesley wanted to close Mellen St. and I fought for $95,000 in scholarships To date $400,000 has been granted.

The School Dept. constantly calls upon Lesley for help in various programs, and Lesley has never refused. I can't understand why neighborhood has such a problem.

C. Vellucci - We did refer this petition for a second reading Monday night and have City Council refer my petition to City Manager & Planning Bd.

Karen Wiesmeyer
47 Oxford ST

opposed to Planning Board petition. We service Cambridge in many ways

* C. Decker : Both petitions be referred to full City Council Monday

Adj: 10:13 P.M.

(A)

AMENDED PETER DESMOND PETITION BASED ON NEGOTIATIONS
BETWEEN LESLEY COLLEGE AND MELLEN STREET AREA RESIDENTS
JUNE 12, 1978

RECEIVED BY
OFFICE OF CITY CLERK
SEP 7 3 27 PM '78
CAMBRIDGE, MASS.

Cambridge, ... 19

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

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

1. By striking out the designation C-3 and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #156. Even numbers 8 through 24 Wendell Street, odd numbers 7 through 23 Mellen Street, odd number 1653 Massachusetts Avenue and which includes all or parts of lots numbered 26, 29, 30, 31, 32, 47, 48, 49, 50, 51, 52, 53, 55, 60, 61, 82 and 86 as shown on Assessors' Plat #156.

Premises of the following parcels as designated on Assessors' Plat #157. Even numbers 8 through 20 Mellen Street and which includes all or parts of lots numbered 3, 4, 5, 6, 7, 49 and 50 as shown on Assessoirs' Plat #157.

Beginning at a point said point being the intersection of a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue and a line 100 feet from and parallel to the southwestern sideline of ~~Mellen~~ Wendell Street;

Thence proceeding in a generally northeasterly direction along a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue for a distance of approximately 125 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street for a distance of approximately 418 feet to its point of intersection with the extension of the southeastern boundary line of lot numbered 32 on Assessors' Plat #156;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line and its extension of lot numbered 32 on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the northeastern boundary line of lot numbered 46 on Assessors' Plat #156;

Thence turning and proceeding in a generally northwesterly direction along the northeastern boundary line of lot numbered 46 on Assessors' Plat #156 for a distance of approximately 23 feet to its point of intersection with the southeastern boundary line of lot numbered 47 on said plat;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line of lot numbered 47 on Assessors' Plat #156 for a distance of approximately 167 feet to its point of intersection with the centerline of Mellen Street;

PETITION

of Arthur C. Parris

for The Planning Board of the City of Cambridge

No. .....

.....19

In City Council, 19

Referred to the Committee on

Attest:

City Clerk.

Thence turning and proceeding in a generally northwesterly direction along the centerline of Mellen Street for a distance of approximately 24 feet to its point of intersection with the extension of the southeastern boundary line of lot numbered 7 on Assessors' Plat #157;

Thence turning and proceeding in a generally southwesterly direction along the southeastern boundary line of lot numbered 7 and its extension on Assessors' Plat #157 for a distance of approximately 140 feet to its point of intersection with the northeastern boundary line of lot numbered 20 on Assessors' Plat #157;

Thence turning and proceeding in a generally northwesterly direction along the southwestern boundary lines of lots numbered 7, 6, 5, 4, 3 and 50 on Assessoirs' Plat #157 for a distance of approximately 315 feet to its point of intersection with the southeastern boundaryline of lot numbered 39 on said plat;

Thence turning and proceeding in a generally northeasterly direction along the southeastern boundary lines of lots numbered 39 and 1 and its extension on Assessors' Plat #157 and the southeastern boundary lines of lots numbered 56 and 57 on Assessors' Plat #156 for a distance of approximately 344 feet to the point of intersection with a line 100 feet distant from and parallel to the southwestern sideline of Wendell Street;

Thence turning and proceeding in a generally northwesterly direction along a line 100 feet distant from and parallel to the southwestern sideline of Wendell Street for a distance of approximately 60 feet to its point of intersection with a line 100 feet from and parallel to the southeastern sideline of Massachusetts Avenue, the point of origin.

2. By striking out the designation C-3 and substituting in place thereof the designation Residence C-2A insofar as it relates to the following described areas of land:

Premises of the following parcels as numbers 1645 and 1637 Massachusetts Avenue, even numbers 28 through 34 Wendell Street and odd numbers 61 through 69 Oxford Street and which includes all or parts of lots numbered 33, 36, 37, 38, 39, 40, 41, 45, 46, 56, 57, 80, 83, 90, 91 and 92 as shown on Assessors' Plat #156.

Premises of the following parcels as designated on the Assessors' Plat #157. Even number 24 Mellen Street, odd numbers 1607 through 1615, 1619 and 1627 Massachusetts Avenue, odd numbers 3 through 7, 11, 15, 19, 23 through 33 and 37 Everett Street and odd numbers 45 through 51 and even number 58 Oxford Street and which includes all or parts of lots numbered 1, 8, 19, 20, 23, 26, 39, 51, 52, 53, 54, 61, 62, 64 and 68 as shown on Assessors' Plat #157.

Beginning at a point said point being the intersection of the centerline of Massachusetts Avenue and the projection of the centerline of Everett Street;

Thence running northeasterly along the centerline of Massachusetts Avenue for a distance of approximately 523 feet to a point said point being the intersection with a line 100 feet from and parallel to the southwestern sideline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along a line 100 feet from and parallel to the southwestern side of Wendell Street for a distance of approximately 153 feet to its intersection with the northwestern boundary line of lot numbered 86 on Assessors' Plat #156;

Thence turning and proceeding in a generally southwesterly direction along the northwestern boundary lines of lots numbered 86 and 55 and their extensions on Assessors' Plat #156 and the northwestern boundary lines of lots numbered 49 and 50 on Assessors' Plat #157, for a distance of approximately 344 feet to its point of intersection with the northwestern boundary line of lot #23 on Assessors' Plat #157;

Thence turning and proceeding in a generally southeasterly direction along the northeastern boundaries of lots numbered 23, 51, and 20 on Assessors' Plat #157 for a distance of approximately 315 feet to their point of intersection with the northwestern boundary line of lot numbered 8 on said plat;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot numbered 8 and its extension on Assessors' Plat #157 for a distance of approximately 142 feet to its point of intersection with the centerline of Mellen Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Mellen Street for a distance of approximately 24 feet to its point of intersection with the extension of the northwestern boundary of lot numbered 46 on Assessors' Plat #156;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line of lot numbered 46 and its extension on Assessors' Plat #156 for a distance of approximately 167 feet to its point of intersection with the southwestern boundary line of lot numbered 32 on Assessors' Plat #156;

Thence turning and proceeding in a generally southeasterly direction along the southwestern boundary line of lot numbered 32 on Assessors' Plat #156 for a distance of approximately 24 feet to its point of intersection with the northwestern boundary line of lot numbered 33 on said plat;

Thence turning and proceeding in a generally northeasterly direction along the northwestern boundary line and its extension of lot numbered 33 on Assessors' Plat #156 for a distance of approximately 155 feet to its point of intersection with the centerline of Wendell Street;

Thence turning and proceeding in a generally southeasterly direction along the centerline of Wendell Street and its projection for a distance of approximately 360 feet to its point of intersection with the centerline of Oxford Street;

Thence turning and proceeding in a generally southwesterly direction along the centerline of Oxford Street for a distance of approximately 645 feet to its point of intersection with the centerline of Everett Street and its extension;

Thence turning and proceeding in a generally northwesterly direction along the centerline of Everett Street and its extension for a distance of approximately 926 feet to its point of intersection with the centerline of Massachusetts Avenue, the point of origin.

AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Section 3.10, Division of the City Into Zoning Districts, amend the first sentence of subsection 3.11 by changing "sixteen classes of districts" to "seventeen classes of distticts," by renumbering items 6 through 16 in the list of districts as 7 through 17 respectively, and by inserting the following in the list:

   "6. Residence C-2A....Multi-Family Dwellings"

2. Amend Section 4.22 "Offices in Residences" so that it reads as follows:

   In Residence C-2A and C-3 districts offices for physicians and dentists may be located on the first or second floor of a residential building where such office space does not exceed ten percent of the gross floor areas of the building.

3. In Section 4.30, Table of Use Regulations, change the column heading "Res. C-1, 2, 3" so that it reads "Res. C-1, 2, 2A, 3".

4. In Sec. 4.30, Table of Use Regulations, change the footnotes to subsections 4.31e(2) (Hotel or Motel) and 4.31f(2) (Lodging House) so that each one reads as follows:

   "* C-2, C-2A and C-3 only; no in C-1 and O-1."

5. In Section 5.30, District Dimension Regulations amendTable 5-1 by adding the following new row and footnote:

Table 5-1. TABLE OF DIMENSIONAL REQUIREMENTS – RESIDENTIAL DISTRICTS

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
District	Max. Ratio of Floor Area to Lot Area	Minimum Lot Size in Sq. Ft.	Min. Lot Area for Each D.U. in Sq. Ft.	Minimum Lot Width in Feet	Minimum Yard in Feet: Front	Side	Rear	Maximum Height in Feet	Min. Ratio of Usable Op. Sp. to Lot Area
Res. C-2A	2.5	5,000	300	50	$\frac{H+L}{5}$ [b]	$\frac{H+L}{6}$	$\frac{H+L}{5}$ [c]	60 [d]	10

(d) 60 feet shall be the limit until this Ordinance is amended to establish a design review process applicable to the Residence C-2A district. Following such an amendment the maximum height shall be 35 feet unless a special permit is granted by the Planning Board for additional building height up to but not exceeding 60 feet in total height.

6. In Section 5.30, District Dimensional Regulations, amend subsection 5.31(3c) by changing the first clause so that it reads as follows:

(c) In a Residence C-1, C-2, C-2A or C-3 district if a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line.

7. In Section 6.30, Table of Parking Requirements, add "Residence C-2A" to the heading for the third row so that it reads as follows:

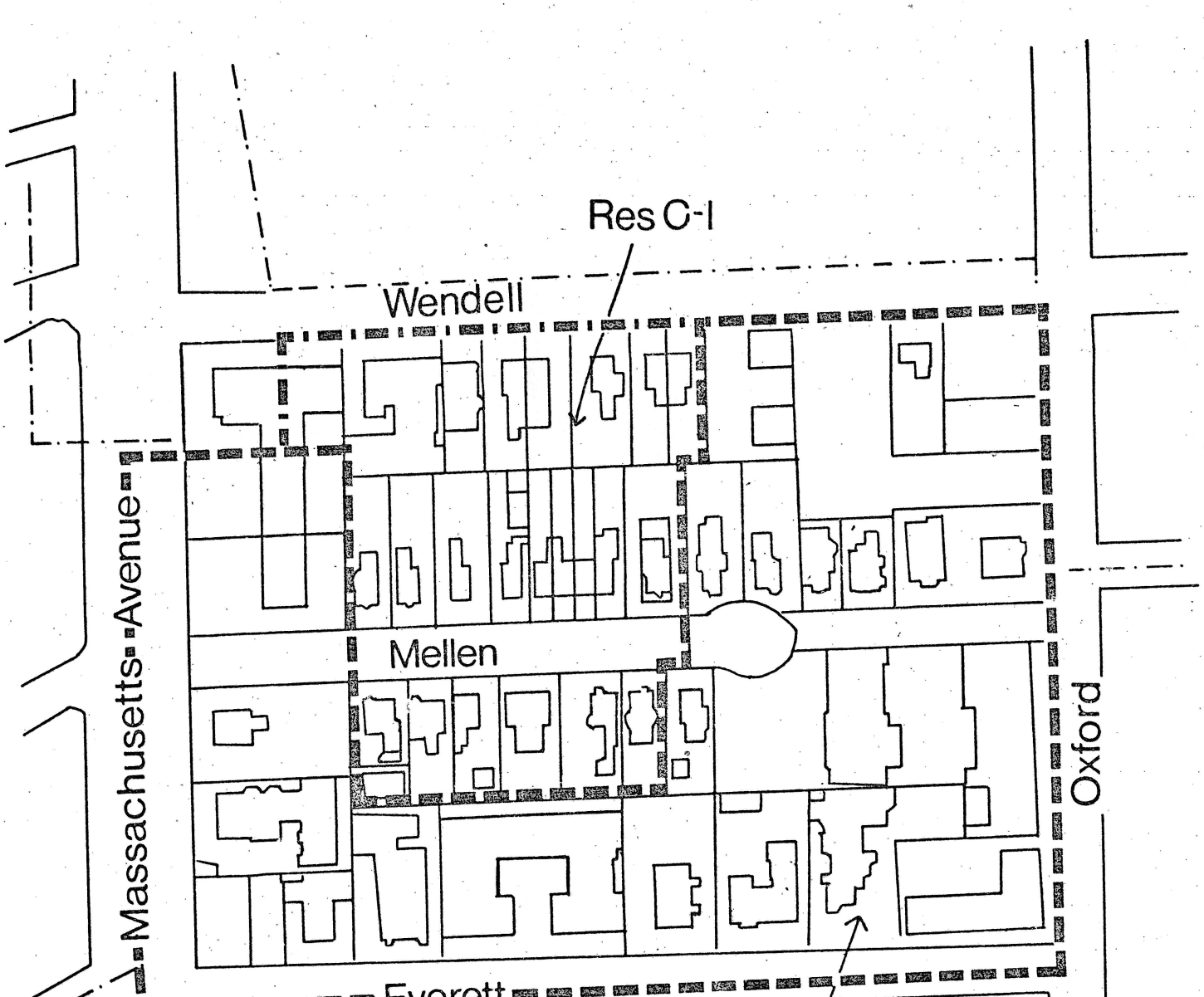
	Residence	Public Assembly	Institution	Retail & Office		Factory & Warehouse
Zoning District	Minimum number spaces per group of dwelling units	Number seats requiring 1 space		Ground Floor	Other Level	
Res. C-2A Res. C-3 Office -3 Ind. B Bus. C	1.0 per 1.0	15	1,800 s.f.	900 s.f.	1,800 s.f.	2,000 s.f.

8. In Section 6.50, Location and Layout of Parking Facilities amend subsection 6.51(1) so that it reads as follows:

"1. In the case of new construction of a multi-family apartment building in a Residence C-2A, Residence C-3 or Office 3 district, the required parking facilities may be provided on lots not more than two hundred feet away from the building to be served."

9. In Section 11.10, Townhouse Development, amend subsection 11.12 so that it reads as follows:

11.12 Area of Applicability. Townhouse developments which meet the development standards set forth in Section 11.13 shall be allowed in Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts. The development standards established herein are applicable only to townhouse developments and do not change in any way the development standards for other uses in the Residence B, C-1, C-2, C-2A, C-3 and Business A, A-1, B, and C districts."



Mellen Street Rezoning /
Res C-3 to Res C-1 & Res C-2A

C. C. 106

City of Cambridge

47.

0-7

Petition of the Planning Board to amend the Zoning Ordinance of the City of Cambridge in the area bounded by Mellen St., Mass. Ave., Wendell St., Everett St., and Oxford St.

9/11/78 Referred to Planning Board for Hearing and Report and to Ordinance Committee for Hearing and Report

In City Council,

Sept. 11, 1978

Copy sent 9-13-78

1/29/79 Placed on file time limit having expired.