

Public Notice
Relative to Zoning

City of Cambridge

1999 JAN 11 P 2:17

Massachusetts

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on **Wednesday, January 27, 1999 at 5:30 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor**, Cambridge, Massachusetts, on a petition to amend the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge as follows:

Adding after the words "The provisions of this Section 11.5000 apply to all new construction of 50,000 square feet or more gross floor area" the words or more than 150 spaces in a parking facility;" and

In Section 11.511, before a building permit or a special permit for a project to which paragraph 11.502 applies can be issued, the project must receive a special permit called "planning overlay special permit." The application for the planning overlay special permit may be simultaneous with the application to the Planning Board for other special permits. No application for this permit will be accepted unless it is accompanied, at a minimum, by the following documents:

- (a) the information required by the large Project Submittal Requirement as described in paragraph 11.45 of this Ordinance.
- (b) a traffic study certified as being done in a complete and reliable manner by the Traffic and Parking Department. Such certification must be issued or denied within (10) days of its request and must only certify the methodology used, not necessarily the accuracy of the data.

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

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

For the Committee,

Councillor Henrietta Davis, Chair



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-~~4307~~ 4269

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: 4/6/99

TO: Wendy

FAX #: 1-781-453-6650

PHONE #: _____

OF PAGES: 2

FROM: Gail

ADDITIONAL COMMENT:

please make attached correction

*** SUCCESSFUL TX REPORT ***

04-06-99 14:22

ID:6173494269

CAMBRIDGE CITY CLERKS OFFICE

JOB No.	-----	152
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ID No.	-----	817814536650
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TOTAL PAGE	-----	02
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INFORMATION	-----	OK
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OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-3302 4269

TTY/TDD (617) 492-0235

D. MARGARET DRUPY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE:	4/6/99
TO:	Wendy
FROM:	1-781-453-6650
PHONE #:	
PAGE(S):	2
REMARKS:	Mail

ADDITIONAL COMMENT:

Please make attached correction



City of Cambridge

In the Year One Thousand, Nine Hundred

AN ORDINANCE

In Amendment to the "Zoning Ordinance of the City of Cambridge"

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

That the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge be amended by adding after the words "The provisions of the Section 11.500 apply to all new construction of 50,000 square feet or more gross floor area" the words "or new construction of a parking facility which will cause such facility to have a net increase of more than 150 in the number of non-residential parking spaces" ← net

In City Council April 5, 1999.
Passed to be Ordained as Amended
by a ye and nay vote:-
Yeas 6; Nays 3; Absent 0.

ATTEST:-

D. Margaret Drury
City Clerk

on ordinance #1220 that I sent to you
please replace the word new to the
word ~~net~~ NET as circled above

Cambridge Redevelopment Authority

Four Cambridge Center/Second Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)



January 27, 1999

Councillor Henrietta Davis
Chair
Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Proposed Amendments to the Cambridge Zoning Ordinance
Known as Interim Planning Overlay Proposal (IPOP)

Dear Councillor Davis:

By separate letter to the City Clerk, a copy of which is attached, the Cambridge Redevelopment Authority interposed its objection to the passage of the above-noted zoning ordinance amendments and requested a determination whether the owners of twenty-percent (20%) of the affected land area have filed similar protest(s).

This letter is intended to advise the Committee on Ordinances of the basis for our objection as a land owner and as the supervisory public agency responsible for the planned development of the Kendall Square Urban Renewal Area.

1. Conflict with Existing Public Sector Requirements

Within the Mixed Use Development (MXD) zoning district governing the development of the Kendall Square Urban Renewal Area, the Authority is supervising the construction and development of hotel, retail, office and biotechnology manufacturing uses. Unlike any other zoning district, on-street parking is not permitted for the entire district. Also, the development area known as Cambridge Center is governed by agreements with a private developer which obligate the developer to construct structured parking. This will result in the construction of three (3) parking structures when the development area is built-out. Only two (2) of those parking facilities have been constructed.

Perhaps the single most important factor for a developer and its tenants to make a decision to locate, and to expand, in Cambridge is reliance upon the groundrules articulated and

enforced by the public sector. The case of the construction of the third parking facility is illustrative of private sector commitment based on our collective public representations of the established groundrules contained in growth management policies, zoning regulations, the provisions of the Kendall Square Urban Renewal Plan and the development agreements. The approval of such drastic revisions of the Zoning Ordinance, as proposed in these zoning amendments would not conform to the established groundrules and would have an extraordinarily highly negative impact on carefully planned future development.

2. Economic Impact

The Kendall Square Urban Renewal Area has produced 2,116,280 square feet of private development, over 6,000 permanent jobs and over \$10-million in annual tax revenues and user fees. Under the present zoning and urban renewal plan regulations, it is anticipated that an additional 650,000 square feet of development will be built representing an additional private sector investment in the range of \$80-million. The projected development translates into 750 temporary construction jobs, over 1,500 additional permanent jobs and \$2.6-million in additional annual property tax revenues. Recently, the development of a hotel use at Six Cambridge Center, for which we secured City Council and Planning Board approval and an office use at Eight Cambridge Center, is generating 300 temporary jobs, over 700 permanent jobs and \$1,700,000 in additional annual tax and user fee revenues. Upon completion of the total project, the aggregate private investment in Cambridge Center will approach \$400-million.

3. Other Negative Impacts

The proposed amendments require an unfair, complex, costly and duplicative public administrative review of a project previously approved by the Planning Board and the City Council. The Authority is the designated supervising public agency and is responsible for the public review of projects in the MXD zoning district.

It is our view that the proposed amendments which include parking facilities offer a "shot-gun" approach to land use policy and would jeopardize the construction of a parking facility which the private developer is obligated to construct in the MXD zoning district.

The parking facilities serving the Cambridge Center development were intended to be operated as pooled private

Councillor Henrietta Davis
January 27, 1999
Page Three

parking structures as provided for in Section 14.523 of the Cambridge Zoning Ordinance. This zoning regulation is restated and amplified in the development agreements with the developer. Such an arrangement reduces vehicular queuing and circulation and has the added effect of trip reduction and vehicle miles of travel and the associated air quality problems.

Based on the above, we respectfully request that the Committee on Ordinances in its report to the City Council recommend unfavorable action on the proposed zoning amendments.

If the Committee on Ordinances determines to recommend favorable action by the City Council, it is requested that you further recommend exempting the MXD zoning district from the provisions of the Interim Planning Overlay Proposal (IPOP) ordinance and the proposed amendments.

Sincerely yours,



Joseph F. Tulumieri
Executive Director

Enclosure

cc: Cambridge Planning Board (e)
Mr. Robert W. Healy (e)
✓ D. Margaret Drury, Esquire (e)
Sandra Shapiro, Esquire (e)

Cambridge Redevelopment Authority

Four Cambridge Center/Second Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)



January 27, 1999

D. Margaret Drury, Esquire
City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Objection to Proposed Zoning Amendment Petitions
to the Interim Planning Overlay Proposal (IPOP)
and Request for Determination of Land Owners Objecting

Dear Ms. Drury:

The Cambridge Redevelopment Authority is the owner of property affected by the proposed amendments to the Cambridge Zoning Ordinance called the Interim Planning Overlay Proposal (IPOP). We protest the enactment of said amendments which, if adopted, will have significant material, negative and adverse effects on contemplated development in the Kendall Square Urban Renewal Area.

Further, the Authority requests herein that prior to a final vote by the City Council on such amendment, you determine whether the owners of twenty-percent (20%) of the area of land proposed to be included in such a change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed zoning amendment.

The properties, as listed by the Assessors Office, currently owned by the Authority and affected by the proposed zoning amendment are identified on the attached schedule.

Thank you for your continued cooperation.

Sincerely yours,

A handwritten signature in cursive script, reading "Joseph F. Tulumieri".

Joseph F. Tulumieri
Executive Director

Attachment

cc: Committee on Ordinances (a)
Mr. Robert W. Healy (a)
Sandra Shapiro, Esquire (a)

January 26, 1999

Schedule of Authority-owned Properties

<u>Location</u>	<u>Land Area</u>
1. 247 Main Street	14,372 S.F.
2. 174 Binney Street	5,550 S.F.
3. 160 Sixth Street	22,500 S.F.
4. 349 Third Street	6,227 S.F.
5. 20 Potter Street	21,409 S.F.
6. Sixth Street	6,907 S.F.
7. 322 Binney Street	81,400 S.F.
8. 346 Binney Street	11,077 S.F.
9. 166 Webster Avenue	1 S.F.
10. Harrington Terrace	5 S.F.
11. Bradbury Street	14,525 S.F.
12. 16 Broadway	19,922 S.F.
13. 108 Broadway	108,625 S.F.
14. 97 Broadway	20,801 S.F.
15. Richdale Avenue	1,435 S.F.
16. Bolton Street	670 S.F.
17. 95 Bolton Street	3,627 S.F.
 TOTAL	 339,053 S.F.

D

Commercial Real Estate Development in Cambridge:

History & Prospects: 1960 - 2004

Elie Yarden, 143 Pleasant Street 2A, Cambridge MA 02139. (617) 491-5350

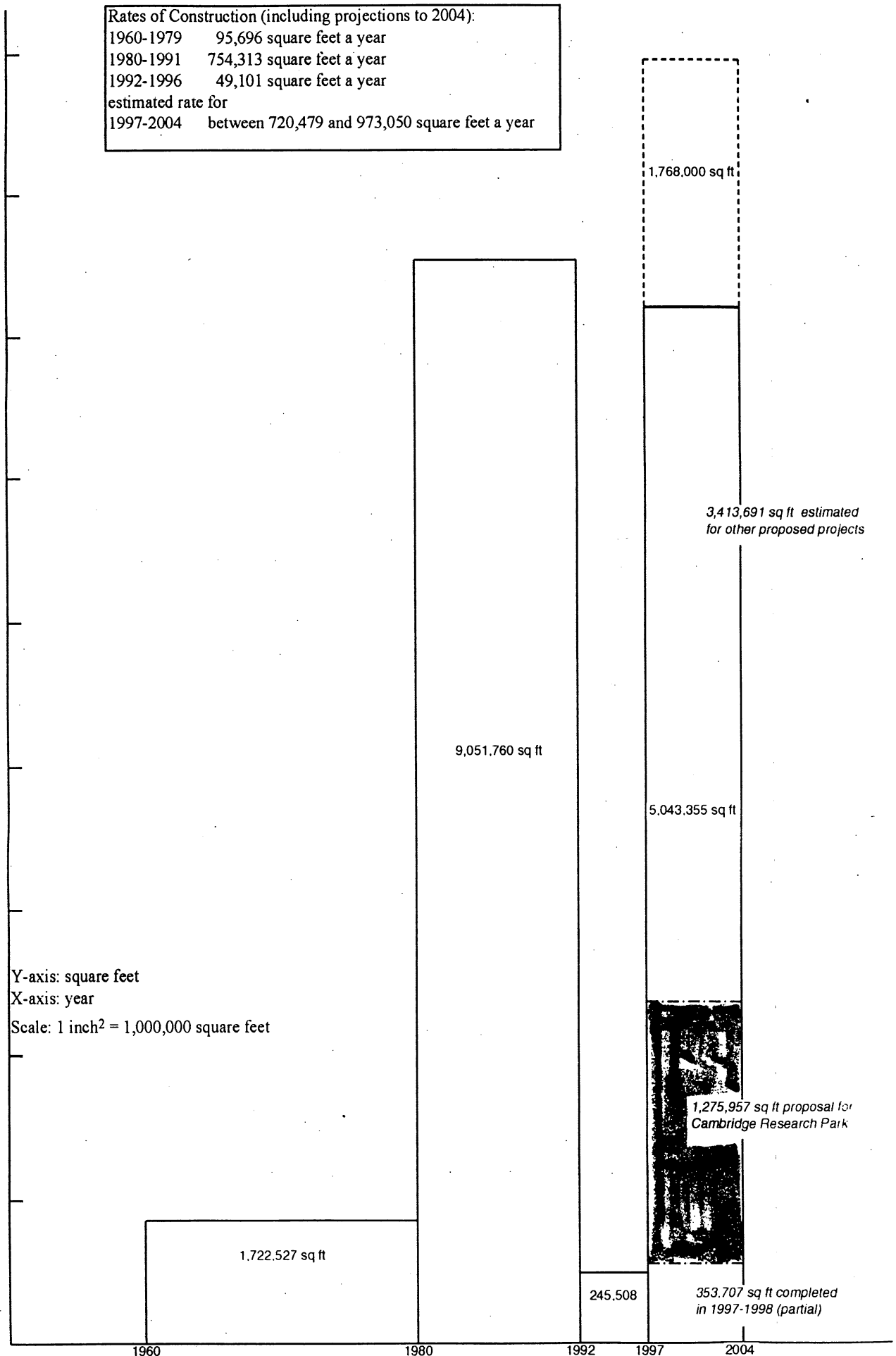
Impressions of an absence of comprehensive urban planning in Cambridge date back to my earliest impressions of visits in 1973 and 1976. Since moving here some 20 years ago, and especially in the past ten years, the consequences of the seeming inability of the City government to protect the city from predatory behaviors of external agents -- primarily large real estate ('development') corporations who regard the wealth of Cambridge as their natural prey -- has become increasingly apparent. The cause of this seeming inability gives rise to serious political questions, but here I am only concerned with gathering data to corroborate or correct general impressions. These impressions of increasing air pollution, 'developed' areas which are empty of life at certain times of day and on weekends, increasing traffic density, and perhaps most importantly, a widespread malaise on the part of many citizens do have their causes. The hypertrophy of one-sided growth, and resignation to failure on the the part of those who pretend to authority, are damaging to civic well-being. A cure must be found quickly. *The Interim Planning Overlay Petition (IPOP) expires in October.*

Notes to Chart 1:

The chart shows commercial real estate growth in Cambridge for the years 1960-1996, and projections for the period 1997-2003 (i.e., ending Jan 1, 2004). The cataclysmic nature of the pace in the 12-year period, 1980-1991 is obvious. Adding the periods 1992-1996 to the period 1997-2003 allows comparison with the previous 12-year period. The square footage for the two years, 1997 and 1998 is incomplete. The projections are derived mainly from information in response to November 9, 1998 Council Meeting Awaiting Report Item No. 20, Re: Council Order #130, Report on Development Projects, submitted by CDD, and another earlier CDD report which lists all proposals that are affected by the IPOP. I will be looking at other sources as well which should provide greater reliability for the projections for 1999-2003 inclusive. This is difficult to obtain because "...companies do not like to share their business plans with the public." On the chart itself the solid lines for the current period are indicators of the minimum additional square footage of commercial space if all current projects (as of December 31, 1998) are approved and built. The broken line area above the solid line area represents a highly probable figure if current projects that have not been presented to city agencies are added.

Rates of Commercial Development in Cambridge:

Jan 1, 1960 - Jan 1, 1997 with projection to Jan 1, 2004 comparing rates for periods;
1960-1979, 1980-1991, 1992-1996, and 1997-2004 including completion of proposed projects.



February 24, 1999

Councillor Henrietta Davis, Chair
The Ordinance Committee
Cambridge City Council
Cambridge City Hall
Cambridge, Massachusetts 02138

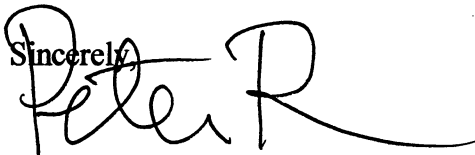
Reference: IPOP Parking Comments

Dear Councillor Davis:

I write to offer the following comments regarding City of Cambridge Parking and IPOP.

1. I understand that 75 percent of the employees working in Cambridge live outside of Cambridge. If this is true, the principal solution to Cambridge's parking problem lies outside of Cambridge and can be addressed by the City pursuing external solutions to the problem through the Congress, the State legislature, Boston's powerful institutional investment community and Amtrak to build the North-South Rail Link. The Rail Link makes commuter rail transportation dramatically more effective, attractive and convenient and provides a way to lease the already purchased Central Artery right-of-way to start to pay down the Artery debt. A Major Investment Study about the Rail Link is about to be released. A reduction in half of the cars commuting into Cambridge by making an alternative way to commute attractive would transform Cambridge's traffic and parking problem.
2. I attended the visioning session held by the Community Development Department on IPOP on February 3rd. What I heard there was that the citizens of Cambridge did not want to "downzone" so much as they want to say what should be built. It is very clear that they want affordable housing. I suggest that the Council use IPOP as an opportunity to hear from constituents more clearly by holding envisioning meetings in all neighborhoods to explore where housing and mixed use development might be welcome. There are many favorite small businesses whose single-story lots and their owners would benefit by a few floors of housing above them, in my opinion, without at all destroying the character of the neighborhoods. I urge the Council to also to set up a committee to explore city induced incentive programs to build attractive market-rate housing by finding sites, arranging financing and exploring using local tax inducements to make them all more affordable.

Thank you for your consideration. I would be pleased to meet with you and your committee to talk about these ideas in more detail.

Sincerely,

Peter Roudebush, President



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

BETH RUBENSTEIN
*Acting Assistant City
Manager for Community
Development*

January 19, 1999

To the Honorable, the City Council:

Subject: City Council Petition to amend Section 11.500 of the Zoning Ordinance (1) to permit the consideration of a Section 11.500 special permit simultaneously with consideration of any other special permit required for the project that is issued by the Planning Board and (2) to include construction of a parking facility of 150 spaces or more as a trigger for the required special permit.

Recommendation The Planning Board recommends adoption of the amendment that would allow simultaneous consideration of the Planning Overlay Special Permit with other special permits. The Board does not recommend adoption of the amendment that would add 150 parking spaces as a threshold for the Planning Overlay District Special Permit.

Findings

1. As originally proposed, the Planning Overlay Special Permit was to be issued by the City Council. Under such circumstances it was logical that all other special permits required by a project subject to the provisions of Section 11.500 be issued before the City Council considered an application; in that sequence the City Council would have the benefit of the analysis of the Planning Board or the Board of Zoning Appeal before making its own findings. As the Planning Overlay Special Permit is now issued by the Planning Board in Section 11.500's adopted form, simultaneous consideration of the merits of a proposal under both general zoning special permit provisions and the Planning Overlay Special Permit is reasonable, efficient and fair and serves the interests of the applicant and the general public having an interest in a particular proposal. Therefore the Planning Board recommends adoption of this amendment

The Planning Board would note that some language in the originally adopted text has been deleted in the revised version; it was not clear to the Planning Board whether those changes were inadvertent or intended.

2. The Planning Board finds the second amendment, which would add a parking facility of 150 spaces or more to the categories of construction that would require the issuance of a Planning Overlay Special Permit, to be unnecessary. Reorganization of existing parking spaces into a new facility does not alter the impact of those spaces on city traffic. New accessory parking is likely to

be generated by expanded building area, which is already covered by the existing Ordinance text. Therefore the Board does not recommend the adoption of this amendment because all building activity that will generate significant new traffic impacts on city streets is already within the purview of the ordinance.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich", followed by a large, stylized letter "B".

Paul Dietrich, Chairman

City of Cambridge

In City Council March 15, 1999

The Ordinance Committee held public hearings on January 27, 1999 and February 24, 1999 for the purpose of considering two proposed amendments to Section 11.500 of the Zoning Ordinance, the Interim Planning Overlay Petition (IPOP). The first proposal would amend the text of Section 11.502 to make the provisions of the IPOP apply to all new construction of more than 150 spaces in a parking facility. (Attachment A) The other amendment would replace paragraph 11.511 with a new section 11.511 which would allow the application for the planning overlay special permit to be simultaneous with the application to the Planning Board for other special permits.

The January 27, 1999 hearing began at 6:10 p.m. in the Ackermann Room. The call of the meeting specified that both proposed amendments would be discussed at the hearing, although each technically constituted a separate petition. However, at the hearing, issues were raised regarding the adequacy of notice for the proposed amendment to Section 11.511, and it was decided that subsequently two separate hearings would be scheduled, one for each proposed amendment. Thus this report includes a summary of the January 27, 1999 testimony and proceedings relating to the proposed amendment to Section 11.502 along with a report of the February 24, 1999 hearing on this proposed amendment.

Present at the January 27, 1999 hearing were Councillor Henrietta Davis, Chair of the Committee, Mayor Francis H. Duehay, Councillor Kathleen Leahy Born, Councillor Michael A. Sullivan and City Clerk D. Margaret Drury. Also present were Beth Rubenstein, Assistant City Manager for Community Development; Lester Barber, Director of land Use and Planning for the Community Development Department; and Nancy Glows, First Assistant City Solicitor.

Councillor Davis convened the hearing and explained the purpose. She invited Ms. Rubenstein to describe the proposed amendments, and Ms. Rubenstein did so.

Mayor Duehay asked whether the legal notice is defective with regard to the advertisement for the amendment to Section 11.511. The advertisement is very confusing. Ms. Glowa stated that she would like to research the issue before giving an opinion. The question as to whether the advertisement constituted legally sufficient notice to go forward on the petition or whether re-advertisement is necessary was referred to the Law Department.

Councillor Davis then invited public comment.

Committee Report #2

Cal.

A report from Councillor Davis, Chair of the Ordinance Committee, for a hearing held on January 27, 1999 and February 24, 1999, for the purpose of considering a proposed amendment to Section 11.502 of the Zoning Ordinance, The Interim Planning Overlay Petition (IPOP).

In City Council March 15, 1999

Report Accepted
Passed to a Second
Reading

John Pitkin, 18 Fayette Street, spoke in support of the amendment. The amendment removes a loophole that should not exist. The whole IPOP makes no sense if you allow parking garages to be built as of right.

Elie Yarden, 143 Pleasant Street, spoke in support of the amendment to add parking facilities.

David Clem, Lyme Properties, stated that the proposed amendment regarding the parking facility is ambiguous. It does not address the issue of existing spaces in a surface lot being consolidated into parking facility. This does not address what was purportedly the intent to the IPOP. It is also not clear whether renovated facilities are included.

Joe Tulimieri, Executive Director, Cambridge Redevelopment Authority, spoke in opposition to both proposed amendments and submitted a letter detailing the Cambridge Redevelopment Authority's objections. (Attachment C)

Councillor Sullivan moved that this hearing be adjourned and that another be scheduled after the Law Department has responded to the question of whether one of the proposed amendments has to be re-advertised. The hearing was adjourned at 7:08 p.m.

Present at the February 24, 1999 hearing, which began at 7:00 p.m. in the Sullivan Chamber, were Councillor Henrietta Davis, Chair of the Committee, Mayor Francis H. Duehay, Councillor Kathleen Leahy Born, Councillor Sheila T. Russell, Councillor Timothy J. Toomey, Jr., Councillor Katherine Triantafillou, and City Clerk D. Margaret Drury. Also present were Lester Barber and Nancy Glowa.

Councillor Davis invited Mr. Barber to describe the proposed amendment. Mr. Barber did so. He informed the committee that the Planning Board does not recommend its adoption because it finds it unnecessary. Reorganization of existing spaces into a new facility does not alter the impact of those spaces on city traffic. New accessory parking is likely to be generated by expanded building area, which is already covered by the existing ordinance text.

Councillor Born asked why the Zoning Ordinance does not include parking as FAR. Mr. Barber stated that the provision has been there for many years. He stated that he does not know the reason but he speculates that it could have come from a view that parking is a favorable adjunct to development.

Councillor Born stated that some owners are objecting because reconfiguration of existing spaces into a new garage would require an IPOP. She stated that this is a fine amendment to the IPOP, but there should be a re-examination of the way parking is treated, because a developer could build one huge parking garage and have it be treated as no building whatsoever in terms of FAR under existing zoning.

Councillor Born asked for further explanation of the Planning Board's position.

Mr. Barber stated that the Planning Board was looking at the intention of the IPOP as a control on the effects of traffic. Secondly, under Clean Air Act standards, Cambridge is unlikely to get applications for free-standing parking garages, but rather parking will be sought as accessory to commercial uses and these situations are already covered in the IPOP.

Councillor Toomey moved that for the proposed amendment, the following language be substituted "or new construction of a parking facility which will cause such facility to have a net increase of more than 150 in the number of non-residential parking spaces" (**Attachment B**).

It was agreed that the motion will be referred to the City Council along with the proposed amendments and with request for a legal opinion as to whether the amendment is allowable under the petition as currently advertised.

Councillor Davis asked whether there is a tendency in developments for the parking to be permitted before the building. Could this mean that the parking can be built before there is a review of the traffic effects of the primary development? She noted that this would be "putting the cart before the horse."

Attorney Glowa stated that the Planning Board is assuming that a developer will not build an accessory parking facility without having the necessary approval to build the building to which the parking facility is accessory.

Councillor Toomey expressed his hope that the City Council is not making law based on "assumptions."

Councillor Davis then invited public comment in support of the proposed amendment.

Elie Yarden, 143 Pleasant Street, stated that the Growth Policies are being ignored. The zoning regulations have not been brought up to date. Drawing garage permits first has been a technique used by developers. He submitted a chart of the history of commercial real estate development in Cambridge (**Attachment D**).

John Pitkin, 18 Fayette Street, stated that allowing garage permits before the building is permitted is wrong; it is "putting the cart before the horse;" and it violated the fundamental concept of planned unit development.

Phillip Higonnet, Thorndike Street, spoke in support of the proposed amendment. It closes a significant loophole.

Stash Horowitz, 17 Florence Street, stated that the Planning Board's reasoning is wrong with regard to this issue. He noted the Polaroid Memorial Drive site is an example of a permitted garage with no permitted building. With regard to the parking freeze, the EPA may not agree with the City of Cambridge's position that accessory garages are allowed.

Councillor Davis introduced a letter from Peter Roudebush as part of the record.
(Attachment E)

David Clem, Lyme Properties, stated that in the case of his proposed development, the proposed Phase 1 garage is for pre-existing allowed spaces, not accessory parking. The zoning ordinance already requires that if the parking garage for accessory use is built first and includes more spaces than the permitted building would allow, it comes out of the allowable FAR.

Councillor Duehay then moved referral to the full City Council and moved that a legal opinion as to the motion for legal validity of Councillor Toomey's proposed substitution be provided. The motion passed on a voice vote.

Councillor Davis thanked all those present for their participation. The meeting was adjourned at 7:40 p.m.

For the Committee,

A handwritten signature in black ink, appearing to be 'Henrietta Davis', written over the text 'For the Committee,'.

Councillor Henrietta Davis
Chair

***Maple Research Park Limited Partnership
9 East Street, Cambridge***

1999 FEB 22 A 11:44

February 16, 1999

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Ms. Margaret Drury
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury

As the owner of property (137,940 square feet of land) at 9 East Street (formerly 31 O'Brien Highway) in Cambridge, we wish to inform you that we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500-Interim Planning Overlay Petition, in Section 11.502, by adding after the words "The provisions of this section 11.500 apply to all new construction of 50,000 square feet or more gross floor area", the words "or of more than 150 spaces in a parking facility".

As landowners, we hereby respectfully file a written protest pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. We oppose the petition for several reasons:

- 1 The proposed amendment would create obstacles to the conversion of land used for surface parking into alternative uses such as open space, residential, and commercial use.
2. The proposed amendment would create obstacles to combining multiple separate parking lots into a single, more efficient larger parking lot or garage or lot, again preventing traffic impact reduction.
3. The proposed amendment will discourage commercial space users from locating in Cambridge with resultant job losses, a shift in the property tax burden shift to residential owners, and reduced land values.
4. The amendment discourages businesses from locating in Cambridge.

Thank you for placing this written protest into the official records of the city.

Sincerely yours,

Robert Wolff, Partner
Maple Research Park Limited Partnership

Consent Communication # 2

A communication was received from
Maple Research Park Limited Partnership
transmitting written opposition
to the Petition to Amend the
text of the Zoning Ordinance, Article
11.500 - IPOP, in Section 11.502
as owner of 9 East Street.

In City Council March 1, 1999

Referred to the petition

February 16, 1999

Ms. Margaret Drury
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury

As the owner of property (53,567 square feet of land) at 109 Smith Place in Cambridge, we wish to inform you that we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500-Interim Planning Overlay Petition, in Section 11.502, by adding after the words "The provisions of this section 11.500 apply to all new construction of 50,000 square feet or more gross floor area", the words "or of more than 150 spaces in a parking facility".

As landowners, we hereby respectfully file a written protest pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. We oppose the petition for several reasons:

1. The proposed amendment would create obstacles to the conversion of land used for surface parking into alternative uses such as open space, residential, and commercial use.
2. The proposed amendment would create obstacles to combining multiple separate parking lots into a single, more efficient larger parking lot or garage or lot, again preventing traffic impact reduction.
3. The proposed amendment will discourage commercial space users from locating in Cambridge with resultant job losses, a shift in the property tax burden shift to residential owners, and reduced land values.
4. The amendment discourages businesses from locating in Cambridge.

Thank you for placing this written protest into the official records of the city.

Sincerely yours,

The Cambridge Company Trustee (661-7086)
Smith Place Research Park Trust

Consent Communication #3

A communication was received from
Smith Place Research Park Trust,
transmitting written opposition
to the Petition to Amend the
text of the Zoning Ordinance, Article
11.500 - IPOP, in Section 11.502
as owner of 109 Smith Place.

In City Council March 1, 1999

*Referred to the
petition*

58 Charles Street Limited Partnership

February 16, 1999

Ms. Margaret Drury
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury

We own property (38,810 square feet of land) at 58 Charles Street in Cambridge. As a Cambridge landowner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500-Interim Planning Overlay Petition, in Section 11.502, by adding after the words "The provisions of this section 11.500 apply to all new construction of 50,000 square feet or more gross floor area", the words "or of more than 150 spaces in a parking facility".

As landowners, we hereby respectfully file a written protest pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. We oppose the petition for several reasons:

1. The proposed amendment would create obstacles to the conversion of land used for surface parking into alternative uses such as open space, residential, and commercial use.
2. The proposed amendment prevents the replacement of existing parking lots by new, more land efficient parking structures, either above or below ground. Studies have shown that parking structures reduce vehicle miles of travel (with an accompanying decrease in air pollution).
3. The proposed amendment will discourage commercial space users from locating in Cambridge with resultant job losses, a shift in the property tax burden shift to residential owners, and reduced land values.

Thank you for placing this written protest into the official records of the city.

Sincerely yours,

Re: Cambridge Co., General Partner Robert Wright, Pres. The Cambridge Co.
58 Charles Street Limited Partnership
Tel 661-7086

Consent Communication #4

A communication was received from
58 Charles Street Limited Partnership
transmitting written opposition
to the Petition to Amend the
text of the Zoning Ordinance, Article
11.500 - IPOP, in Section 11.502
as owner of 58 Charles Street.

In City Council March 1, 1919

*Referred to the
petition*

***WS Lexington Limited Partnership
One East Street, Cambridge***

February 16, 1999

Ms. Margaret Drury
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury

As the owner of property (78,230 square feet of land) at One East Street in Cambridge, we wish to inform you that we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500-Interim Planning Overlay Petition, in Section 11.502, by adding after the words "The provisions of this section 11.500 apply to all new construction of 50,000 square feet or more gross floor area", the words "or of more than 150 spaces in a parking facility".

As landowners, we hereby respectfully file a written protest pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. We oppose the petition for several reasons:

1. The proposed amendment would create obstacles to the conversion of land used for surface parking into alternative uses such as open space, residential, and commercial use.
2. The proposed amendment would create obstacles to combining multiple separate parking lots into a single, more efficient larger parking lot or garage or lot, again preventing traffic impact reduction.
3. The proposed amendment will discourage commercial space users from locating in Cambridge with resultant job losses, a shift in the property tax burden shift to residential owners, and reduced land values.
4. The amendment discourages businesses from locating in Cambridge.

Thank you for placing this written protest into the official records of the city.

Sincerely yours,

WS Lexington Corp. General Partner
WS Lexington Limited Partnership

tel # 661.7086

W.A., President WS Corp. Cam

Consent Communication #5

A communication was received from
WS Lexington Limited Partnership
transmitting written opposition
to the Petition to Amend the
text of the Zoning Ordinance, Article
11.500 - IPOP, in Section 11.502
as owner of One East Street.

In City Council March 1, 1999

*Referred to the
petition*



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2: 33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

The Honorable Henrietta Davis
Chair, Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Proposed Amendments to Interim Planning Overlay Special Permit Ordinance ("IPOP")

Dear Councillor Davis,

We have reviewed the petition to amend the text of the Cambridge Zoning Ordinance ("CZO") Article 11.500. We support the Planning Board's January 19, 1999, recommendation to adopt the section of the amendment that allows for simultaneous permit review, and we oppose the section which would apply the IPOP requirements to more than 150 spaces in a parking facility even if there is no increase in the number of spaces.

Planning Board concurrent review of project permits will enable the Board to review projects in the most comprehensive manner possible. Additionally, project applicants will be afforded the opportunity to address all of the Planning Board's concerns before presenting a project to the Board of Zoning Appeal ("BZA"), therefore promoting a more thorough and more efficient process.

However, the amendment to apply the IPOP requirements to "all new construction...of more than 150 spaces in a parking facility" could result in the application of the Ordinance to renovation of existing parking facilities, which would not be in concert with the intention of the Ordinance. Moreover, the amendment seems extraneous, in view of the recently-adopted Transportation Demand Management Ordinance. Harvard University is opposed to the amendment to add the IPOP requirements to more than 150 spaces in a parking facility to CZO Section 11.502 of Article 11.500.

Thank you for your consideration of our comments.

Sincerely,

Kathy A. Spiegelman
Associate Vice President of Harvard Planning and Real Estate

cc: Paul Dietrich, Chairperson, Cambridge Planning Board
Paul Grogan, VP for Government, Community and Public Affairs
Mary Power, Director of Community Affairs
Sally Zeckhauser, VP for Administration

Maple East Associates Limited Partnership
23 East Street, Cambridge

February 16, 1999

Ms. Margaret Drury
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury

As the owner of property (32,220 square feet of land) at 23 East Street in Cambridge, we wish to inform you that we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500-Interim Planning Overlay Petition, in Section 11.502, by adding after the words "The provisions of this section 11.500 apply to all new construction of 50,000 square feet or more gross floor area", the words "or of more than 150 spaces in a parking facility".

As landowners, we hereby respectfully file a written protest pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. We oppose the petition for several reasons:

- 1 The proposed amendment would create obstacles to the conversion of land used for surface parking into alternative uses such as open space, residential, and commercial use.
2. The proposed amendment would create obstacles to combining multiple separate parking lots into a single, more efficient larger parking lot or garage or lot, again preventing traffic impact reduction.
3. The proposed amendment will discourage commercial space users from locating in Cambridge with resultant job losses, a shift in the property tax burden shift to residential owners, and reduced land values.
4. The amendment discourages businesses from locating in Cambridge.

Thank you for placing this written protest into the official records of the city.

Sincerely yours,

Maple East Associates Limited Partnership *WJF* *President*
Maple East Associates Limited Partnership

EO: 661-7086

Consent Communication #6

A communication was received from
Maple East Assoc., Limited Partnersp
transmitting written opposition
to the Petition to Amend the
text of the Zoning Ordinance, Article
11.500 - IPOP, in Section 11.502
as owner of 23 East Street/

In City Council March 1, 1999

*Referred to the
petition*

First Cambridge Realty Corp.

First Cambridge Realty Corp.
formally: Stu-Lin Management
Company
907 Massachusetts Avenue
Cambridge, Massachusetts
02139

Phone: 617-547-6559
FAX: 617-868-8109
email: srothman@javanet.com

Thursday, February 18, 1999

Ms. Margaret M. Dury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Ms. Dury:

1999 FEB 22 A 11:43
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

The undersigned First Cambridge Realty Corp., managing agent for building owned by George Rothman, Rothman properties Inc., 4 Cogswell Avenue Nominee Trust, Harvard and Trowbridge Streets Realty Trust, 10-12 Wendell Street Limited Partnership, 15 Linnaean Street Limited Partnership, 5-8 Craigie Limited Partnership, 135 Inman Street Trust, 15 Bigelow Street Trust, 85 Hancock Street Limited Partnership, and 907 Massachusetts Avenue Limited Partnership, whose properties would be affected by the proposed amendment to Article 11.500 - Interim Overlay Petition, in Section 11.502, by adding the words as indicated in bold face: "The provisions of this section 11.500 apply to all new construction of 50,000 square feet or more gross floor area, **or of more than 150 spaces in a parking facility,**" hereby file on behave of said entities, a protest of said zoning ordinance amendments which, if adopted, will have a material adverse effect on the business activity of the undersigned. Specifically, the proposed amendment is both overly broad and would adversely affect city wide land values.

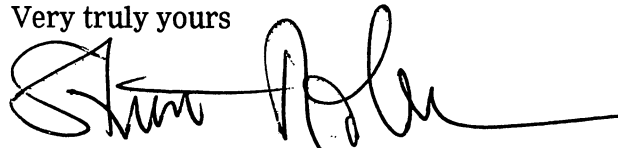
The following is a list of First Cambridge Realty Corp. affected properties by the proposed ordinance:

<u>Property Owner</u>	<u>Address</u>	<u>Assessors/Lot Number</u>	<u>Land Sq-ft</u>
Rothman Properties	52-58 Bishop Allen Dr.	91/104,103,105,106	5,200
Rothman Properties	91 Brookline Street	94 /91	2,112
Rothman Properties	4 Douglas Street	91 /192 and 193	3,009
Rothman Properties	99-101 Norfolk Street	90 /97	4,529
Rothman Properties	113 Norfolk Street	90 /96	25,844
Rothman Properties	923 Massachusetts Ave.	116 /54	9,293
Rothman Properties	50-52 Norfolk Street	91 /92	2,948
Rothman Properties	54-56 Norfolk Street	91 /91	3,869
Rothman Properties	13 Suffolk Street	89 /46	8,511
Rothman Properties	576 Massachusetts Ave.	106/103 and 79/104	12,518
Rothman Properties	11-21 Pine Street	75 /100	5,890

<u>Property Owner</u>	<u>Address</u>	<u>Assessors/Lot Number</u>	<u>Land Sq-ft</u>
Rothman Properties	21 Brookline Street	93 /62 and 102/103	16,032
Rothman Properties	173 Hampshire Street	84 / 52	4,695
Rothman properties	464 Green Street	119/ 87 and 86	11,090
Rothman properties	243 Columbia Street	86 /64	4,103
135 Inman Street Trust	135 Inman Street	114A/68	8,492
15 Bigelow Street Trust	15 Bigelow Street	118/24	5,934
5-8 Craigie LLP	5-8 Craigie Cir.	224/42	60,775
Stu-Lin Family Trust	7-9 Banks Street	132/21	4,039
Stu-Lin Family Trust	11 Fifth Street	22/31	4,830
Stu-Lin Family Trust	23-27 Trowbridge St	134/12	5,576
Stu-Lin Family Trust	126-130 Gore Street	23/4 and 5	10,000
Stu-Lin Family Trust	535 Cambridge St.	35/53	5,935
Stu-Lin Family Trust	44 1/4 - 50 Bishop Allen Dr.	91/180	5,153
10-12 Wendell St. LLP	10-12 Wendell Street	156/86	14,634
4 Cogswell Ave. Nominee Trust	4 Cogswell Avenue	199/89	9,251
Harvard&Trowbridge St. Rlty Tr.	364-366 Harvard Street	134/44	9,637
Harvard&Trowbridge St. Rlty Tr.	20-22 Trowbridge Street	134/46	7,121
George Rothman	512 Massachusetts Avenue	93/79	2,385
15 Linnaean St. LLP	14 Agassiz St.	176/34	16,578
907 Massachusetts Ave. LLP	907 Massachusetts Ave.	117/1	5,111
85 Hancock St. LLP	85 Hancock Street	116/92	9,190

The undersigned, First Cambridge Realty Corp, further request that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such a change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Very truly yours



Stuart Rothman, President FCRC

Consent Communication #7

A communication was received from
Stuart Rothman, First Cambridge Realty
transmitting written opposition
to the Petition to Amend the
text of the Zoning Ordinance, Article
11.500 - IPOP, in Section 11.502
as managing agent.

In City Council March 1, 1999

*Referred to the
petition*

67 SMITH PLACE CORP.
1 CHURCH STREET
WEBSTER, MA 01570

1999 FEB 19 A 10:35

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

February 17, 1999

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

Dear Ms. Drury:

I am the owner of property located at 67 Smith Place, of approximately 230,000 square feet, located in the City of Cambridge.

Block 267C, Lot 78
Block 267C, Lot 82
Block 267D, Lot 338
Block 267C, Lot 84
Block 267C, Lot 85
Block 267C, Lot 85

As a land owner, I am opposed to the petition before the City Council to amend the text of the Zoning Ordinance, Article 11.500 – Interim Planning Overlay Petition, to include all new construction of 50,000 square feet or more gross floor area, or more than 150 spaces in a parking facility.

As a property owner who would be affected by this, I do hereby respectfully file a written protest pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. Massachusetts General Laws Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six (6) Councilors. However, the statute further provides that if a written protest is filed prior to final approval of a change to the ordinance, stating the reasons for the protest, signed by the owners of twenty percent (20%) or more of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet (300') therefrom, then a three-fourths vote (7 Councilors) would be necessary for the ordinance to be enacted. As land owners of real estate which will be affected by the proposed changes, now files such a protest.

I oppose the petition because:

1. The proposed amendment is too broad, covering as it does all new parking facilities in the City of Cambridge which would contain "more than 150 spaces". As currently worded the provision would cover above ground parking structures, below ground parking

Consent Communication #8

A communication was received from
Emile N. DuPont, Presidnet, 67
Smith Place Corp., transmitting
written opposition to the petition
to amend the text of the Zoning
Ordinance, Article 11.500 - IPOP, in
Section 11.502 as owner of 67 Smith Place.

In City Council March 1, 1999

*Referred to the
petition*

structures, and perhaps even renovated garages and new surface level parking lots, since these also could be defined as parking "facilities".

2. The proposed amendment would create obstacles to combining multiple separate parking lots into a single, more efficient larger parking garage or lot, again preventing traffic impact reduction.
3. The proposed amendment would create obstacles to the conversion of land used for surface parking into alternative uses: open space, residential and commercial development.
4. The proposed amendment could result in an increased tax burden on Cambridge residents, and potential job losses, as new job and tax revenue-generating commercial development is discouraged, and businesses relocated or expand outside the City of Cambridge.
5. The proposed amendment may result in an increased burden on taxpayers as the City is forced to defend itself against expensive legal challenges to the amendment by parties who had been duly awarded Special Permits for development including parking, but who now face an unanticipated and expensive additional review and approval process.
6. The proposed amendment places an unfair, expensive, and unnecessarily time-consuming administrative review burden on land owners who wish to proceed with otherwise well-planned and legally permitted development.

Please place this written protest into the official records of the City.

Very truly yours,

67 Smith Place Corp.

By: Emile N. DuPont
Emile N. DuPont, Pres.

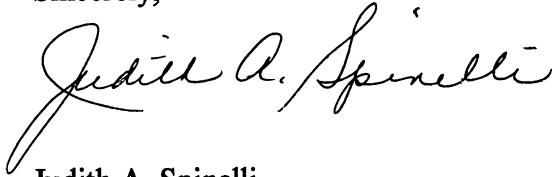
1999 FEB 19 A 10:36
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

new parking facilities, which would reduce queuing and auto circulation and thereby reduce total vehicle miles of travel (VMT's) and accompanying air pollution, would seem to support the original intent of the IPOP – to reduce adverse traffic impacts.

4. Land values would be adversely impacted by the amendment, which could result in tax abatement petitions.

Please place this written protest into the official records of the City.

Sincerely,

A handwritten signature in cursive script, reading "Judith A. Spinelli". The signature is written in dark ink and is positioned above the printed name.

Judith A. Spinelli

JOHN T.
JUDITH A.

Spinelli

INDUSTRIAL & COMMERCIAL DEVELOPMENT
745 CONCORD AVENUE
CAMBRIDGE, MASS. 02138
TEL. 868-5200

Ms. Margaret Drury
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

I own property at 755 Concord Avenue (11,679 Sq. Ft., Block 267 D, Lot 299) in the City of Cambridge. As a Cambridge landowner, I oppose the petition to amend the text of the Zoning Ordinance, Article 11.5000- Interim Planning Overlay Petition, in Section 11.502, by adding the words "The provisions of this section 11.5000 apply to all new construction of 50,000 square feet or more gross floor area" the words "or of more than 150 spaces in a parking facility."

As a landowner who would be affected by this petition, I hereby respectfully file a written protest pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. Massachusetts General Law Chapter 40A, Section 5, stated generally that no zoning ordinance could be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six (6) councilors. However, the statute further provides that if a written protest is filed prior to final approval of a change to the ordinance, stating the reasons for the protest, signed by the owners of twenty percent (20%) or more of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet (300') therefrom, then a three-fourths vote (7 councilors) would be necessary for the ordinance to be enacted. As a landowner of real estate that will be affected by the proposed changes, I now so file such protest.

I oppose the petition because:

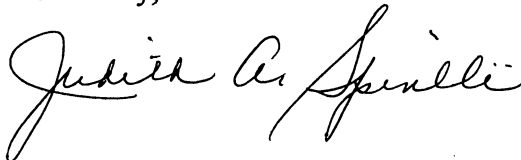
1. The proposed amendment is overly broad; covering as it does all new parking facilities in the City of Cambridge that would contain "more than 150 spaces." As currently worded the provision would cover above ground parking structures, below ground parking structures, and perhaps even renovated garages and new surface level parking lots since these also could be defined as parking "facilities."
2. The land use planning rationale for the proposed amendment is not stated or self-evident.
3. The proposed amendment appears to prevent the replacement of existing parking lots by new, more land-efficient parking structures, either above or below ground. Such

new parking facilities, which would reduce queuing and auto circulation and thereby reduce total vehicle miles of travel (VMT's) and accompanying air pollution, would seem to support the original intent of the IPOP – to reduce adverse traffic impacts.

4. Land values would be adversely impacted by the amendment, which could result in tax abatement petitions.

Please place this written protest into the official records of the City.

Sincerely,

A handwritten signature in cursive script, reading "Judith A. Spinelli". The signature is written in dark ink and is positioned above the printed name.

Judith A. Spinelli

JOHN T.
JUDITH A.

Spinelli

INDUSTRIAL & COMMERCIAL DEVELOPMENT

745 CONCORD AVENUE
CAMBRIDGE, MASS. 02138
TEL. 868-5200

Ms. Margaret Drury
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

I own property at 76R CambridgePark Drive (16,343 Sq. Ft., Block 265, Lot 46) in the City of Cambridge. As a Cambridge landowner, I oppose the petition to amend the text of the Zoning Ordinance, Article 11.5000- Interim Planning Overlay Petition, in Section 11.502, by adding the words "The provisions of this section 11.5000 apply to all new construction of 50,000 square feet or more gross floor area" the words "or of more than 150 spaces in a parking facility."

As a landowner who would be affected by this petition, I hereby respectfully file a written protest pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. Massachusetts General Law Chapter 40A, Section 5, stated generally that no zoning ordinance could be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six (6) councilors. However, the statute further provides that if a written protest is filed prior to final approval of a change to the ordinance, stating the reasons for the protest, signed by the owners of twenty percent (20%) or more of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet (300') therefrom, then a three-fourths vote (7 councilors) would be necessary for the ordinance to be enacted. As a landowner of real estate that will be affected by the proposed changes, I now so file such protest.

I oppose the petition because:

- 1.. The proposed amendment is overly broad; covering as it does all new parking facilities in the City of Cambridge that would contain "more than 150 spaces." As currently worded the provision would cover above ground parking structures, below ground parking structures, and perhaps even renovated garages and new surface level parking lots since these also could be defined as parking "facilities."
2. The land use planning rationale for the proposed amendment is not stated or self-evident.
3. The proposed amendment appears to prevent the replacement of existing parking lots by new, more land-efficient parking structures, either above or below ground. Such

Consent Communication #12

A communicationw as received
from Judith A. spinelli, Industrial &
Commercial Development, transmitting
written opposition to the petition
to amend the text of the Zoning
Ordinance, Article 11.500 - IPOP,
in Section 11.502 as property
owner of

76R CambridgePark Drive
101 1/2 Blanchard Road
729, 735, 737, 745, 755 Concord Ave.

In City Council March 1, 1999

*Referred to the
petition*

Ms. Margaret Drury
February 23, 1999
PAGE TWO

3. The proposed amendment appears to prevent the replacement of existing parking lots by new, more land-efficient parking structures, either above or below ground. Such new parking facilities, which would reduce queuing and auto circulation and thereby reduce total vehicle miles of travel (VMT's) and accompanying air pollution, would seem to support the original intent of the IPOP – to reduce adverse traffic impacts.
4. Land values would be adversely impacted by the amendment, which could result in tax abatement petitions.

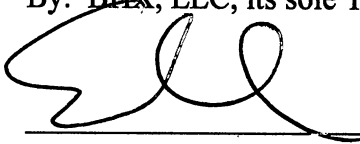
The undersigned further requests that prior to a final vote by the City Council on such amendment you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

As land owners of real estate which will be affected by the proposed changes, we now so file such a protest.

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,
CCC I REALTY TRUST
By: BHX, LLC, its sole Trustee


Eric D. Schlager, Member

Enclosure

Received on _____, 1999, at _____ (time)

Cambridge City Clerk

**CCC I REALTY TRUST
BHX, LLC, as Trustee
250 First Avenue
Suite 200
Needham, Massachusetts 02494
Telephone: 781-707-4000**

1999 FEB 25 A 9 10
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

February 24, 1999

Ms. Margaret M. Drury, Esq.
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Zoning Amendment Protest Letter

Dear Ms. Drury:

We own property in the City of Cambridge described as follows:

Property Owner: BHX, LLC, as Trustee of CCC I Realty Trust
Street Address: 206-210 Broadway
Assessors Map Number: 42
Lot Number: Portion of Lot 77 (new tax lot number to be issued based on recent subdivision); Portion of Lot 96 (new tax lot number to be issued based on recent subdivision)
Land Area Square Footage: 36,647 (Portion of Lot 77 and Portion of Lot 96 -- new tax lot number to be issued based on recent subdivision);

As a Cambridge Land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500 – Interim Planning Overlay Petition, in Section 11.502, by adding after the words “The provisions of this section 11.500 apply to all new construction of 50,000 square feet or more gross floor area” the words : “or of more than 150 spaces in a parking facility”.

We oppose the petition because:

1. The proposed amendment is overly broad, covering as it does all new parking facilities in the City of Cambridge which would contain “more than 150 spaces”. As currently worded, the provision would cover above ground parking structures, below ground parking structures, and perhaps even renovated garages and new surface level parking lots because these also could be defined as parking “facilities”.
2. The land use planning rationale for the proposed amendment is not stated or self-evident.

Consent Communication #14

A communication was received from
Eric D. Schlager, Member,
CCC I Realty Trust, BHX, LLC, its
sole Trustee, transmitting written
opposition to the petition to
amend the text of the Zoning
Ordinance, Article 11.500 - IPOP
in Section 11.502 as property
owner of 206-210 Broadway.

In City Council March 1, 1999

*Referred to the
petition*

Ms. Margaret Drury
February 23, 1999
PAGE TWO

1999 FEB 25 A 9:10

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

reduce total vehicle miles of travel (VMT's) and accompanying air pollution, would seem to support the original intent of the IPOP – to reduce adverse traffic impacts.

4. Land values would be adversely impacted by the amendment, which could result in tax abatement petitions.

The undersigned further requests that prior to a final vote by the City Council on such amendment you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

As land owners of real estate which will be affected by the proposed changes, we now so file such a protest.

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,
205 BROADWAY REALTY TRUST
By: BHX, LLC, its sole Trustee



Eric D. Schlager, Member

Enclosure

Received on _____, 1999, at _____ (time)

Cambridge City Clerk

205 BROADWAY REALTY TRUST
BHX, LLC, as Trustee
250 First Avenue
Suite 200
Needham, Massachusetts 02494
Telephone: 781-707-4000

1999 FEB 25 A 9:10
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

February 24, 1999

Ms. Margaret M. Drury, Esq.
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Zoning Amendment Protest Letter

Dear Ms. Drury:

We own property in the City of Cambridge described as follows:

Property Owner: BHX, LLC, as Trustee of 205 Broadway Realty Trust
Street Address: 203-205 Broadway
Assessors Map Number: 42
Lot Number: Lot 86
Land Area Square Footage: 86,747 Total

As a Cambridge Land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500 – Interim Planning Overlay Petition, in Section 11.502, by adding after the words “The provisions of this section 11.500 apply to all new construction of 50,000 square feet or more gross floor area” the words : “or of more than 150 spaces in a parking facility”.

We oppose the petition because:

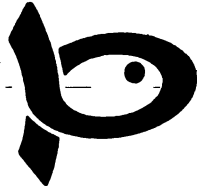
1. The proposed amendment is overly broad, covering as it does all new parking facilities in the City of Cambridge which would contain “more than 150 spaces”. As currently worded, the provision would cover above ground parking structures, below ground parking structures, and perhaps even renovated garages and new surface level parking lots because these also could be defined as parking “facilities”.
2. The land use planning rationale for the proposed amendment is not stated or self-evident.
3. The proposed amendment appears to prevent the replacement of existing parking lots by new, more land-efficient parking structures, either above or below ground. Such new parking facilities, which would reduce queuing and auto circulation and thereby

Consent Communication #15

A communication was received from Eric D. Schlager, 205 Broadway Realty Trust, BHX, LLC, its sole Trustee, transmitting written opposition to the petition to amend the text of the Zoning Ordinance, Article 11.500 - IPOP, in Section 11.502 as property owner of 203-205 Broadway.

In City Council March 1, 1999

*Referred to the
petition*



3. The proposed amendment appears to prevent the replacement of existing parking lots by new, more land-efficient parking structures, either above or below ground. Such new parking facilities, which would reduce queuing and auto circulation and thereby reduce total vehicles miles of travel (VMT's) and accompanying air pollution, would seem to support intent of the IPOP - to reduce adverse traffic impacts.
4. Land values would be adversely impacted by the amendment, which could result in tax abatement petitions.

Please place this written protest into the official records of the City.

Sincerely,

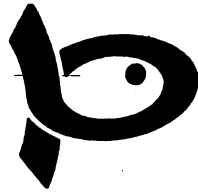
By:

Arthur Arakelian

Baystate Pool Supplies, Inc.

Baystate Pool Supplies Inc.

26 SMITH PLACE, CAMBRIDGE, MASSACHUSETTS 02138 (617) 547-9145 FAX (617) 661-4847



1999 FEB 25 A 10:37

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Ms. Margaret Drury
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

We own property at 26 Smith Place, (267E, Block 244-245) and 25 Smith Place (267D, Block 256-251) in the City of Cambridge. As a Cambridge land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.5000 - Interim Planning Overlay Petition, in Section 11.502, by adding after the words "The provisions of this section 11.500 apply to all new construction of 50,000 square feet or more gross floor area the words "or of more than 150 spaces in the parking facility".

As land owners who would be affected by this petition, we do hereby respectfully file a written protest pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. Massachusetts General Law Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by two-thirds vote of the City Council. For Cambridge, this would mean six (6) councilors. However, the statute further provides that if written protest is filed prior to final approval of a change to the ordinance, stating the reasons for the protest, signed by the owners of twenty percent (20%) or more of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet (300') therefrom, then a three-fourths vote (7 councilors) would be necessary for the ordinance to be enacted. As land owners of real estate which will be affected by the proposed changes, we do so file such a protest.

We oppose the petition because:

- 1 The proposed amendment is overly broad, covering as it does all new parking facilities in the City of Cambridge which would contain "more than 150 spaces". As currently worded the Provision would cover above ground parking structures, below ground parking structures, and perhaps even renovated garages and new surface level parking lots since these also could be defined as parking "facilities".
2. The land use planning rationale for the proposed amendment is not stated or self evident.

Baystate Pool Supplies Inc.

26 SMITH PLACE, CAMBRIDGE, MASSACHUSETTS 02138 (617) 547-9145 FAX (617) 661-4847

Consent Communication #16

A communication was received from Arthur Arakelian, Baystate Pool Supplies, Inc., 26 Smith Place, transmitting written opposition to the petition to amend the text of the Zoning Ordinance, Article 11.500 - IPOP, in Section 11.502 as property owner of 26 Smith Place.

In Ctiy Council March 1, 1999

*Referred to the
petition*

Appendix

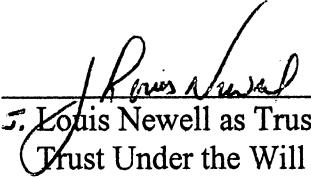
Property Locations for the Trust Under the Will of Harry F. Stimpson

<i>Street</i>	<i>Block</i>	<i>Map</i>
185 Albany Street	68	58
189-197 Albany Street	68	59
207 Albany Street	68	62
156 Sidney Street	67	48
	46	45
153 Sidney Street	95	70
135 Sidney Street	95	72
57 Erie Street	67	61

2. The land use planning rationale for the proposed amendment is not stated or self-evident.
3. The proposed amendment appears to prevent the replacement of existing parking lots by new, more land-efficient parking structures, either above or below ground. Such new parking facilities, which would reduce queuing and auto circulation and thereby reduce total vehicle miles of travel (VMT's) and accompanying air pollution, would seem to support the original intent of the IPOP – to reduce adverse traffic impacts.
4. Land values would be adversely impacted by the amendment, which could result in tax abatement petitions.

Please place this written protest into the official records of the City.

Sincerely,

By: 
J. Louis Newell as Trustee of the
Trust Under the Will of Harry F. Stimpson

Date: Feb 24, 1999



160 FEDERAL STREET
BOSTON, MASSACHUSETTS 02110-1701

TELEPHONE 617-330-8000

FAX 617-330-8130

E-MAIL mail@m-g.com

February 24, 1999

Ms. Margaret Drury
City Clerk
City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

1999 FEB 25 A 10:37
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Dear Ms. Drury:

The Trust Under the Will of Harry F. Stimpson owns property at (See attached Appendix) in the City of Cambridge. As a Cambridge land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500 – Interim Planning Overlay Petition, in Section 11.502, by adding after the words “The provisions of this section 11.500 apply to all new construction of 50,000 square feet or more gross floor area the words “or of more than 150 spaces in a parking facility”.

As landowners who would be affected by this petition, we do hereby respectfully file a written protest pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. Massachusetts General Law Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six (6) councilors. However, the statute further provides that if a written protest is filed prior to final approval of a change to the ordinance, stating the reasons for the protest, signed by the owners of twenty percent (20%) or more of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet (300') therefrom, then a three-fourths vote (7 councilors) would be necessary for the ordinance to be enacted. As landowners of real estate which will be affected by the proposed changes, we now so file such a protest.

We oppose the petition because:

1. The proposed amendment is overly broad, covering as it does all new parking facilities in the City of Cambridge which would contain “more than 150 spaces”. As currently worded the provision would cover above ground parking structures, below ground parking structures, and perhaps even renovated garages and new surface level parking lots since these also could be defined as parking “facilities”.

Consent Communication #17

A communication was received from Louis Newell as Trustee of the Trust Under the Will of Harry F. Stimpson, transmitting written opposition to the petition to amend the text of the Zoning Ordinance, Article 11.500 - IPOP, in Section 11.502 as property owner of 203-205 Broadway.

In City Council March 1, 1999

*Referred to the
petition*

City of Cambridge

MASSACHUSETTS

In City Council April 5, 1999

UB #14 ~~Massachusetts~~ Ordinance as amended

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
	✓			V. Mayor Anthony Galluccio
✓				Mr. Kenneth E. Reeves
	✓			Ms. Sheila T. Russell
	✓			Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Francis H. Duehay

TT m susy w/9
RF09

Unfinished Bus # 14
F.T

B

Proposed Modifications to Amendment - Subshur

11.50D

Adding after the words "The provisions of the Section 11.500 apply to all new construction of 50,000 square feet or more gross floor area" the words "or new construction of a parking facility which will cause such facility to have a net increase of more than 150 in the number of non-residential parking spaces;"

u/ 9



City of Cambridge

In the Year One Thousand, Nine Hundred

AN ORDINANCE

In Amendment to the "Zoning Ordinance of the City of Cambridge"

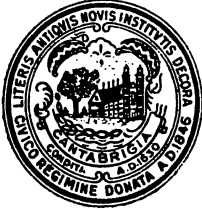
Be it ordained by the City Council of the City of Cambridge as follows:

That the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge be amended by adding after the words "The provisions of the Section 11.500 apply to all new construction of 50,000 square feet or more gross floor area" the words "or new construction of a parking facility which will cause such facility to have a net increase of more than 150 in the number of non-residential parking spaces"

In City Council April 5, 1999.
Passed to be Ordained as Amended
by a yea and nay vote:-
Yeas 6; Nays 3; Absent 0.

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Nine

AN ORDINANCE

In Amendment to the "Zoning Ordinance of the City of Cambridge"

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

That the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge be amended by adding after the words "The provisions of this section 11.500 apply to all new construction of 50,000 square feet or more gross floor area" the words "or of more than 150 spaces in a parking facility."

Passed to a second reading at the
City Council meeting held on March 15, 1999
and on or after March 29, 1999 the question
comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

49.

IN CITY COUNCIL

November 23, 1998

COUNCILLOR TOOMEY

ORDERED: That the City Council go on record filing a petition to amend the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge by adding after the words "The provisions of this section 11.5000 apply to all new construction of 50,000 square feet or more gross floor area" the words "or of more than 150 spaces in a parking facility" and that this amendment be advertised immediately; and be it further

ORDERED: That this petition be referred to the Ordinance Committee and Planning Board for hearing and report.

In City Council November 23, 1998.

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

A handwritten signature in cursive script, reading "D. Margaret Drury".

ATTEST:-

D. Margaret Drury
City Clerk

Proposed Modifications to Amendment

11.501

Adding after the words "The provisions of the Section 11.500 apply to all new construction of 50,000 square feet or more gross floor area" the words **"or new construction of a parking facility which will cause such facility to have a net increase of more than 150 in the number of non-residential parking spaces;"**



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

BETH RUBENSTEIN
*Acting Assistant City
Manager for Community
Development*

January 19, 1999

To the Honorable, the City Council:

Subject: City Council Petition to amend Section 11.500 of the Zoning Ordinance (1) to permit the consideration of a Section 11.500 special permit simultaneously with consideration of any other special permit required for the project that is issued by the Planning Board and (2) to include construction of a parking facility of 150 spaces or more as a trigger for the required special permit.

Recommendation The Planning Board recommends adoption of the amendment that would allow simultaneous consideration of the Planning Overlay Special Permit with other special permits. The Board does not recommend adoption of the amendment that would add 150 parking spaces as a threshold for the Planning Overlay District Special Permit.

Findings

1. As originally proposed, the Planning Overlay Special Permit was to be issued by the City Council. Under such circumstances it was logical that all other special permits required by a project subject to the provisions of Section 11.500 be issued before the City Council considered an application; in that sequence the City Council would have the benefit of the analysis of the Planning Board or the Board of Zoning Appeal before making its own findings. As the Planning Overlay Special Permit is now issued by the Planning Board in Section 11.500's adopted form, simultaneous consideration of the merits of a proposal under both general zoning special permit provisions and the Planning Overlay Special Permit is reasonable, efficient and fair and serves the interests of the applicant and the general public having an interest in a particular proposal. Therefore the Planning Board recommends adoption of this amendment

The Planning Board would note that some language in the originally adopted text has been deleted in the revised version; it was not clear to the Planning Board whether those changes were inadvertent or intended.

2. The Planning Board finds the second amendment, which would add a parking facility of 150 spaces or more to the categories of construction that would require the issuance of a Planning Overlay Special Permit, to be unnecessary. Reorganization of existing parking spaces into a new facility does not alter the impact of those spaces on city traffic. New accessory parking is likely to

be generated by expanded building area, which is already covered by the existing Ordinance text. Therefore the Board does not recommend the adoption of this amendment because all building activity that will generate significant new traffic impacts on city streets is already within the purview of the ordinance.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich", followed by a large, stylized initial "B".

Paul Dietrich, Chairman



City of Cambridge

49.

IN CITY COUNCIL

November 23, 1998

COUNCILLOR TOOMEY

ORDERED: That the City Council go on record filing a petition to amend the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge by adding after the words "The provisions of this section 11.5000 apply to all new construction of 50,000 square feet or more gross floor area" the words "or of more than 150 spaces in a parking facility" and that this amendment be advertised immediately; and be it further

ORDERED: That this petition be referred to the Ordinance Committee and Planning Board for hearing and report.

In City Council November 23, 1998.

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Sept. 8, 1998

To the Honorable, the City Council:

Subject: Planning Board Proposals on Backyard Zoning

The Planning Board hereby submits to the City Council for its consideration a series of amendments to the Cambridge Zoning Ordinance addressing concerns over backyard development and residential open space.

These recommended amendments have been developed by the Community Development Department and were considered by the Planning Board at four meetings during July and August. The Community Development Department has been assisted in its efforts by the Citizens Growth Management Advisory Committee (CGMAC) appointed by the City Manager, pursuant to the September 29, 1997 Council Order, to provide input to the City on problem definition, methods of outreach and information collection for the study of citywide zoning issues. That Committee has been meeting as a whole twice a month or more. Together with the CGMAC, the Department has conducted an extensive outreach program, including a well-attended workshop on June 9th, distribution of *The City Wide Rezoning Bulletin*, distribution of response sheets, and maintenance of FAX, e-mail, telephone, and mail response channels, through which a great deal of citizen input has been received. Study efforts have been aided by the City's new computerized mapping system (GIS), which has been helpful in illuminating complex spatial issues.

The backyard effort has focused on the low-density residential zones: Residence A, B, C and C-1. Through the outreach process, it has become clear that improved management of backyard development is a high priority concern of many citizens in those zones. Strong support has been expressed for changes to limit development of new housing units in backyards, prevent over-paving of backyards, and control other development in backyards potentially damaging to shared neighborhood amenities of air and green space. At the same time, concern has been expressed that any new controls should be shaped to allow reasonable latitude for additions to existing dwellings to accommodate family needs, and that the new zoning language not lead to excessive regulation of landscaping choices.

The zoning proposals essentially do these things.

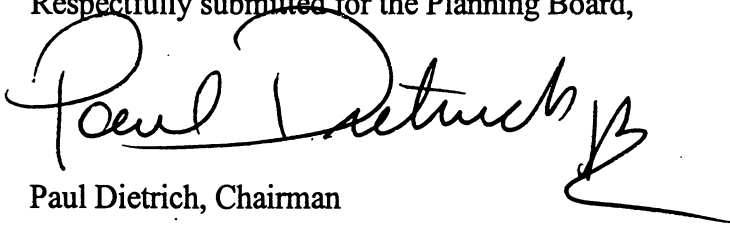
1. **Limit the potential for adding backyard dwelling units.** This is proposed to be accomplished primarily through increasing the required lot area per dwelling unit and

lowering the allowable floor area ratio, in general only for units in excess of the number allowed on the minimum-sized lot. In other words, in the Residence C zone, where minimum lot size is 5,000 square feet, the new requirements only become effective for development on lots larger than 5,000 square feet. The only exception to this is the proposed density reduction in the Residence C-1 district, where we propose a density change for all lot sizes in C-1 districts. Increased rear yard setback requirements also contribute to the limitation of backyard units.

2. **Assure protection of some unpaved area on each lot.** This is proposed to be done through increasing the present open space requirements, and requiring that half of the required open space be "green," meaning something other than asphalt and concrete paving, stopping short of actually mandating plantings.
3. **Protect the backyard space that is "shared" along common back lot lines.** This is proposed to be done through increased rear yard setback requirements.
4. **Avoid unreasonably limiting or precluding small additions to existing dwellings or creation of a single parking space.** This is proposed to be done through carefully limited exclusions from the new requirements, such as the allowance of an addition to an existing dwelling unit with available FAR if the addition covers no more than 10% of the required backyard setback and does not infringe on the presently required setback.
5. **Clarify existing provisions and address small related issues while acting on larger questions.** This involves small revisions to existing provisions, removing conflicts and improving clarity, consistent with citizen input.

Members of the CGMAC and participants in outreach efforts have emphasized the importance of combining zoning change with other efforts, as well. Staff and Committee members are exploring non-zoning steps to that end, including provision of educational materials, development of incentive programs, and possible administrative innovations that together with zoning change could result in more sensitive use of the existing and potential green areas on residential lots across the City.

Respectfully submitted for the Planning Board,



Paul Dietrich, Chairman

**Planning Board Petition - Backyard Construction and Open Space
Protection
September 1, 1998**

**Amend the Text of the Zoning Ordinance of the City of Cambridge by
doing the following:**

A. Add a new Section 5.28 to read as follows

*5.28 - Application of FAR and Minimum Lot Area per Dwelling Unit Where More Than
One Number Appears in the Tables of Section 5.30 - District Dimensional Regulations*

Where two numbers appear in Column (1) - Maximum Ratio of Floor Area to Lot Area and Column (3) - Minimum Lot Area for Each Dwelling Unit in Square Feet, the first number shall apply to that portion of a lot equal to the minimum lot size required in the district; or where the lot area is less than the minimum required, to the entire lot. The second number shall apply to that portion of a lot that exceeds the required minimum lot size. However, where reference is made to these districts for the purpose of establishing the dimensional limits for housing use in any non residential or special district, the first number shall apply to the entire lot regardless of its area.

Objective Addressed: Technical correction relating to Part B

Approach: This is a new section explaining the dual FAR and Lot Area per Dwelling Unit provisions proposed in Part B.

B. In Table 5-1, make the following changes in Columns (1), (3), and (5) as follows (all other elements of the Table shall remain unchanged):

District	(1) Maximum Ratio of Floor Area to Lot Area	(3) Minimum Lot Area for Each D. U. in Sq. Ft.	(5) Min. Yard in Feet Rear
Res. A-1	0.5/0.35 (See Section 5.28)		35
Res. A-2	0.5/0.35 (See Section 5.28)		35
Res. B	0.5/0.35 (See Section 5.28)	2500/5000 (See Section 5.28)	35
Res. C	0.6/0.45 (See Section 5.28)	1800/2500 (See Section 5.28)	$\frac{H+L}{4}$ (minimum 30)
Res. C-1	0.75/0.6 (See Section 5.28)	1500/1800 (See Section 5.28)	$\frac{H+L}{4}$ (minimum 30).

Objective Addressed: Limiting backyard development. Increasing open space on lots.

Approach: Floor Area Ratio and permitted units on a lot are reduced, generally for those portions of the lot in excess of the minimum lot area required. Increasing the minimum required rear yard

The Change: In the Residence B district the Lot Area per Dwelling Unit is increased from 4,000 sq ft to 5,000 sq ft. The dual provisions had been previously adopted for this district. In the Residence A districts the FAR is dropped from 0.5 to 0.35 for portions of lots greater than 8,000 sq ft and 6,000 sq ft respectively. In the Residence C district the FAR is reduced to 0.45 for portions of lots greater than 5,000 sq ft. The Lot Area per Dwelling Unit is increased to 2,500 sq ft from 1,800 sq ft. In the C-1 district the FAR is reduced from 0.75 to 0.6 for portions of the lot above 5,000 sq ft. The Lot Area per Dwelling Unit is actually increased for the first 5,000 sq ft, from 1,200 to 1,500 square feet, allowing three units on a standard 5,000 square foot lot (down from four). Above 5,000 sq ft the area is increased from 1,200 sq ft to 1,800 sq ft.

All rear yards are increased by ten(10) feet.

C. In Table 5-1, Paragraph 2 - Footnotes, delete footnote (j)

Objective Addressed: Technical correction

Approach: This deletes the footnote that explains the existing dual FAR/Lot Area per Dwelling Unit provisions for the residence B district.

The Change: The one substantive change made here is that lots can be subdivided in the Residence B district, by which process the higher FAR and Lot Area per Dwelling Unit numbers can be restored on the first 5,000 sq ft of the new lot).

D. In Article 2.000 - Definitions, delete the current definitions “Green Area”, “Publicly Beneficial Open Space”, and “Useable Open Space”, and substitute therefor the following in the appropriate alphabetical order. In addition, relocate the existing definition “Public Open Space” as indicated below.

Open Space. The part or parts of a lot or structure that are reserved for the use of the occupants of the building and which is intended to provide light and air; active and passive recreational space and amenities; landscaped areas and decorative plantings, lawns and plazas; buffers between buildings and uses; and similar uses. Except as otherwise provided for in this Ordinance, the open space shall be open and unobstructed to the sky. It shall not include parking spaces, driveways, service roads and loading areas, unless otherwise indicated elsewhere in the Ordinance. Trees, landscaping, plantings; arbors, fences, flagpoles, sculpture, fountains; recreational apparatus including swimming pools; drying apparatus and similar objects shall not be considered obstructions when located within open space. Open Space shall consist of Useable Open Space, Green Open Space, or Publicly Beneficial Open Space as set forth elsewhere in this Ordinance.

1. **Open Space, Green.** Open Space (as defined above) that is land at grade, which consists of friable, permeable material (including but not limited to loam, gravel, sand, and crushed stone, and including naturally occurring *soil*, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet and that is capable of supporting the growth of grass, ground cover, bushes, shrubs and trees, and similar vegetation. Green Open Space may be surfaced with vegetation; rocks, pebbles, wood chips and similar landscaping materials; unit pavers; and/or permeable decks not exceeding four feet in height. All other materials are not allowed except that any material may be used for pedestrian walkways not exceeding forty-eight (48) inches in width or half the width of the area in which they are located, whichever amount shall be less.
2. **Open Space, Publicly Beneficial.** Open Space (as defined above) that is customarily available to or shall be readily visible to occupants and visitors of the buildings and lots to which it is associated; it may be physically inaccessible, but shall be located and treated to enhance the amenity of the development through a general appearance of openness. It may also include loggias; atriums; arcades; and pedestrian ways listed and defined in Section 14.45. Areas normally inaccessible to pedestrian circulation beneath pedestrian bridges, decks, or shopping bridges shall not be counted in determining required Publicly Beneficial Open Space.
3. **Open Space, Useable.** Open Space (as defined above) that is a part or parts of a lot or structure that are reserved for the use of occupants of a building that is used wholly, or in part, for residential purposes. It shall have minimum dimensions and may include balconies and roof areas as set forth in Section

5.22 of this Ordinance. Walkways providing principal access to a structure or circulation between structures shall be excluded.

Open Space, Public. Public parks and playgrounds, public streets and sidewalks, and other public land that is open to the sky.

Objective Addressed: Open space preservation.

Approach: Establishing the technical definitions of open space that can be applied variably elsewhere in the Ordinance.

The Change: Existing definitions in the Ordinance for various kinds of open space are reorganized in a more coherent manner to permit more flexible application of open space requirements in both residential and non residential districts, through this petition or in the future.

E. In Section 5.30 - District Dimensional Regulations, delete the existing heading in Column (7) in all Tables and substitute therefor the following new heading: “(7) Minimum Ratio of Open Space to Lot Area”

Objective Addressed: Technical changes related to Parts D and F.

Approach: Heading change in the Table of Dimensional Requirements.

The Change: “Open Space” is substituted for “Useable Open Space”.

F. In Table 5-1, make the following changes in Column (7):

District	(7) Minimum Ratio of Open Space to Lot Area (See Section 5.22)
Res. A-1	50%
Res. A-2	50%
Res. B	40%
Res. C	36%
Res. C-1	30%

Objective Addressed: Increasing unpaved "green area" and open space on residential lots. Reduction in backyard development

Approach: Doubling of the open space requirement. and requiring that fifty percent of it be pervious surface.

The Change: Doubling of the open space requirement in all districts. Providing exceptions for the addition of one parking space and for lots less than the standard 5,000 square feet.

G. In Sections 4.27.2 and 4.27.3 and Section 5.33 - Business Districts, Paragraph 2 - Footnotes, Footnotes (d) and (e), substitute the phrase "Green Open Space" for the phrase "landscaped green space" wherever it occurs.

Objective Addressed: Technical changes related to Part D.

Approach: Bringing the open space requirement references in the BB-1 and BB-2 districts into conformance with the definitions.

H. In Section 5.22, delete the existing text in its entirety and substitute therefor the following.

5.22 - Open Space

Open space shall be required on every lot as indicated in this Article 5.000 or elsewhere in the Ordinance and shall be a percentage of the lot as set forth in the Table of Dimensional Requirements in Section 5.30 or other sections of the Ordinance. The requirement shall be for Useable Open Space unless otherwise indicated in the Ordinance.

5.22.1 - Useable Open Space

Useable Open Space shall be provided on every lot used for residential purposes except for those in the Cambridge Center MXD district. An area designated as Useable Open Space must have a width and length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, Useable Open Space shall be accessible to all occupants of a building; not less than one half of the required Useable Open Space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs of garages or buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as Usable Open Space, not to exceed twenty-five (25) percent of the total Usable Open Space..

5.22.12 - Mixed Use Buildings

Where non residential and residential uses are mixed in a building, the required minimum Useable Open Space for residential uses shall be calculated in relation to the portion of the lot that the residential floor area is to the total area in the building.

5.22.2 - Special Requirements in Residence A-1, A-2, B, C, and C-1

The required Open Space in these districts shall consist entirely of either Useable Open Space or Green Open Space. At least fifty (50) percent of the required Open Space shall meet the requirements of Section 5.22.1 above. A minimum of fifty (50) percent shall also meet the definition of Green Open Space and shall not be subject to the dimensional limitations of Section 5.22.1.

On lots of 5,000 square feet or less, the Green Open Space requirement shall be reduced by one square foot for each square foot by which the lot falls below 5,000 square feet and shall be further reduced, on lots that contain no off street parking space, by that amount not to exceed 400 square feet necessary to permit the installation of one conforming parking space and access drive. In no case, however, shall the required Open Space be less than one half the amount set forth in the Tables of Dimensional Requirements, Section 5.30, all of which shall meet the requirements of Section 5.22.1.

5.22.3 - Open Space on Existing lots.

For existing lots that are non conforming with regard to the requirement for Open Space, either because less area of the lot is devoted to Open Space than is required or because that Open Space present does not conform to one or more dimensional, paving, or permeability requirements for Open Space as set forth in this Ordinance, the Open Space on the lot shall be determined to be:

- (1) that area of the lot in full compliance with the requirements of this Ordinance; plus
- (2) those additional portions of the lot open and unobstructed to the sky that conform to the general definition for Open Space but that do not conform to one or more of the specific required features of Useable, Green or Publicly Beneficial Open Space that may be required in the zoning district in which the lot is located, up to the maximum area of the lot required to be Open Space.

Where some or all of the Useable Open Space required to be at grade does not meet the minimum length and width requirements of this Section 5.22.1, the Useable Open Space on the lot shall be that portion of the Open Space on the lot having the maximum width and dimension, up to the maximum area required to be provided in the Tables of Dimensional Requirements of Section 5.30

Objective Addressed: Increasing unpaved “green area” and open space on residential lots. Reduction in backyard development

Approach: Revisions to the section of the Ordinance that lays out further regulatory aspects of required Useable Open Space to bring it into conformance with the new definitions and requirements in Part F. The special requirements for the residential districts are set forth.

The Change: Fifty percent of the required open space must be “Green Open Space” and fifty percent must meet the “Useable Open Space” requirements. Certain exemptions are enumerated for one parking space and reduction in the percentage for lots less than 5,000 sq ft.

I. In Section 8.22.1 add two new Paragraphs J and k to read as follows:

J. Additions to a structure, which additions are located within the required rear yard in Residence A-1, A-2, B, C and C-1 districts, and which additions otherwise conform to all other requirements of this Ordinance, in the following circumstances:

(1) Where portions of the existing structure are located within the required rear yard, the additions are no closer to the rear property line than existing portions of the structure, not including roofed or unroofed, enclosed or unenclosed porches, decks, and balconies, and further provided that the additions are no closer than twenty-five (25) feet to the rear property line in Residence A-1, A-2 and B districts and no closer than twenty (20) feet in Residence C and C-1 districts, or

(2) Where no portion of the existing structure is located within the required rear yard, or where the limitations of Paragraph (1) will not be met, the total of all additions to the structure since August 1, 1998, including additions permitted in Paragraph (1), provided the area of land occupied by such additions does not exceed ten (10) percent of the area of land contained within the required rear yard, and further provided that the additions are no closer than twenty-five (25) feet to the rear property line in Residence A-1, A-2 and B districts and no closer than twenty (20) feet in Residence C and C-1 districts.

k. Additions to a structure otherwise permitted by this Ordinance in Residence A-1, A-2, B, C and C-1 districts on lots where the amount of Open Space required to be present is not met, which additions further reduce the area of Open Space on the lot, provided:

(1) the area of land occupied by the total of all such additions since August 1, 1998 does not exceed ten (10) percent of the area of land on the lot required to be Open Space, and

(2) that portion of existing Open Space on the lot required to meet the area and dimensional standards for Useable Open Space is not further reduced.

Objective Addressed: Building additions to existing structures.

Approach: Exemptions for modest building additions that intrude into the new required rear yard or reduce existing open space at the increased requirement level.

The Change: Certain construction is allowed to take place within the new required rear yard (30-35 feet) and allowed to reduce the amount of existing open space area.

J In Section 4.21 - Accessory Uses, Paragraph g., delete the existing text and substitute therefor the following:

g. In a Residence District an accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. However, in Residence A-1, A-2, B, C and C-1 districts, such accessory building may only contain accessory parking facilities, storage facilities, and similar accessory uses.

Objective Addressed: Building in the back yard.

Approach: Limiting the use of accessory structures that may be constructed in the rear yard setback.

The Change: Accessory structures allowed to be constructed within the rear yard setback are permitted only for garage space and storage.

Cambridge Redevelopment Authority

Four Cambridge Center/Second Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)



January 27, 1999

D. Margaret Drury, Esquire
City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Objection to Proposed Zoning Amendment Petitions
to the Interim Planning Overlay Proposal (IPOP)
and Request for Determination of Land Owners Objecting

Dear Ms. Drury:

The Cambridge Redevelopment Authority is the owner of property affected by the proposed amendments to the Cambridge Zoning Ordinance called the Interim Planning Overlay Proposal (IPOP). We protest the enactment of said amendments which, if adopted, will have significant material, negative and adverse effects on contemplated development in the Kendall Square Urban Renewal Area.

Further, the Authority requests herein that prior to a final vote by the City Council on such amendment, you determine whether the owners of twenty-percent (20%) of the area of land proposed to be included in such a change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed zoning amendment.

The properties, as listed by the Assessors Office, currently owned by the Authority and affected by the proposed zoning amendment are identified on the attached schedule.

Thank you for your continued cooperation.

Sincerely yours,

A handwritten signature in cursive script, reading "Joseph F. Tulimieri".

Joseph F. Tulimieri
Executive Director

Attachment

cc: Committee on Ordinances (a)
Mr. Robert W. Healy (a)
Sandra Shapiro, Esquire (a)

January 26, 1999

Schedule of Authority-owned Properties

<u>Location</u>	<u>Land Area</u>
1. 247 Main Street	14,372 S.F.
2. 174 Binney Street	5,550 S.F.
3. 160 Sixth Street	22,500 S.F.
4. 349 Third Street	6,227 S.F.
5. 20 Potter Street	21,409 S.F.
6. Sixth Street	6,907 S.F.
7. 322 Binney Street	81,400 S.F.
8. 346 Binney Street	11,077 S.F.
9. 166 Webster Avenue	1 S.F.
10. Harrington Terrace	5 S.F.
11. Bradbury Street	14,525 S.F.
12. 16 Broadway	19,922 S.F.
13. 108 Broadway	108,625 S.F.
14. 97 Broadway	20,801 S.F.
15. Richdale Avenue	1,435 S.F.
16. Bolton Street	670 S.F.
17. 95 Bolton Street	3,627 S.F.
 TOTAL	 339,053 S.F.

Cambridge Redevelopment Authority

Four Cambridge Center/Second Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)



January 27, 1999

D. Margaret Drury, Esquire
City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Objection to Proposed Zoning Amendment Petitions
to the Interim Planning Overlay Proposal (IPOP)
and Request for Determination of Land Owners Objecting

Dear Ms. Drury:

The Cambridge Redevelopment Authority is the owner of property affected by the proposed amendments to the Cambridge Zoning Ordinance called the Interim Planning Overlay Proposal (IPOP). We protest the enactment of said amendments which, if adopted, will have significant material, negative and adverse effects on contemplated development in the Kendall Square Urban Renewal Area.

Further, the Authority requests herein that prior to a final vote by the City Council on such amendment, you determine whether the owners of twenty-percent (20%) of the area of land proposed to be included in such a change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed zoning amendment.

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Joseph F. Tulumieri
Executive Director

Attachment

cc: Committee on Ordinances (a)
Mr. Robert W. Healy (a)
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January 26, 1999

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Further, the Authority requests herein that prior to a final vote by the City Council on such amendment, you determine whether the owners of twenty-percent (20%) of the area of land proposed to be included in such a change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed zoning amendment.

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Joseph F. Tulumieri
Executive Director

Attachment

cc: Committee on Ordinances (a)
Mr. Robert W. Healy (a)
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January 26, 1999

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 TOTAL	 339,053 S.F.



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2: 33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

The Honorable Henrietta Davis
Chair, Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Proposed Amendments to Interim Planning Overlay Special Permit Ordinance ("IPOP")

Dear Councillor Davis,

We have reviewed the petition to amend the text of the Cambridge Zoning Ordinance ("CZO") Article 11.500. We support the Planning Board's January 19, 1999, recommendation to adopt the section of the amendment that allows for simultaneous permit review, and we oppose the section which would apply the IPOP requirements to more than 150 spaces in a parking facility even if there is no increase in the number of spaces.

Planning Board concurrent review of project permits will enable the Board to review projects in the most comprehensive manner possible. Additionally, project applicants will be afforded the opportunity to address all of the Planning Board's concerns before presenting a project to the Board of Zoning Appeal ("BZA"), therefore promoting a more thorough and more efficient process.

However, the amendment to apply the IPOP requirements to "all new construction...of more than 150 spaces in a parking facility" could result in the application of the Ordinance to renovation of existing parking facilities, which would not be in concert with the intention of the Ordinance. Moreover, the amendment seems extraneous, in view of the recently-adopted Transportation Demand Management Ordinance. Harvard University is opposed to the amendment to add the IPOP requirements to more than 150 spaces in a parking facility to CZO Section 11.502 of Article 11.500.

Thank you for your consideration of our comments.

Sincerely,

Kathy A. Spiegelman
Associate Vice President of Harvard Planning and Real Estate

cc: Paul Dietrich, Chairperson, Cambridge Planning Board
Paul Grogan, VP for Government, Community and Public Affairs
Mary Power, Director of Community Affairs
Sally Zeckhauser, VP for Administration



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2: 33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

The Honorable Henrietta Davis
Chair, Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Proposed Amendments to Interim Planning Overlay Special Permit Ordinance ("IPOP")

Dear Councillor Davis,

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Planning Board concurrent review of project permits will enable the Board to review projects in the most comprehensive manner possible. Additionally, project applicants will be afforded the opportunity to address all of the Planning Board's concerns before presenting a project to the Board of Zoning Appeal ("BZA"), therefore promoting a more thorough and more efficient process.

However, the amendment to apply the IPOP requirements to "all new construction...of more than 150 spaces in a parking facility" could result in the application of the Ordinance to renovation of existing parking facilities, which would not be in concert with the intention of the Ordinance. Moreover, the amendment seems extraneous, in view of the recently-adopted Transportation Demand Management Ordinance. Harvard University is opposed to the amendment to add the IPOP requirements to more than 150 spaces in a parking facility to CZO Section 11.502 of Article 11.500.

Thank you for your consideration of our comments.

Sincerely,

Kathy A. Spiegelman
Associate Vice President of Harvard Planning and Real Estate

cc: Paul Dietrich, Chairperson, Cambridge Planning Board
Paul Grogan, VP for Government, Community and Public Affairs
Mary Power, Director of Community Affairs
Sally Zeckhauser, VP for Administration



City of Cambridge

49.

IN CITY COUNCIL

November 23, 1998

COUNCILLOR TOOMEY

ORDERED: That the City Council go on record filing a petition to amend the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge by adding after the words "The provisions of this section 11.5000 apply to all new construction of 50,000 square feet or more gross floor area" the words "or of more than 150 spaces in a parking facility" and that this amendment be advertised immediately; and be it further

ORDERED: That this petition be referred to the Ordinance Committee and Planning Board for hearing and report.

In City Council November 23, 1998.

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script, reading "D. Margaret Drury".

D. Margaret Drury
City Clerk



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: ALL INTERESTED PERSONS

FROM: ^{JMD} D. MARGARET DRURY, CITY CLERK

DATE: FEBRUARY 11, 1999

RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled a public hearing for Wednesday, February 24, 1999 in the Sullivan Chamber as follows:

6:30 P.M.	To continue to discuss the proposed IPOP Parking Garage amendment Section 11.502 in the Zoning Ordinance.
7:00 P.M.	To discuss the proposed IPOP Procedural amendment Section 11.511 in the Zoning Ordinance.

Please note that there also is a 5:30 p.m. Ordinance Committee hearing on the proposed PUD-3 Amendment.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis

Rocco A. Mastrangelo
269 Putnam Avenue
Cambridge, MA 02139

Robert J. Muldoon, Jr
Sherwin & Lodgen LLP
100 Summer Street
Boston, MA 02110

Bob MacLeod
1B Gibson Terrace
Cambridge, MA 02138

Heather Sullivan
129 Otis Street, #1
Cambridge, MA 02141

Tim Hughes
340A Norfolk Street
Cambridge, MA 02139

Joe Power
201 Concord Avenue
Cambridge, MA 02138

Tom Lucey
Forest City Development
38 Sidney Street
Cambridge, MA 02139

David Vickery
88 Grozier Road
Cambridge, MA 02138

Michael Biasella
291 Hurley Street
Cambridge, MA 02141

Jennifer Champa
Harvard Real Estate
1350 Mass Avenue
Cambridge, MA 02138

Philip Dowds
48 Banks Street
Cambridge, MA 02139

David Begelfer
345 Harvard Street
Cambridge, MA 02139

Jonathan Ginsberg
2 James Way
Cambridge, MA 02141

Michael Owu
MIT Room 12-156
77 Mass Avenue
Cambridge, MA 02139

Steve Kaiser
191 Hamilton Street
Cambridge, MA 02139

Don Grossman
179 Sidney Street
Cambridge, MA 02139

Alison Gillies
16 Acorn Street
Cambridge, MA 02139

Mark Sutherland
132 Pearl Street
Cambridge, MA 02139

Gordon Tuttle
71 School Street
Cambridge, MA 02139

Norman Abend
265 Winn Street
Burlington, MA

Jean Devanthery
143 Dudley Street
Cambridge, MA 02140

Stash Horowitz
12 Florence Street
Cambridge, MA 02139

Peter Roudebush
11 Hilliard Street
Cambridge, MA 02138

Mary Powers
2 Garden Street
Cambridge, MA 02138

John Pitkin
18 Fayette Street
Cambridge, MA 02139

Cymie Payne
Goodwin, Proctor & Hoar
Exchange Place
Boston, MA 02109



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: THE HONORABLE, THE CITY COUNCIL
FROM: D. MARGARET DRURY, CITY CLERK
DATE: FEBRUARY 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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Please note that there also is a 5:30 p.m. Ordinance Committee hearing on the proposed PUD-3 Amendment.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: ALL INTERESTED PERSONS
FROM: D. MARGARET DRURY, CITY CLERK
DATE: FEBRUARY 11, 1999
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Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: ROBERT W. HEALY, CITY MANAGER

FROM: D. MARGARET DRURY, CITY CLERK

DATE: FEBRUARY 11, 1999

RE: ORDINANCE COMMITTEE MEETING

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Please note that there also is a 5:30 p.m. Ordinance Committee hearing on the proposed PUD-3 Amendment.

You or your designee is requested to be present at this time.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: RUSSELL HIGLEY, CITY SOLICITOR
FROM: D. MARGARET DRURY, CITY CLERK
DATE: FEBRUARY 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: ROBERT R. BERSANI, MANAGING DIRECTOR
INSPECTIONAL SERVICES DEPARTMENT**

FROM: ^{DM1/}D. MARGARET DRURY, CITY CLERK

DATE: FEBRUARY 11, 1999

RE: ORDINANCE COMMITTEE MEETING

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: ZONING/BUILDING INSPECTOR
INSPECTIONAL SERVICE DEPARTMENT**

FROM: ^{DMJ} D. MARGARET DRURY, CITY CLERK

DATE: FEBRUARY 11, 1999

RE: ORDINANCE COMMITTEE MEETING

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cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: WATERTOWN PLANNING BOARD
FROM: D. MARGARET DRURY, CITY CLERK
DATE: FEBRUARY 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: SOMERVILLE PLANNING BOARD
FROM: *DM* D. MARGARET DRURY, CITY CLERK
DATE: FEBRUARY 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: DEPARTMENT OF COMMUNITY AFFAIRS

FROM: ^{DM} D. MARGARET DRURY, CITY CLERK

DATE: FEBRUARY 11, 1999

RE: ORDINANCE COMMITTEE MEETING

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: LES BARBER
COMMUNITY DEVELOPMENT DEPARTMENT**

FROM: D. MARGARET DRURY, CITY CLERK

DATE: FEBRUARY 11, 1999

RE: ORDINANCE COMMITTEE MEETING

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CITY OF CAMBRIDGE

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ^{DMD} D. MARGARET DRURY, CITY CLERK

DATE: FEBRUARY 11, 1999

RE: ORDINANCE COMMITTEE MEETING

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: ARLINGTON PLANNING BOARD
FROM: D. MARGARET DRURY, CITY CLERK
DATE: FEBRUARY 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: METROPOLITAN AREA PLANNING COUNCIL
FROM: ^{DM} D. MARGARET DRURY, CITY CLERK
DATE: FEBRUARY 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: BELMONT PLANNING BOARD
FROM: D. MARGARET DRURY, CITY CLERK
DATE: FEBRUARY 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: BETH RUBENSTEIN, ACTING ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT**

FROM: D. MARGARET DRURY, CITY CLERK

DATE: FEBRUARY 11, 1999

RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled a public hearing for Wednesday, February 24, 1999 in the Sullivan Chamber as follows:

6:30 P.M.	To continue to discuss the proposed IPOP Parking Garage amendment Section 11.502 in the Zoning Ordinance.
7:00 P.M.	To discuss the proposed IPOP Procedural amendment Section 11.511 in the Zoning Ordinance.

Please note that there also is a 5:30 p.m. Ordinance Committee hearing on the proposed PUD-3 Amendment.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

January 26, 1999

BY FAX AND FIRST CLASS MAIL

Mr. David Smith, President
Recapitalization Advisors
160 State Street, 5th Floor
Boston, MA 02109-2502

Dear Mr. Smith:

The Cambridge City Council has scheduled a public hearing at 7:00 p.m. on Monday, February 1, 1999 in the Sullivan Chamber, 2nd Floor, Cambridge City Hall, 795 Massachusetts Avenue, Cambridge, MA 02139. The purpose of the hearing is to receive information regarding the status and future of 57 units of affordable housing at 929 House, 929 Massachusetts Avenue.

By order of the Cambridge City Council, you are hereby requested to attend and be heard.

Very truly yours,

D. Margaret Drury
Clerk

DMD/dm



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-~~4307~~ 4269

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: 1-26-98

TO: David Smith, President
Recapitalization Advisors

FAX #: 720-3722

PHONE #: _____

OF PAGES: 2

FROM: D. Margaret Drury, Clerk

ADDITIONAL COMMENT:

*** SUCCESSFUL TX REPORT ***

01-26-99 15:21

ID:6173494269

CAMBRIDGE CITY CLERKS OFFICE

JOB No.	-----	002
START TIME	-----	15:21
ID No.	-----	87203722
RESOLUTION	-----	STANDARD
TOTAL PAGE	-----	02
MACHINE ENGAGED	-----	00'36
INFORMATION	-----	OK
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OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-~~3300~~ 4269

ry/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

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FAX #: 720-3722

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OF PAGES: 2

FROM: D. Margaret Drury, Clerk

ADDITIONAL COMMENT:



OFFICE OF THE CITY CLERK

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

January 26, 1999

BY FAX AND FIRST CLASS MAIL

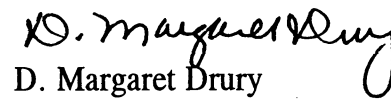
Mr. W. Keith Munsell
Executive Vice President
McNeil Real Estate Group
Dedham, MA 02026

Dear Mr. Munsell:

The Cambridge City Council has scheduled a public hearing at 7:00 p.m. on Monday, February 1, 1999 in the Sullivan Chamber, 2nd Floor, Cambridge City Hall, 795 Massachusetts Avenue, Cambridge, MA 02139. The purpose of the hearing is to receive information regarding the status and future of 57 units of affordable housing at 929 House, 929 Massachusetts Avenue.

By order of the Cambridge City Council, you are hereby requested to attend and be heard.

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D. Margaret Drury
Clerk

DMD/dm



OFFICE OF THE CITY CLERK

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: 1-26-99

TO: W. Keith Munsell
McNeil Real Estate Group

FAX #: 781 326 3891

PHONE #: _____

OF PAGES: 2

FROM: D. Margaret Drury, Clerk

ADDITIONAL COMMENT:

*** SUCCESSFUL TX REPORT ***

01-26-99 15:16

ID:6173494269

CAMBRIDGE CITY CLERKS OFFICE

JOB No.	-----	001
START TIME	-----	15:15
ID No.	-----	817813263891
RESOLUTION	-----	STANDARD
TOTAL PAGE	-----	02
MACHINE ENGAGED	-----	01 '07
INFORMATION	-----	OK
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OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-~~4307~~ 4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: 1-26-99

TO: W. Keith Munsell
McAleir Real Estate Group

FAX #: 781 326 3891

PHONE #: _____

OF PAGES: 2

FROM: D. Margaret Drury, Clerk

ADDITIONAL COMMENT:



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

January 26, 1999

BY FAX AND FIRST CLASS MAIL

Mr. Damon Navarro, CEO
Grove Property Trust
598 Asylum Avenue
Hartford, Connecticut 06105

Dear Mr. Navarro:

The Cambridge City Council has scheduled a public hearing at 7:00 p.m. on Monday, February 1, 1999 in the Sullivan Chamber, 2nd Floor, Cambridge City Hall, 795 Massachusetts Avenue, Cambridge, MA 02139. The purpose of the hearing is to receive information regarding the status and future of 57 units of affordable housing at 929 House, 929 Massachusetts Avenue.

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D. Margaret Drury
Clerk

DMD/dm



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: 1-26-99

TO: Damon Navarro

Grove Property Trust

FAX #: 860 947-6960

PHONE #: _____

OF PAGES: 2

FROM: D. Margaret Drury, Clerk

ADDITIONAL COMMENT:

*** SUCCESSFUL TX REPORT ***

01-26-99 15:00

ID:6173494269

CAMBRIDGE CITY CLERKS OFFICE

JOB No.	-----	999
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ID No.	-----	818609476960
RESOLUTION	-----	STANDARD
TOTAL PAGE	-----	02
MACHINE ENGAGED	-----	00'36
INFORMATION	-----	OK
ERROR PAGE	-----	



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-~~XXXX~~ 4269

ity/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: 1-26-99

TO: Damon Navarro
Grove Property Trust

FAX #: 860 947-6960

PHONE #: _____

OF PAGES: 2

FROM: D. Margaret Drury, Clerk

ADDITIONAL COMMENT:

710
620

< 5000

Date: January 26, 1999

To: The Ordinance Committee
Henrietta Davis, Chairperson

1999 JAN 26 P 2:08

Re: Concerns about proposed revisions to the Zoning Ordinance

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

I am not against development. However, I am grateful for the existing Zoning Ordinance that provides protections for neighborhood homeowners like myself.

My house is on Green Street behind 1030 Mass Ave (Barsamian's, etc.) and 1038 Mass Ave. (the Greek Institute). When I bought my house 17 years ago, there was no large building behind it. Now the 1030 Mass Ave building towers over it. The saving grace is that, because of current zoning, the building is set back 20' from my backyard line, and the 20' buffer area is green (some trees and bushes) by ordinance.

If 1038 Mass Ave is ever developed, it will also have to be 20' back from my yard, and the setback area will also have to be landscaped open space. That 20' green setback requirement in the ordinance is a lifesaver – it is the breathing space between my little lot and the business district.

However, the proposed zoning eliminates the landscape requirements for the 20' setback area. It also allows accessory buildings to be built. Small lots like mine could be very adversely affected. The proposed zoning could destroy the green setback behind my house and allow someone to build a building right up to my backyard line.

Please do not allow the proposed backyard zoning to pass as is, with such negative consequences for small homeowners for whom abutting open, green setback areas are precious.

Please make sure the Ordinance Committee understands what simple but essential protections we residents may lose – and fix it so we don't lose them – before any revised zoning ordinances are passed. Thank you very much for your attention and help.

Sincerely,



Dena Feldstein Brody
661 Green Street
Cambridge, MA 02139
617-497-6858

CC: Cambridge City Council

Date: January 26, 1999

To: The Ordinance Committee
Henrietta Davis, Chairperson

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1999 JAN 26 P 2:08
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CAMBRIDGE, MASSACHUSETTS

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Sincerely,



Dena Feldstein Brody
661 Green Street
Cambridge, MA 02139
617-497-6858

CC: Cambridge City Council



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2:33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

As a Cambridge land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500 (Interim Planning Overlay Petition) in Section 11.502, by adding the words "or of more than 150 spaces in a parking facility." This letter is a written protest to the amendment to the text of the Zoning Ordinance, Article 11.500 that proposes to add to Section 11.502 the words "or of more than 150 spaces in a parking facility" and is submitted pursuant to M.G.L. c. 40A Section 5.

Harvard is the owner of properties affected by the proposed amendment as detailed in Attachment 1.

Please file our written protest into the official records of the City.

Sincerely,

Kathy A. Spiegelman
Associate Vice President of Harvard Planning and Real Estate

Attachment

cc: Robert Healy, Cambridge City Manager
Tanya Iatridis, Director of Public Approvals
Robert McGaw, Esq., Harvard University Legal Counsel
Mary Power, Harvard University Community Relations Director

Harvard University
Cambridge Land Area
FY99

Attachment 1

No.	Street Name	Block	Lot	Land Area
12	APPIAN WAY	169	030	20,669
7	APPIAN WAY	170	035	28,140
2	ATHENS TER	132	133	1,869
3	ATHENS TER	132	134	1,300
6	ATHENS TER	132	014	3,750
30	BANKS ST	132	065	5,640
35	BANKS ST	132	024	3,708
37R	BANKS ST	132	025	10,636
41-43	BANKS ST	132	112	2,263
49	BANKS ST	132	113	2,130
79	BANKS ST	131	068	24,734
89	BANKS ST	131	070	105,726
53	BOW ST	160	060	47,036
9	BOW ST	133	003	40,790
51	BRATTLE ST	169	014	14,951
57	BRATTLE ST	169	094	45,388
62	BRATTLE ST	167	011	35,034
471	BROADWAY	137	042	55,784
472-474	BROADWAY	136	023	6,802
480	BROADWAY	136	002	184,924
17	BRYANT ST	147	062	3,045
5	BRYANT ST	147	035	16,602
7	BRYANT ST	147	024	18,291
1727	CAMBRIDGE ST	143	10	5,700
1737	CAMBRIDGE ST	136	023	20,180
1746	CAMBRIDGE ST	136	002	4,183
1785	CAMBRIDGE ST	143	017	133,211
21	CHURCH ST	169	008	1,536
32	CHURCH ST	169	082	5,072
35	CHURCH ST	169	010E	9,125
53	CHURCH ST	169	012	31,774
53	CHURCH ST	169	012E	9,125
47	CONCORD AVE	227	090	400,439
1	COWPERTHWAITES	132	081	20,953
15	COWPERTHWAITES	132	086	4,000
15	COWPERTHWAITES	132	086X	4,000
15	COWPERTHWAITES	132	086W	4,000
17	COWPERTHWAITES	132	087	4,000

Harvard University
Cambridge Land Area
FY99

Attachment 1

20	DEWOLFE ST	132	152	16,160
25	DEWOLFE ST	161	073	55,669
35532	DEWOLFE ST	132	153	31,823
52	DUNSTER ST	162	049	6,075
53	DUNSTER ST	162	007	4,138
69	DUNSTER ST	162	032	7,165
29	ELIOT ST	164	009	1,460
27	ELMER ST	130	060	2,550
33	ELMWOOD AVE	246	009	113,300
15	EVERETT ST	157	051	26,994
23	EVERETT ST	157	020	13,500
27	EVERETT ST	157	019	13,712
16893	FERNALD DR	208	015	175,375
25	FLAGG ST	131	067	2,350
1	FRANCIS AVE	145	036	23,341
42	FRANCIS AVE	147	046	50,019
56	FRANCIS AVE	147	056	6,780
70	FRANCIS AVE	147	060	7,773
20	GARDEN ST	216	035	8,529
29	GARDEN ST	172	060	27,816
3	GARDEN ST	169	069	2,600
79	GARDEN ST	208	003	34,275
87	GARDEN ST	208	004	5,795
44	GARFIELD ST	155	006	7,700
12	GRANT ST	132	074	4,000
13	GRANT ST	132	031	4,000
15	GRANT ST	132	109	3,200
17	GRANT ST	132	033	3,993
18	GRANT ST	132	137	69,984
3	GRANT ST	132	028	4,200
4	GRANT ST	132	078	5,000
6	GRANT ST	132	076	2,000
6	GRANT ST	132	077	2,000
7	GRANT ST	132	029	4,000
8	GRANT ST	132	075	4,000
9	GRANT ST	132	030	4,000
100	HAMMOND ST	149	087	2,964
3	HAMMOND ST	149	107	3,281
90	HAMMOND ST	149	041	6,876

Harvard University
Cambridge Land Area
FY99

Attachment 1

94	HAMMOND ST	149	042	6,398
387	HARVARD ST	136	021	8,700
391	HARVARD ST	136	039	16,990
28	HINGHAM ST	130	106	6,420
10	HOLDEN GREEN	146A	145	29,397
18	HOLYOKE PL	161	076	142,269
16	HOLYOKE ST	160	037	6,997
28	HOLYOKE ST	161	001	3,640
31	HOLYOKE ST	162	063	5,091
35	HOLYOKE ST	162	061	35,778
127	IRVING ST	147	058	8,239
136	IRVING ST	147	041	222,732
28	IRVING ST	142	045	22,075
60	J F KENNEDY ST	162	035	3,552
69	J F KENNEDY ST	164	005	93,384
75	J F KENNEDY ST	164	006	31,811
11	KIRKLAND PL	145	039	16,061
7	KIRKLAND PL	145	037	11,803
9	KIRKLAND PL	145	038	14,674
34	KIRKLAND ST	143	013	17,378
37	KIRKLAND ST	145	030	12,708
38	KIRKLAND ST	143	004	19,000
61	KIRKLAND ST	146A	110	31,386
5	LINDEN ST	160	054	5,970
12	MAPLE AVE	113	065	7,282
1201	MASS AVE	134	001	30,902
1244-45	MASS AVE	133	053	9,347
1304	MASS AVE	160	025	9,116
1328	MASS AVE	160	074	2,029
1341	MASS AVE	159	001	981,136
1525	MASS AVE	157	030	1,188,836
1587	MASS AVE	157	033	10,916
1607	MASS AVE	157	026	8,377
1653	MASS AVE	156	026	42,820
1705	MASS AVE	155	033	21,528
GE1336	MASS AVE	160	014E	62,178
GE1336	MASS AVE	160	014	74,913
22	MEADOW WAY	251	119	14,003
10	MELLEN ST	157	003	5,310

Harvard University
Cambridge Land Area
FY99

Attachment 1

12	MELLEN ST	157	004	5,274
16	MELLEN ST	157	005	7,056
18	MELLEN ST	157	006	7,080
20	MELLEN ST	157	007	5,310
8	MELLEN ST	157	049	4,149
45	MEMORIAL DR	059	00A	0
880	MEMORIAL DR	130	001	48,794
890	MEMORIAL DR	130	116	36,204
900	MEMORIAL DR	130	144	257,503
933	MEMORIAL DR	131	065	72,913
962	MEMORIAL DR	161	058	379,222
122	MT AUBURN ST	165	040	18,750
1	MT AUBURN ST	221	090	8,000
11	MT AUBURN ST	221	091	27,591
110	MT AUBURN ST	165	034	17,578
124	MT AUBURN ST	165	053	65,338
134	MT AUBURN ST	166	035	3,312
142	MT AUBURN ST	166	024	5,203
2	MT AUBURN ST	132	138	14,870
20	MT AUBURN ST	132	019	4,887
38	MT AUBURN ST	161	085	95,637
6	MT AUBURN ST	132	122	4,493
63	MT AUBURN ST	160	030	14,347
65	MT AUBURN ST	160	036	2,863
68	MT AUBURN ST	161	003	13,649
78	MT AUBURN ST	162	011	4,000
8	MT AUBURN ST	132	097	29,106
90	MT AUBURN ST	162	068	768
90	MT AUBURN ST	162	068E	2,088
94	MT AUBURN ST	162	005	1,023
94	MT AUBURN ST	162	005E	934
2	NUTTING RD	166	073	2,760
2	OXFORD ST	144	001	1,091,550
103	PLYMPTON ST	161	057	4,421
12	PLYMPTON ST	133	054	507
12	PLYMPTON ST	133	056	524
22	PLYMPTON ST	133	008	4,616
59	PLYMPTON ST	161	094	15,865
61	PLYMPTON ST	161	083	2,647

Harvard University
Cambridge Land Area
FY99

Attachment 1

10	PRESCOTT ST	136	034	15,060
16	PRESCOTT ST	136	011	6,300
18	PRESCOTT ST	136	012	6,300
20	PRESCOTT ST	136	013	14,853
24	PRESCOTT ST	136	022	8,395
6	PRESCOTT ST	136	009	7,492
94	PRESCOTT ST	137	017	4,997
95	PRESCOTT ST	137	035	18,180
89	PUTNAM AVE	130	092	4,010
38	QUINCY ST	137	002	24,908
42	QUINCY ST	143	020	79,701
8	REVERE ST	166	037	1,488
15	ROBINSON ST	208	012	5,015
21	ROBINSON ST	208	010	3,468
29	ROBINSON ST	208	007	5,141
24A	SACRAMENTO ST	156	105	5,934
3	SACRAMENTO ST	155	043	9,506
7	SACRAMENTO ST	155	030	24,761
17	SOUTH ST	162	051	5,977
21	SOUTH ST	162	052	2,040
GE8	STORY ST	168	060	15,382
11	SUMNER RD	143	007	7,778
13	SUMNER RD	143	006	3,218
17	SUMNER RD	143	005	5,907
18	SUMNER RD	142	018	16,546
5	SUMNER RD	143	016	4,459
7	SUMNER RD	143	015	5,385
48	TROWBRIDGE ST	135	043	8,986
3	UNIVERSITY RD	165	054	19,163
34-36	WALKER ST	214	013	7,878
11	WARE ST	136	037	30,949
15	WARE ST	136	019	6,330
17	WARE ST	136	018	6,522
19	WARE ST	136	029	12,491
7	WARE ST	136	020	8,700
381	WESTERN AVE	130	003	2,641
387-389	WESTERN AVE	130	103	6,420
41	WINTHROP ST	162	014	4,800
65	WINTHROP ST	162	048	2,709

Harvard University
Cambridge Land Area
FY99

Attachment 1

65	WINTHROP ST		162	048E	2,384
67	WINTHROP ST		162	047	299
					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2:33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

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Cambridge City Clerk
Cambridge City Hall
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Cambridge, MA 02139

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49	BANKS ST	132	113	2,130
79	BANKS ST	131	068	24,734
89	BANKS ST	131	070	105,726
53	BOW ST	160	060	47,036
9	BOW ST	133	003	40,790
51	BRATTLE ST	169	014	14,951
57	BRATTLE ST	169	094	45,388
62	BRATTLE ST	167	011	35,034
471	BROADWAY	137	042	55,784
472-474	BROADWAY	136	023	6,802
480	BROADWAY	136	002	184,924
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5	BRYANT ST	147	035	16,602
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1727	CAMBRIDGE ST	143	10	5,700
1737	CAMBRIDGE ST	136	023	20,180
1746	CAMBRIDGE ST	136	002	4,183
1785	CAMBRIDGE ST	143	017	133,211
21	CHURCH ST	169	008	1,536
32	CHURCH ST	169	082	5,072
35	CHURCH ST	169	010E	9,125
53	CHURCH ST	169	012	31,774
53	CHURCH ST	169	012E	9,125
47	CONCORD AVE	227	090	400,439
1	COWPERTHWAITES	132	081	20,953
15	COWPERTHWAITES	132	086	4,000
15	COWPERTHWAITES	132	086X	4,000
15	COWPERTHWAITES	132	086W	4,000
17	COWPERTHWAITES	132	087	4,000

Harvard University
Cambridge Land Area
FY99

Attachment 1

20	DEWOLFE ST	132	152	16,160
25	DEWOLFE ST	161	073	55,669
35532	DEWOLFE ST	132	153	31,823
52	DUNSTER ST	162	049	6,075
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29	ELIOT ST	164	009	1,460
27	ELMER ST	130	060	2,550
33	ELMWOOD AVE	246	009	113,300
15	EVERETT ST	157	051	26,994
23	EVERETT ST	157	020	13,500
27	EVERETT ST	157	019	13,712
16893	FERNALD DR	208	015	175,375
25	FLAGG ST	131	067	2,350
1	FRANCIS AVE	145	036	23,341
42	FRANCIS AVE	147	046	50,019
56	FRANCIS AVE	147	056	6,780
70	FRANCIS AVE	147	060	7,773
20	GARDEN ST	216	035	8,529
29	GARDEN ST	172	060	27,816
3	GARDEN ST	169	069	2,600
79	GARDEN ST	208	003	34,275
87	GARDEN ST	208	004	5,795
44	GARFIELD ST	155	006	7,700
12	GRANT ST	132	074	4,000
13	GRANT ST	132	031	4,000
15	GRANT ST	132	109	3,200
17	GRANT ST	132	033	3,993
18	GRANT ST	132	137	69,984
3	GRANT ST	132	028	4,200
4	GRANT ST	132	078	5,000
6	GRANT ST	132	076	2,000
6	GRANT ST	132	077	2,000
7	GRANT ST	132	029	4,000
8	GRANT ST	132	075	4,000
9	GRANT ST	132	030	4,000
100	HAMMOND ST	149	087	2,964
3	HAMMOND ST	149	107	3,281
90	HAMMOND ST	149	041	6,876

Harvard University
Cambridge Land Area
FY99

Attachment 1

94	HAMMOND ST	149	042	6,398
387	HARVARD ST	136	021	8,700
391	HARVARD ST	136	039	16,990
28	HINGHAM ST	130	106	6,420
10	HOLDEN GREEN	146A	145	29,397
18	HOLYOKE PL	161	076	142,269
16	HOLYOKE ST	160	037	6,997
28	HOLYOKE ST	161	001	3,640
31	HOLYOKE ST	162	063	5,091
35	HOLYOKE ST	162	061	35,778
127	IRVING ST	147	058	8,239
136	IRVING ST	147	041	222,732
28	IRVING ST	142	045	22,075
60	J F KENNEDY ST	162	035	3,552
69	J F KENNEDY ST	164	005	93,384
75	J F KENNEDY ST	164	006	31,811
11	KIRKLAND PL	145	039	16,061
7	KIRKLAND PL	145	037	11,803
9	KIRKLAND PL	145	038	14,674
34	KIRKLAND ST	143	013	17,378
37	KIRKLAND ST	145	030	12,708
38	KIRKLAND ST	143	004	19,000
61	KIRKLAND ST	146A	110	31,386
5	LINDEN ST	160	054	5,970
12	MAPLE AVE	113	065	7,282
1201	MASS AVE	134	001	30,902
1244-45	MASS AVE	133	053	9,347
1304	MASS AVE	160	025	9,116
1328	MASS AVE	160	074	2,029
1341	MASS AVE	159	001	981,136
1525	MASS AVE	157	030	1,188,836
1587	MASS AVE	157	033	10,916
1607	MASS AVE	157	026	8,377
1653	MASS AVE	156	026	42,820
1705	MASS AVE	155	033	21,528
GE1336	MASS AVE	160	014E	62,178
GE1336	MASS AVE	160	014	74,913
22	MEADOW WAY	251	119	14,003
10	MELLEN ST	157	003	5,310

Harvard University
Cambridge Land Area
FY99

Attachment 1

12	MELLEN ST	157	004	5,274
16	MELLEN ST	157	005	7,056
18	MELLEN ST	157	006	7,080
20	MELLEN ST	157	007	5,310
8	MELLEN ST	157	049	4,149
45	MEMORIAL DR	059	00A	0
880	MEMORIAL DR	130	001	48,794
890	MEMORIAL DR	130	116	36,204
900	MEMORIAL DR	130	144	257,503
933	MEMORIAL DR	131	065	72,913
962	MEMORIAL DR	161	058	379,222
122	MT AUBURN ST	165	040	18,750
1	MT AUBURN ST	221	090	8,000
11	MT AUBURN ST	221	091	27,591
110	MT AUBURN ST	165	034	17,578
124	MT AUBURN ST	165	053	65,338
134	MT AUBURN ST	166	035	3,312
142	MT AUBURN ST	166	024	5,203
2	MT AUBURN ST	132	138	14,870
20	MT AUBURN ST	132	019	4,887
38	MT AUBURN ST	161	085	95,637
6	MT AUBURN ST	132	122	4,493
63	MT AUBURN ST	160	030	14,347
65	MT AUBURN ST	160	036	2,863
68	MT AUBURN ST	161	003	13,649
78	MT AUBURN ST	162	011	4,000
8	MT AUBURN ST	132	097	29,106
90	MT AUBURN ST	162	068	768
90	MT AUBURN ST	162	068E	2,088
94	MT AUBURN ST	162	005	1,023
94	MT AUBURN ST	162	005E	934
2	NUTTING RD	166	073	2,760
2	OXFORD ST	144	001	1,091,550
103	PLYMPTON ST	161	057	4,421
12	PLYMPTON ST	133	054	507
12	PLYMPTON ST	133	056	524
22	PLYMPTON ST	133	008	4,616
59	PLYMPTON ST	161	094	15,865
61	PLYMPTON ST	161	083	2,647

Harvard University
Cambridge Land Area
FY99

Attachment 1

10	PRESCOTT ST	136	034	15,060
16	PRESCOTT ST	136	011	6,300
18	PRESCOTT ST	136	012	6,300
20	PRESCOTT ST	136	013	14,853
24	PRESCOTT ST	136	022	8,395
6	PRESCOTT ST	136	009	7,492
94	PRESCOTT ST	137	017	4,997
95	PRESCOTT ST	137	035	18,180
89	PUTNAM AVE	130	092	4,010
38	QUINCY ST	137	002	24,908
42	QUINCY ST	143	020	79,701
8	REVERE ST	166	037	1,488
15	ROBINSON ST	208	012	5,015
21	ROBINSON ST	208	010	3,468
29	ROBINSON ST	208	007	5,141
24A	SACRAMENTO ST	156	105	5,934
3	SACRAMENTO ST	155	043	9,506
7	SACRAMENTO ST	155	030	24,761
17	SOUTH ST	162	051	5,977
21	SOUTH ST	162	052	2,040
GE8	STORY ST	168	060	15,382
11	SUMNER RD	143	007	7,778
13	SUMNER RD	143	006	3,218
17	SUMNER RD	143	005	5,907
18	SUMNER RD	142	018	16,546
5	SUMNER RD	143	016	4,459
7	SUMNER RD	143	015	5,385
48	TROWBRIDGE ST	135	043	8,986
3	UNIVERSITY RD	165	054	19,163
34-36	WALKER ST	214	013	7,878
11	WARE ST	136	037	30,949
15	WARE ST	136	019	6,330
17	WARE ST	136	018	6,522
19	WARE ST	136	029	12,491
7	WARE ST	136	020	8,700
381	WESTERN AVE	130	003	2,641
387-389	WESTERN AVE	130	103	6,420
41	WINTHROP ST	162	014	4,800
65	WINTHROP ST	162	048	2,709

Harvard University
Cambridge Land Area
FY99

Attachment 1

65	WINTHROP ST		162	048E	2,384
67	WINTHROP ST		162	047	299
					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2:33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

As a Cambridge land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500 (Interim Planning Overlay Petition) in Section 11.502, by adding the words "or of more than 150 spaces in a parking facility." This letter is a written protest to the amendment to the text of the Zoning Ordinance, Article 11.500 that proposes to add to Section 11.502 the words "or of more than 150 spaces in a parking facility" and is submitted pursuant to M.G.L. c. 40A Section 5.

Harvard is the owner of properties affected by the proposed amendment as detailed in Attachment 1.

Please file our written protest into the official records of the City.

Sincerely,

Kathy A. Spiegelman
Associate Vice President of Harvard Planning and Real Estate

Attachment

cc: Robert Healy, Cambridge City Manager
Tanya Iatridis, Director of Public Approvals
Robert McGaw, Esq., Harvard University Legal Counsel
Mary Power, Harvard University Community Relations Director

Harvard University
Cambridge Land Area
FY99

Attachment 1

No.	Street Name	Block	Lot	Land Area
12	APPIAN WAY	169	030	20,669
7	APPIAN WAY	170	035	28,140
2	ATHENS TER	132	133	1,869
3	ATHENS TER	132	134	1,300
6	ATHENS TER	132	014	3,750
30	BANKS ST	132	065	5,640
35	BANKS ST	132	024	3,708
37R	BANKS ST	132	025	10,636
41-43	BANKS ST	132	112	2,263
49	BANKS ST	132	113	2,130
79	BANKS ST	131	068	24,734
89	BANKS ST	131	070	105,726
53	BOW ST	160	060	47,036
9	BOW ST	133	003	40,790
51	BRATTLE ST	169	014	14,951
57	BRATTLE ST	169	094	45,388
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1727	CAMBRIDGE ST	143	10	5,700
1737	CAMBRIDGE ST	136	023	20,180
1746	CAMBRIDGE ST	136	002	4,183
1785	CAMBRIDGE ST	143	017	133,211
21	CHURCH ST	169	008	1,536
32	CHURCH ST	169	082	5,072
35	CHURCH ST	169	010E	9,125
53	CHURCH ST	169	012	31,774
53	CHURCH ST	169	012E	9,125
47	CONCORD AVE	227	090	400,439
1	COWPERTHWAITES	132	081	20,953
15	COWPERTHWAITES	132	086	4,000
15	COWPERTHWAITES	132	086X	4,000
15	COWPERTHWAITES	132	086W	4,000
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Harvard University
Cambridge Land Area
FY99

Attachment 1

20	DEWOLFE ST	132	152	16,160
25	DEWOLFE ST	161	073	55,669
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17	GRANT ST	132	033	3,993
18	GRANT ST	132	137	69,984
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4	GRANT ST	132	078	5,000
6	GRANT ST	132	076	2,000
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Harvard University
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1607	MASS AVE	157	026	8,377
1653	MASS AVE	156	026	42,820
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Harvard University
Cambridge Land Area
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90	MT AUBURN ST	162	068	768
90	MT AUBURN ST	162	068E	2,088
94	MT AUBURN ST	162	005	1,023
94	MT AUBURN ST	162	005E	934
2	NUTTING RD	166	073	2,760
2	OXFORD ST	144	001	1,091,550
103	PLYMPTON ST	161	057	4,421
12	PLYMPTON ST	133	054	507
12	PLYMPTON ST	133	056	524
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Harvard University
Cambridge Land Area
FY99

Attachment 1

10	PRESCOTT ST	136	034	15,060
16	PRESCOTT ST	136	011	6,300
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Harvard University
Cambridge Land Area
FY99

Attachment 1

65	WINTHROP ST		162	048E	2,384
67	WINTHROP ST		162	047	299
					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2 33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

As a Cambridge land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500 (Interim Planning Overlay Petition) in Section 11.502, by adding the words "or of more than 150 spaces in a parking facility." This letter is a written protest to the amendment to the text of the Zoning Ordinance, Article 11.500 that proposes to add to Section 11.502 the words "or of more than 150 spaces in a parking facility" and is submitted pursuant to M.G.L. c. 40A Section 5.

Harvard is the owner of properties affected by the proposed amendment as detailed in Attachment 1.

Please file our written protest into the official records of the City.

Sincerely,

Kathy A. Spiegelman
Associate Vice President of Harvard Planning and Real Estate

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cc: Robert Healy, Cambridge City Manager
Tanya Iatridis, Director of Public Approvals
Robert McGaw, Esq., Harvard University Legal Counsel
Mary Power, Harvard University Community Relations Director

Harvard University
Cambridge Land Area
FY99

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Harvard University
Cambridge Land Area
FY99

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27	EVERETT ST	157	019	13,712
16893	FERNALD DR	208	015	175,375
25	FLAGG ST	131	067	2,350
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12	GRANT ST	132	074	4,000
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17	GRANT ST	132	033	3,993
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3	GRANT ST	132	028	4,200
4	GRANT ST	132	078	5,000
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100	HAMMOND ST	149	087	2,964
3	HAMMOND ST	149	107	3,281
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Harvard University
Cambridge Land Area
FY99

Attachment 1

94	HAMMOND ST	149	042	6,398
387	HARVARD ST	136	021	8,700
391	HARVARD ST	136	039	16,990
28	HINGHAM ST	130	106	6,420
10	HOLDEN GREEN	146A	145	29,397
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60	J F KENNEDY ST	162	035	3,552
69	J F KENNEDY ST	164	005	93,384
75	J F KENNEDY ST	164	006	31,811
11	KIRKLAND PL	145	039	16,061
7	KIRKLAND PL	145	037	11,803
9	KIRKLAND PL	145	038	14,674
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37	KIRKLAND ST	145	030	12,708
38	KIRKLAND ST	143	004	19,000
61	KIRKLAND ST	146A	110	31,386
5	LINDEN ST	160	054	5,970
12	MAPLE AVE	113	065	7,282
1201	MASS AVE	134	001	30,902
1244-45	MASS AVE	133	053	9,347
1304	MASS AVE	160	025	9,116
1328	MASS AVE	160	074	2,029
1341	MASS AVE	159	001	981,136
1525	MASS AVE	157	030	1,188,836
1587	MASS AVE	157	033	10,916
1607	MASS AVE	157	026	8,377
1653	MASS AVE	156	026	42,820
1705	MASS AVE	155	033	21,528
GE1336	MASS AVE	160	014E	62,178
GE1336	MASS AVE	160	014	74,913
22	MEADOW WAY	251	119	14,003
10	MELLEN ST	157	003	5,310

Harvard University
Cambridge Land Area
FY99

Attachment 1

12	MELLEN ST	157	004	5,274
16	MELLEN ST	157	005	7,056
18	MELLEN ST	157	006	7,080
20	MELLEN ST	157	007	5,310
8	MELLEN ST	157	049	4,149
45	MEMORIAL DR	059	00A	0
880	MEMORIAL DR	130	001	48,794
890	MEMORIAL DR	130	116	36,204
900	MEMORIAL DR	130	144	257,503
933	MEMORIAL DR	131	065	72,913
962	MEMORIAL DR	161	058	379,222
122	MT AUBURN ST	165	040	18,750
1	MT AUBURN ST	221	090	8,000
11	MT AUBURN ST	221	091	27,591
110	MT AUBURN ST	165	034	17,578
124	MT AUBURN ST	165	053	65,338
134	MT AUBURN ST	166	035	3,312
142	MT AUBURN ST	166	024	5,203
2	MT AUBURN ST	132	138	14,870
20	MT AUBURN ST	132	019	4,887
38	MT AUBURN ST	161	085	95,637
6	MT AUBURN ST	132	122	4,493
63	MT AUBURN ST	160	030	14,347
65	MT AUBURN ST	160	036	2,863
68	MT AUBURN ST	161	003	13,649
78	MT AUBURN ST	162	011	4,000
8	MT AUBURN ST	132	097	29,106
90	MT AUBURN ST	162	068	768
90	MT AUBURN ST	162	068E	2,088
94	MT AUBURN ST	162	005	1,023
94	MT AUBURN ST	162	005E	934
2	NUTTING RD	166	073	2,760
2	OXFORD ST	144	001	1,091,550
103	PLYMPTON ST	161	057	4,421
12	PLYMPTON ST	133	054	507
12	PLYMPTON ST	133	056	524
22	PLYMPTON ST	133	008	4,616
59	PLYMPTON ST	161	094	15,865
61	PLYMPTON ST	161	083	2,647

Harvard University
Cambridge Land Area
FY99

Attachment 1

10	PRESCOTT ST	136	034	15,060
16	PRESCOTT ST	136	011	6,300
18	PRESCOTT ST	136	012	6,300
20	PRESCOTT ST	136	013	14,853
24	PRESCOTT ST	136	022	8,395
6	PRESCOTT ST	136	009	7,492
94	PRESCOTT ST	137	017	4,997
95	PRESCOTT ST	137	035	18,180
89	PUTNAM AVE	130	092	4,010
38	QUINCY ST	137	002	24,908
42	QUINCY ST	143	020	79,701
8	REVERE ST	166	037	1,488
15	ROBINSON ST	208	012	5,015
21	ROBINSON ST	208	010	3,468
29	ROBINSON ST	208	007	5,141
24A	SACRAMENTO ST	156	105	5,934
3	SACRAMENTO ST	155	043	9,506
7	SACRAMENTO ST	155	030	24,761
17	SOUTH ST	162	051	5,977
21	SOUTH ST	162	052	2,040
GE8	STORY ST	168	060	15,382
11	SUMNER RD	143	007	7,778
13	SUMNER RD	143	006	3,218
17	SUMNER RD	143	005	5,907
18	SUMNER RD	142	018	16,546
5	SUMNER RD	143	016	4,459
7	SUMNER RD	143	015	5,385
48	TROWBRIDGE ST	135	043	8,986
3	UNIVERSITY RD	165	054	19,163
34-36	WALKER ST	214	013	7,878
11	WARE ST	136	037	30,949
15	WARE ST	136	019	6,330
17	WARE ST	136	018	6,522
19	WARE ST	136	029	12,491
7	WARE ST	136	020	8,700
381	WESTERN AVE	130	003	2,641
387-389	WESTERN AVE	130	103	6,420
41	WINTHROP ST	162	014	4,800
65	WINTHROP ST	162	048	2,709

Harvard University
Cambridge Land Area
FY99

Attachment 1

65	WINTHROP ST		162	048E	2,384
67	WINTHROP ST		162	047	299
					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2 33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

As a Cambridge land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500 (Interim Planning Overlay Petition) in Section 11.502, by adding the words "or of more than 150 spaces in a parking facility." This letter is a written protest to the amendment to the text of the Zoning Ordinance, Article 11.500 that proposes to add to Section 11.502 the words "or of more than 150 spaces in a parking facility" and is submitted pursuant to M.G.L. c. 40A Section 5.

Harvard is the owner of properties affected by the proposed amendment as detailed in Attachment 1.

Please file our written protest into the official records of the City.

Sincerely,

Kathy A. Spiegelman
Associate Vice President of Harvard Planning and Real Estate

Attachment

cc: Robert Healy, Cambridge City Manager
Tanya Iatridis, Director of Public Approvals
Robert McGaw, Esq., Harvard University Legal Counsel
Mary Power, Harvard University Community Relations Director

Harvard University
Cambridge Land Area
FY99

Attachment 1

No.	Street Name	Block	Lot	Land Area
12	APPIAN WAY	169	030	20,669
7	APPIAN WAY	170	035	28,140
2	ATHENS TER	132	133	1,869
3	ATHENS TER	132	134	1,300
6	ATHENS TER	132	014	3,750
30	BANKS ST	132	065	5,640
35	BANKS ST	132	024	3,708
37R	BANKS ST	132	025	10,636
41-43	BANKS ST	132	112	2,263
49	BANKS ST	132	113	2,130
79	BANKS ST	131	068	24,734
89	BANKS ST	131	070	105,726
53	BOW ST	160	060	47,036
9	BOW ST	133	003	40,790
51	BRATTLE ST	169	014	14,951
57	BRATTLE ST	169	094	45,388
62	BRATTLE ST	167	011	35,034
471	BROADWAY	137	042	55,784
472-474	BROADWAY	136	023	6,802
480	BROADWAY	136	002	184,924
17	BRYANT ST	147	062	3,045
5	BRYANT ST	147	035	16,602
7	BRYANT ST	147	024	18,291
1727	CAMBRIDGE ST	143	10	5,700
1737	CAMBRIDGE ST	136	023	20,180
1746	CAMBRIDGE ST	136	002	4,183
1785	CAMBRIDGE ST	143	017	133,211
21	CHURCH ST	169	008	1,536
32	CHURCH ST	169	082	5,072
35	CHURCH ST	169	010E	9,125
53	CHURCH ST	169	012	31,774
53	CHURCH ST	169	012E	9,125
47	CONCORD AVE	227	090	400,439
1	COWPERTHWAITES	132	081	20,953
15	COWPERTHWAITES	132	086	4,000
15	COWPERTHWAITES	132	086X	4,000
15	COWPERTHWAITES	132	086W	4,000
17	COWPERTHWAITES	132	087	4,000

Harvard University
Cambridge Land Area
FY99

Attachment 1

20	DEWOLFE ST	132	152	16,160
25	DEWOLFE ST	161	073	55,669
35532	DEWOLFE ST	132	153	31,823
52	DUNSTER ST	162	049	6,075
53	DUNSTER ST	162	007	4,138
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Harvard University
Cambridge Land Area
FY99

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Harvard University
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94	MT AUBURN ST	162	005E	934
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Harvard University
Cambridge Land Area
FY99

Attachment 1

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Harvard University
Cambridge Land Area
FY99

Attachment 1

65	WINTHROP ST		162	048E	2,384
67	WINTHROP ST		162	047	299
					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2:33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

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Sincerely,

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Associate Vice President of Harvard Planning and Real Estate

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Harvard University
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FY99

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Harvard University
Cambridge Land Area
FY99

Attachment 1

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GE1336	MASS AVE	160	014E	62,178
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10	MELLEN ST	157	003	5,310

Harvard University
Cambridge Land Area
FY99

Attachment 1

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16	MELLEN ST	157	005	7,056
18	MELLEN ST	157	006	7,080
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11	MT AUBURN ST	221	091	27,591
110	MT AUBURN ST	165	034	17,578
124	MT AUBURN ST	165	053	65,338
134	MT AUBURN ST	166	035	3,312
142	MT AUBURN ST	166	024	5,203
2	MT AUBURN ST	132	138	14,870
20	MT AUBURN ST	132	019	4,887
38	MT AUBURN ST	161	085	95,637
6	MT AUBURN ST	132	122	4,493
63	MT AUBURN ST	160	030	14,347
65	MT AUBURN ST	160	036	2,863
68	MT AUBURN ST	161	003	13,649
78	MT AUBURN ST	162	011	4,000
8	MT AUBURN ST	132	097	29,106
90	MT AUBURN ST	162	068	768
90	MT AUBURN ST	162	068E	2,088
94	MT AUBURN ST	162	005	1,023
94	MT AUBURN ST	162	005E	934
2	NUTTING RD	166	073	2,760
2	OXFORD ST	144	001	1,091,550
103	PLYMPTON ST	161	057	4,421
12	PLYMPTON ST	133	054	507
12	PLYMPTON ST	133	056	524
22	PLYMPTON ST	133	008	4,616
59	PLYMPTON ST	161	094	15,865
61	PLYMPTON ST	161	083	2,647

Harvard University
Cambridge Land Area
FY99

Attachment 1

10	PRESCOTT ST	136	034	15,060
16	PRESCOTT ST	136	011	6,300
18	PRESCOTT ST	136	012	6,300
20	PRESCOTT ST	136	013	14,853
24	PRESCOTT ST	136	022	8,395
6	PRESCOTT ST	136	009	7,492
94	PRESCOTT ST	137	017	4,997
95	PRESCOTT ST	137	035	18,180
89	PUTNAM AVE	130	092	4,010
38	QUINCY ST	137	002	24,908
42	QUINCY ST	143	020	79,701
8	REVERE ST	166	037	1,488
15	ROBINSON ST	208	012	5,015
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29	ROBINSON ST	208	007	5,141
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11	SUMNER RD	143	007	7,778
13	SUMNER RD	143	006	3,218
17	SUMNER RD	143	005	5,907
18	SUMNER RD	142	018	16,546
5	SUMNER RD	143	016	4,459
7	SUMNER RD	143	015	5,385
48	TROWBRIDGE ST	135	043	8,986
3	UNIVERSITY RD	165	054	19,163
34-36	WALKER ST	214	013	7,878
11	WARE ST	136	037	30,949
15	WARE ST	136	019	6,330
17	WARE ST	136	018	6,522
19	WARE ST	136	029	12,491
7	WARE ST	136	020	8,700
381	WESTERN AVE	130	003	2,641
387-389	WESTERN AVE	130	103	6,420
41	WINTHROP ST	162	014	4,800
65	WINTHROP ST	162	048	2,709

Harvard University
Cambridge Land Area
FY99

Attachment 1

65	WINTHROP ST		162	048E	2,384
67	WINTHROP ST		162	047	299
					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2:33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

As a Cambridge land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500 (Interim Planning Overlay Petition) in Section 11.502, by adding the words "or of more than 150 spaces in a parking facility." This letter is a written protest to the amendment to the text of the Zoning Ordinance, Article 11.500 that proposes to add to Section 11.502 the words "or of more than 150 spaces in a parking facility" and is submitted pursuant to M.G.L. c. 40A Section 5.

Harvard is the owner of properties affected by the proposed amendment as detailed in Attachment 1.

Please file our written protest into the official records of the City.

Sincerely,

Kathy A. Spiegelman
Associate Vice President of Harvard Planning and Real Estate

Attachment

cc: Robert Healy, Cambridge City Manager
Tanya Iatridis, Director of Public Approvals
Robert McGaw, Esq., Harvard University Legal Counsel
Mary Power, Harvard University Community Relations Director

Harvard University
Cambridge Land Area
FY99

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3	ATHENS TER	132	134	1,300
6	ATHENS TER	132	014	3,750
30	BANKS ST	132	065	5,640
35	BANKS ST	132	024	3,708
37R	BANKS ST	132	025	10,636
41-43	BANKS ST	132	112	2,263
49	BANKS ST	132	113	2,130
79	BANKS ST	131	068	24,734
89	BANKS ST	131	070	105,726
53	BOW ST	160	060	47,036
9	BOW ST	133	003	40,790
51	BRATTLE ST	169	014	14,951
57	BRATTLE ST	169	094	45,388
62	BRATTLE ST	167	011	35,034
471	BROADWAY	137	042	55,784
472-474	BROADWAY	136	023	6,802
480	BROADWAY	136	002	184,924
17	BRYANT ST	147	062	3,045
5	BRYANT ST	147	035	16,602
7	BRYANT ST	147	024	18,291
1727	CAMBRIDGE ST	143	10	5,700
1737	CAMBRIDGE ST	136	023	20,180
1746	CAMBRIDGE ST	136	002	4,183
1785	CAMBRIDGE ST	143	017	133,211
21	CHURCH ST	169	008	1,536
32	CHURCH ST	169	082	5,072
35	CHURCH ST	169	010E	9,125
53	CHURCH ST	169	012	31,774
53	CHURCH ST	169	012E	9,125
47	CONCORD AVE	227	090	400,439
1	COWPERTHWAITES	132	081	20,953
15	COWPERTHWAITES	132	086	4,000
15	COWPERTHWAITES	132	086X	4,000
15	COWPERTHWAITES	132	086W	4,000
17	COWPERTHWAITES	132	087	4,000

Harvard University
Cambridge Land Area
FY99

Attachment 1

20	DEWOLFE ST	132	152	16,160
25	DEWOLFE ST	161	073	55,669
35532	DEWOLFE ST	132	153	31,823
52	DUNSTER ST	162	049	6,075
53	DUNSTER ST	162	007	4,138
69	DUNSTER ST	162	032	7,165
29	ELIOT ST	164	009	1,460
27	ELMER ST	130	060	2,550
33	ELMWOOD AVE	246	009	113,300
15	EVERETT ST	157	051	26,994
23	EVERETT ST	157	020	13,500
27	EVERETT ST	157	019	13,712
16893	FERNALD DR	208	015	175,375
25	FLAGG ST	131	067	2,350
1	FRANCIS AVE	145	036	23,341
42	FRANCIS AVE	147	046	50,019
56	FRANCIS AVE	147	056	6,780
70	FRANCIS AVE	147	060	7,773
20	GARDEN ST	216	035	8,529
29	GARDEN ST	172	060	27,816
3	GARDEN ST	169	069	2,600
79	GARDEN ST	208	003	34,275
87	GARDEN ST	208	004	5,795
44	GARFIELD ST	155	006	7,700
12	GRANT ST	132	074	4,000
13	GRANT ST	132	031	4,000
15	GRANT ST	132	109	3,200
17	GRANT ST	132	033	3,993
18	GRANT ST	132	137	69,984
3	GRANT ST	132	028	4,200
4	GRANT ST	132	078	5,000
6	GRANT ST	132	076	2,000
6	GRANT ST	132	077	2,000
7	GRANT ST	132	029	4,000
8	GRANT ST	132	075	4,000
9	GRANT ST	132	030	4,000
100	HAMMOND ST	149	087	2,964
3	HAMMOND ST	149	107	3,281
90	HAMMOND ST	149	041	6,876

Harvard University
Cambridge Land Area
FY99

Attachment 1

94	HAMMOND ST	149	042	6,398
387	HARVARD ST	136	021	8,700
391	HARVARD ST	136	039	16,990
28	HINGHAM ST	130	106	6,420
10	HOLDEN GREEN	146A	145	29,397
18	HOLYOKE PL	161	076	142,269
16	HOLYOKE ST	160	037	6,997
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Harvard University
Cambridge Land Area
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Attachment 1

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Harvard University
Cambridge Land Area
FY99

Attachment 1

65	WINTHROP ST		162	048E	2,384
67	WINTHROP ST		162	047	299
					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2 33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

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Cambridge City Clerk
Cambridge City Hall
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Harvard University
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78	MT AUBURN ST	162	011	4,000
8	MT AUBURN ST	132	097	29,106
90	MT AUBURN ST	162	068	768
90	MT AUBURN ST	162	068E	2,088
94	MT AUBURN ST	162	005	1,023
94	MT AUBURN ST	162	005E	934
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2	OXFORD ST	144	001	1,091,550
103	PLYMPTON ST	161	057	4,421
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12	PLYMPTON ST	133	056	524
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Harvard University
Cambridge Land Area
FY99

Attachment 1

10	PRESCOTT ST	136	034	15,060
16	PRESCOTT ST	136	011	6,300
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11	SUMNER RD	143	007	7,778
13	SUMNER RD	143	006	3,218
17	SUMNER RD	143	005	5,907
18	SUMNER RD	142	018	16,546
5	SUMNER RD	143	016	4,459
7	SUMNER RD	143	015	5,385
48	TROWBRIDGE ST	135	043	8,986
3	UNIVERSITY RD	165	054	19,163
34-36	WALKER ST	214	013	7,878
11	WARE ST	136	037	30,949
15	WARE ST	136	019	6,330
17	WARE ST	136	018	6,522
19	WARE ST	136	029	12,491
7	WARE ST	136	020	8,700
381	WESTERN AVE	130	003	2,641
387-389	WESTERN AVE	130	103	6,420
41	WINTHROP ST	162	014	4,800
65	WINTHROP ST	162	048	2,709

Harvard University
Cambridge Land Area
FY99

Attachment 1

65	WINTHROP ST		162	048E	2,384
67	WINTHROP ST		162	047	299
					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2:33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

As a Cambridge land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500 (Interim Planning Overlay Petition) in Section 11.502, by adding the words "or of more than 150 spaces in a parking facility." This letter is a written protest to the amendment to the text of the Zoning Ordinance, Article 11.500 that proposes to add to Section 11.502 the words "or of more than 150 spaces in a parking facility" and is submitted pursuant to M.G.L. c. 40A Section 5.

Harvard is the owner of properties affected by the proposed amendment as detailed in Attachment 1.

Please file our written protest into the official records of the City.

Sincerely,

Kathy A. Spiegelman
Associate Vice President of Harvard Planning and Real Estate

Attachment

cc: Robert Healy, Cambridge City Manager
Tanya Iatridis, Director of Public Approvals
Robert McGaw, Esq., Harvard University Legal Counsel
Mary Power, Harvard University Community Relations Director

Harvard University
Cambridge Land Area
FY99

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7	APPIAN WAY	170	035	28,140
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3	ATHENS TER	132	134	1,300
6	ATHENS TER	132	014	3,750
30	BANKS ST	132	065	5,640
35	BANKS ST	132	024	3,708
37R	BANKS ST	132	025	10,636
41-43	BANKS ST	132	112	2,263
49	BANKS ST	132	113	2,130
79	BANKS ST	131	068	24,734
89	BANKS ST	131	070	105,726
53	BOW ST	160	060	47,036
9	BOW ST	133	003	40,790
51	BRATTLE ST	169	014	14,951
57	BRATTLE ST	169	094	45,388
62	BRATTLE ST	167	011	35,034
471	BROADWAY	137	042	55,784
472-474	BROADWAY	136	023	6,802
480	BROADWAY	136	002	184,924
17	BRYANT ST	147	062	3,045
5	BRYANT ST	147	035	16,602
7	BRYANT ST	147	024	18,291
1727	CAMBRIDGE ST	143	10	5,700
1737	CAMBRIDGE ST	136	023	20,180
1746	CAMBRIDGE ST	136	002	4,183
1785	CAMBRIDGE ST	143	017	133,211
21	CHURCH ST	169	008	1,536
32	CHURCH ST	169	082	5,072
35	CHURCH ST	169	010E	9,125
53	CHURCH ST	169	012	31,774
53	CHURCH ST	169	012E	9,125
47	CONCORD AVE	227	090	400,439
1	COWPERTHWAITES	132	081	20,953
15	COWPERTHWAITES	132	086	4,000
15	COWPERTHWAITES	132	086X	4,000
15	COWPERTHWAITES	132	086W	4,000
17	COWPERTHWAITES	132	087	4,000

Harvard University
Cambridge Land Area
FY99

Attachment 1

20	DEWOLFE ST	132	152	16,160
25	DEWOLFE ST	161	073	55,669
35532	DEWOLFE ST	132	153	31,823
52	DUNSTER ST	162	049	6,075
53	DUNSTER ST	162	007	4,138
69	DUNSTER ST	162	032	7,165
29	ELIOT ST	164	009	1,460
27	ELMER ST	130	060	2,550
33	ELMWOOD AVE	246	009	113,300
15	EVERETT ST	157	051	26,994
23	EVERETT ST	157	020	13,500
27	EVERETT ST	157	019	13,712
16893	FERNALD DR	208	015	175,375
25	FLAGG ST	131	067	2,350
1	FRANCIS AVE	145	036	23,341
42	FRANCIS AVE	147	046	50,019
56	FRANCIS AVE	147	056	6,780
70	FRANCIS AVE	147	060	7,773
20	GARDEN ST	216	035	8,529
29	GARDEN ST	172	060	27,816
3	GARDEN ST	169	069	2,600
79	GARDEN ST	208	003	34,275
87	GARDEN ST	208	004	5,795
44	GARFIELD ST	155	006	7,700
12	GRANT ST	132	074	4,000
13	GRANT ST	132	031	4,000
15	GRANT ST	132	109	3,200
17	GRANT ST	132	033	3,993
18	GRANT ST	132	137	69,984
3	GRANT ST	132	028	4,200
4	GRANT ST	132	078	5,000
6	GRANT ST	132	076	2,000
6	GRANT ST	132	077	2,000
7	GRANT ST	132	029	4,000
8	GRANT ST	132	075	4,000
9	GRANT ST	132	030	4,000
100	HAMMOND ST	149	087	2,964
3	HAMMOND ST	149	107	3,281
90	HAMMOND ST	149	041	6,876

Harvard University
Cambridge Land Area
FY99

Attachment 1

94	HAMMOND ST	149	042	6,398
387	HARVARD ST	136	021	8,700
391	HARVARD ST	136	039	16,990
28	HINGHAM ST	130	106	6,420
10	HOLDEN GREEN	146A	145	29,397
18	HOLYOKE PL	161	076	142,269
16	HOLYOKE ST	160	037	6,997
28	HOLYOKE ST	161	001	3,640
31	HOLYOKE ST	162	063	5,091
35	HOLYOKE ST	162	061	35,778
127	IRVING ST	147	058	8,239
136	IRVING ST	147	041	222,732
28	IRVING ST	142	045	22,075
60	J F KENNEDY ST	162	035	3,552
69	J F KENNEDY ST	164	005	93,384
75	J F KENNEDY ST	164	006	31,811
11	KIRKLAND PL	145	039	16,061
7	KIRKLAND PL	145	037	11,803
9	KIRKLAND PL	145	038	14,674
34	KIRKLAND ST	143	013	17,378
37	KIRKLAND ST	145	030	12,708
38	KIRKLAND ST	143	004	19,000
61	KIRKLAND ST	146A	110	31,386
5	LINDEN ST	160	054	5,970
12	MAPLE AVE	113	065	7,282
1201	MASS AVE	134	001	30,902
1244-45	MASS AVE	133	053	9,347
1304	MASS AVE	160	025	9,116
1328	MASS AVE	160	074	2,029
1341	MASS AVE	159	001	981,136
1525	MASS AVE	157	030	1,188,836
1587	MASS AVE	157	033	10,916
1607	MASS AVE	157	026	8,377
1653	MASS AVE	156	026	42,820
1705	MASS AVE	155	033	21,528
GE1336	MASS AVE	160	014E	62,178
GE1336	MASS AVE	160	014	74,913
22	MEADOW WAY	251	119	14,003
10	MELLEN ST	157	003	5,310

Harvard University
Cambridge Land Area
FY99

Attachment 1

12	MELLEN ST	157	004	5,274
16	MELLEN ST	157	005	7,056
18	MELLEN ST	157	006	7,080
20	MELLEN ST	157	007	5,310
8	MELLEN ST	157	049	4,149
45	MEMORIAL DR	059	00A	0
880	MEMORIAL DR	130	001	48,794
890	MEMORIAL DR	130	116	36,204
900	MEMORIAL DR	130	144	257,503
933	MEMORIAL DR	131	065	72,913
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Harvard University
Cambridge Land Area
FY99

Attachment 1

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Harvard University
Cambridge Land Area
FY99

Attachment 1

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67	WINTHROP ST		162	047	299
					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2:33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

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Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
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Harvard University
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FY99

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Harvard University
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41	WINTHROP ST	162	014	4,800
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Harvard University
Cambridge Land Area
FY99

Attachment 1

65	WINTHROP ST		162	048E	2,384
67	WINTHROP ST		162	047	299
					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2 33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

As a Cambridge land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500 (Interim Planning Overlay Petition) in Section 11.502, by adding the words "or of more than 150 spaces in a parking facility." This letter is a written protest to the amendment to the text of the Zoning Ordinance, Article 11.500 that proposes to add to Section 11.502 the words "or of more than 150 spaces in a parking facility" and is submitted pursuant to M.G.L. c. 40A Section 5.

Harvard is the owner of properties affected by the proposed amendment as detailed in Attachment 1.

Please file our written protest into the official records of the City.

Sincerely,

Kathy A. Spiegelman
Associate Vice President of Harvard Planning and Real Estate

Attachment

cc: Robert Healy, Cambridge City Manager
Tanya Iatridis, Director of Public Approvals
Robert McGaw, Esq., Harvard University Legal Counsel
Mary Power, Harvard University Community Relations Director

Harvard University
Cambridge Land Area
FY99

Attachment 1

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12	APPIAN WAY	169	030	20,669
7	APPIAN WAY	170	035	28,140
2	ATHENS TER	132	133	1,869
3	ATHENS TER	132	134	1,300
6	ATHENS TER	132	014	3,750
30	BANKS ST	132	065	5,640
35	BANKS ST	132	024	3,708
37R	BANKS ST	132	025	10,636
41-43	BANKS ST	132	112	2,263
49	BANKS ST	132	113	2,130
79	BANKS ST	131	068	24,734
89	BANKS ST	131	070	105,726
53	BOW ST	160	060	47,036
9	BOW ST	133	003	40,790
51	BRATTLE ST	169	014	14,951
57	BRATTLE ST	169	094	45,388
62	BRATTLE ST	167	011	35,034
471	BROADWAY	137	042	55,784
472-474	BROADWAY	136	023	6,802
480	BROADWAY	136	002	184,924
17	BRYANT ST	147	062	3,045
5	BRYANT ST	147	035	16,602
7	BRYANT ST	147	024	18,291
1727	CAMBRIDGE ST	143	10	5,700
1737	CAMBRIDGE ST	136	023	20,180
1746	CAMBRIDGE ST	136	002	4,183
1785	CAMBRIDGE ST	143	017	133,211
21	CHURCH ST	169	008	1,536
32	CHURCH ST	169	082	5,072
35	CHURCH ST	169	010E	9,125
53	CHURCH ST	169	012	31,774
53	CHURCH ST	169	012E	9,125
47	CONCORD AVE	227	090	400,439
1	COWPERTHWAITES	132	081	20,953
15	COWPERTHWAITES	132	086	4,000
15	COWPERTHWAITES	132	086X	4,000
15	COWPERTHWAITES	132	086W	4,000
17	COWPERTHWAITES	132	087	4,000

Harvard University
Cambridge Land Area
FY99

Attachment 1

20	DEWOLFE ST	132	152	16,160
25	DEWOLFE ST	161	073	55,669
35532	DEWOLFE ST	132	153	31,823
52	DUNSTER ST	162	049	6,075
53	DUNSTER ST	162	007	4,138
69	DUNSTER ST	162	032	7,165
29	ELIOT ST	164	009	1,460
27	ELMER ST	130	060	2,550
33	ELMWOOD AVE	246	009	113,300
15	EVERETT ST	157	051	26,994
23	EVERETT ST	157	020	13,500
27	EVERETT ST	157	019	13,712
16893	FERNALD DR	208	015	175,375
25	FLAGG ST	131	067	2,350
1	FRANCIS AVE	145	036	23,341
42	FRANCIS AVE	147	046	50,019
56	FRANCIS AVE	147	056	6,780
70	FRANCIS AVE	147	060	7,773
20	GARDEN ST	216	035	8,529
29	GARDEN ST	172	060	27,816
3	GARDEN ST	169	069	2,600
79	GARDEN ST	208	003	34,275
87	GARDEN ST	208	004	5,795
44	GARFIELD ST	155	006	7,700
12	GRANT ST	132	074	4,000
13	GRANT ST	132	031	4,000
15	GRANT ST	132	109	3,200
17	GRANT ST	132	033	3,993
18	GRANT ST	132	137	69,984
3	GRANT ST	132	028	4,200
4	GRANT ST	132	078	5,000
6	GRANT ST	132	076	2,000
6	GRANT ST	132	077	2,000
7	GRANT ST	132	029	4,000
8	GRANT ST	132	075	4,000
9	GRANT ST	132	030	4,000
100	HAMMOND ST	149	087	2,964
3	HAMMOND ST	149	107	3,281
90	HAMMOND ST	149	041	6,876

Harvard University
Cambridge Land Area
FY99

Attachment 1

94	HAMMOND ST	149	042	6,398
387	HARVARD ST	136	021	8,700
391	HARVARD ST	136	039	16,990
28	HINGHAM ST	130	106	6,420
10	HOLDEN GREEN	146A	145	29,397
18	HOLYOKE PL	161	076	142,269
16	HOLYOKE ST	160	037	6,997
28	HOLYOKE ST	161	001	3,640
31	HOLYOKE ST	162	063	5,091
35	HOLYOKE ST	162	061	35,778
127	IRVING ST	147	058	8,239
136	IRVING ST	147	041	222,732
28	IRVING ST	142	045	22,075
60	J F KENNEDY ST	162	035	3,552
69	J F KENNEDY ST	164	005	93,384
75	J F KENNEDY ST	164	006	31,811
11	KIRKLAND PL	145	039	16,061
7	KIRKLAND PL	145	037	11,803
9	KIRKLAND PL	145	038	14,674
34	KIRKLAND ST	143	013	17,378
37	KIRKLAND ST	145	030	12,708
38	KIRKLAND ST	143	004	19,000
61	KIRKLAND ST	146A	110	31,386
5	LINDEN ST	160	054	5,970
12	MAPLE AVE	113	065	7,282
1201	MASS AVE	134	001	30,902
1244-45	MASS AVE	133	053	9,347
1304	MASS AVE	160	025	9,116
1328	MASS AVE	160	074	2,029
1341	MASS AVE	159	001	981,136
1525	MASS AVE	157	030	1,188,836
1587	MASS AVE	157	033	10,916
1607	MASS AVE	157	026	8,377
1653	MASS AVE	156	026	42,820
1705	MASS AVE	155	033	21,528
GE1336	MASS AVE	160	014E	62,178
GE1336	MASS AVE	160	014	74,913
22	MEADOW WAY	251	119	14,003
10	MELLEN ST	157	003	5,310

Harvard University
Cambridge Land Area
FY99

Attachment 1

12	MELLEN ST	157	004	5,274
16	MELLEN ST	157	005	7,056
18	MELLEN ST	157	006	7,080
20	MELLEN ST	157	007	5,310
8	MELLEN ST	157	049	4,149
45	MEMORIAL DR	059	00A	0
880	MEMORIAL DR	130	001	48,794
890	MEMORIAL DR	130	116	36,204
900	MEMORIAL DR	130	144	257,503
933	MEMORIAL DR	131	065	72,913
962	MEMORIAL DR	161	058	379,222
122	MT AUBURN ST	165	040	18,750
1	MT AUBURN ST	221	090	8,000
11	MT AUBURN ST	221	091	27,591
110	MT AUBURN ST	165	034	17,578
124	MT AUBURN ST	165	053	65,338
134	MT AUBURN ST	166	035	3,312
142	MT AUBURN ST	166	024	5,203
2	MT AUBURN ST	132	138	14,870
20	MT AUBURN ST	132	019	4,887
38	MT AUBURN ST	161	085	95,637
6	MT AUBURN ST	132	122	4,493
63	MT AUBURN ST	160	030	14,347
65	MT AUBURN ST	160	036	2,863
68	MT AUBURN ST	161	003	13,649
78	MT AUBURN ST	162	011	4,000
8	MT AUBURN ST	132	097	29,106
90	MT AUBURN ST	162	068	768
90	MT AUBURN ST	162	068E	2,088
94	MT AUBURN ST	162	005	1,023
94	MT AUBURN ST	162	005E	934
2	NUTTING RD	166	073	2,760
2	OXFORD ST	144	001	1,091,550
103	PLYMPTON ST	161	057	4,421
12	PLYMPTON ST	133	054	507
12	PLYMPTON ST	133	056	524
22	PLYMPTON ST	133	008	4,616
59	PLYMPTON ST	161	094	15,865
61	PLYMPTON ST	161	083	2,647

Harvard University
Cambridge Land Area
FY99

Attachment 1

10	PRESCOTT ST	136	034	15,060
16	PRESCOTT ST	136	011	6,300
18	PRESCOTT ST	136	012	6,300
20	PRESCOTT ST	136	013	14,853
24	PRESCOTT ST	136	022	8,395
6	PRESCOTT ST	136	009	7,492
94	PRESCOTT ST	137	017	4,997
95	PRESCOTT ST	137	035	18,180
89	PUTNAM AVE	130	092	4,010
38	QUINCY ST	137	002	24,908
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HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2 33

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Harvard University
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FY99

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Harvard University
Cambridge Land Area
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Attachment 1

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1999 JAN 26 P 2:33

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Cambridge City Hall
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Cambridge, MA 02139

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Harvard is the owner of properties affected by the proposed amendment as detailed in Attachment 1.

Please file our written protest into the official records of the City.

Sincerely,

Kathy A. Spiegelman
Associate Vice President of Harvard Planning and Real Estate

Attachment

cc: Robert Healy, Cambridge City Manager
Tanya Iatridis, Director of Public Approvals
Robert McGaw, Esq., Harvard University Legal Counsel
Mary Power, Harvard University Community Relations Director

Harvard University
Cambridge Land Area
FY99

Attachment 1

No.	Street Name	Block	Lot	Land Area
12	APPIAN WAY	169	030	20,669
7	APPIAN WAY	170	035	28,140
2	ATHENS TER	132	133	1,869
3	ATHENS TER	132	134	1,300
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1785	CAMBRIDGE ST	143	017	133,211
21	CHURCH ST	169	008	1,536
32	CHURCH ST	169	082	5,072
35	CHURCH ST	169	010E	9,125
53	CHURCH ST	169	012	31,774
53	CHURCH ST	169	012E	9,125
47	CONCORD AVE	227	090	400,439
1	COWPERTHWAITES	132	081	20,953
15	COWPERTHWAITES	132	086	4,000
15	COWPERTHWAITES	132	086X	4,000
15	COWPERTHWAITES	132	086W	4,000
17	COWPERTHWAITES	132	087	4,000

Harvard University
Cambridge Land Area
FY99

Attachment 1

20	DEWOLFE ST	132	152	16,160
25	DEWOLFE ST	161	073	55,669
35532	DEWOLFE ST	132	153	31,823
52	DUNSTER ST	162	049	6,075
53	DUNSTER ST	162	007	4,138
69	DUNSTER ST	162	032	7,165
29	ELIOT ST	164	009	1,460
27	ELMER ST	130	060	2,550
33	ELMWOOD AVE	246	009	113,300
15	EVERETT ST	157	051	26,994
23	EVERETT ST	157	020	13,500
27	EVERETT ST	157	019	13,712
16893	FERNALD DR	208	015	175,375
25	FLAGG ST	131	067	2,350
1	FRANCIS AVE	145	036	23,341
42	FRANCIS AVE	147	046	50,019
56	FRANCIS AVE	147	056	6,780
70	FRANCIS AVE	147	060	7,773
20	GARDEN ST	216	035	8,529
29	GARDEN ST	172	060	27,816
3	GARDEN ST	169	069	2,600
79	GARDEN ST	208	003	34,275
87	GARDEN ST	208	004	5,795
44	GARFIELD ST	155	006	7,700
12	GRANT ST	132	074	4,000
13	GRANT ST	132	031	4,000
15	GRANT ST	132	109	3,200
17	GRANT ST	132	033	3,993
18	GRANT ST	132	137	69,984
3	GRANT ST	132	028	4,200
4	GRANT ST	132	078	5,000
6	GRANT ST	132	076	2,000
6	GRANT ST	132	077	2,000
7	GRANT ST	132	029	4,000
8	GRANT ST	132	075	4,000
9	GRANT ST	132	030	4,000
100	HAMMOND ST	149	087	2,964
3	HAMMOND ST	149	107	3,281
90	HAMMOND ST	149	041	6,876

Harvard University
Cambridge Land Area
FY99

Attachment 1

94	HAMMOND ST	149	042	6,398
387	HARVARD ST	136	021	8,700
391	HARVARD ST	136	039	16,990
28	HINGHAM ST	130	106	6,420
10	HOLDEN GREEN	146A	145	29,397
18	HOLYOKE PL	161	076	142,269
16	HOLYOKE ST	160	037	6,997
28	HOLYOKE ST	161	001	3,640
31	HOLYOKE ST	162	063	5,091
35	HOLYOKE ST	162	061	35,778
127	IRVING ST	147	058	8,239
136	IRVING ST	147	041	222,732
28	IRVING ST	142	045	22,075
60	J F KENNEDY ST	162	035	3,552
69	J F KENNEDY ST	164	005	93,384
75	J F KENNEDY ST	164	006	31,811
11	KIRKLAND PL	145	039	16,061
7	KIRKLAND PL	145	037	11,803
9	KIRKLAND PL	145	038	14,674
34	KIRKLAND ST	143	013	17,378
37	KIRKLAND ST	145	030	12,708
38	KIRKLAND ST	143	004	19,000
61	KIRKLAND ST	146A	110	31,386
5	LINDEN ST	160	054	5,970
12	MAPLE AVE	113	065	7,282
1201	MASS AVE	134	001	30,902
1244-45	MASS AVE	133	053	9,347
1304	MASS AVE	160	025	9,116
1328	MASS AVE	160	074	2,029
1341	MASS AVE	159	001	981,136
1525	MASS AVE	157	030	1,188,836
1587	MASS AVE	157	033	10,916
1607	MASS AVE	157	026	8,377
1653	MASS AVE	156	026	42,820
1705	MASS AVE	155	033	21,528
GE1336	MASS AVE	160	014E	62,178
GE1336	MASS AVE	160	014	74,913
22	MEADOW WAY	251	119	14,003
10	MELLEN ST	157	003	5,310

Harvard University
Cambridge Land Area
FY99

Attachment 1

12	MELLEN ST	157	004	5,274
16	MELLEN ST	157	005	7,056
18	MELLEN ST	157	006	7,080
20	MELLEN ST	157	007	5,310
8	MELLEN ST	157	049	4,149
45	MEMORIAL DR	059	00A	0
880	MEMORIAL DR	130	001	48,794
890	MEMORIAL DR	130	116	36,204
900	MEMORIAL DR	130	144	257,503
933	MEMORIAL DR	131	065	72,913
962	MEMORIAL DR	161	058	379,222
122	MT AUBURN ST	165	040	18,750
1	MT AUBURN ST	221	090	8,000
11	MT AUBURN ST	221	091	27,591
110	MT AUBURN ST	165	034	17,578
124	MT AUBURN ST	165	053	65,338
134	MT AUBURN ST	166	035	3,312
142	MT AUBURN ST	166	024	5,203
2	MT AUBURN ST	132	138	14,870
20	MT AUBURN ST	132	019	4,887
38	MT AUBURN ST	161	085	95,637
6	MT AUBURN ST	132	122	4,493
63	MT AUBURN ST	160	030	14,347
65	MT AUBURN ST	160	036	2,863
68	MT AUBURN ST	161	003	13,649
78	MT AUBURN ST	162	011	4,000
8	MT AUBURN ST	132	097	29,106
90	MT AUBURN ST	162	068	768
90	MT AUBURN ST	162	068E	2,088
94	MT AUBURN ST	162	005	1,023
94	MT AUBURN ST	162	005E	934
2	NUTTING RD	166	073	2,760
2	OXFORD ST	144	001	1,091,550
103	PLYMPTON ST	161	057	4,421
12	PLYMPTON ST	133	054	507
12	PLYMPTON ST	133	056	524
22	PLYMPTON ST	133	008	4,616
59	PLYMPTON ST	161	094	15,865
61	PLYMPTON ST	161	083	2,647

Harvard University
Cambridge Land Area
FY99

Attachment 1

10	PRESCOTT ST	136	034	15,060
16	PRESCOTT ST	136	011	6,300
18	PRESCOTT ST	136	012	6,300
20	PRESCOTT ST	136	013	14,853
24	PRESCOTT ST	136	022	8,395
6	PRESCOTT ST	136	009	7,492
94	PRESCOTT ST	137	017	4,997
95	PRESCOTT ST	137	035	18,180
89	PUTNAM AVE	130	092	4,010
38	QUINCY ST	137	002	24,908
42	QUINCY ST	143	020	79,701
8	REVERE ST	166	037	1,488
15	ROBINSON ST	208	012	5,015
21	ROBINSON ST	208	010	3,468
29	ROBINSON ST	208	007	5,141
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18	SUMNER RD	142	018	16,546
5	SUMNER RD	143	016	4,459
7	SUMNER RD	143	015	5,385
48	TROWBRIDGE ST	135	043	8,986
3	UNIVERSITY RD	165	054	19,163
34-36	WALKER ST	214	013	7,878
11	WARE ST	136	037	30,949
15	WARE ST	136	019	6,330
17	WARE ST	136	018	6,522
19	WARE ST	136	029	12,491
7	WARE ST	136	020	8,700
381	WESTERN AVE	130	003	2,641
387-389	WESTERN AVE	130	103	6,420
41	WINTHROP ST	162	014	4,800
65	WINTHROP ST	162	048	2,709

Harvard University
Cambridge Land Area
FY99

Attachment 1

65	WINTHROP ST		162	048E	2,384
67	WINTHROP ST		162	047	299
					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2 33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

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FY99

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Harvard University
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					8,059,358



HARVARD PLANNING AND REAL ESTATE

1999 JAN 26 P 2:33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

January 26, 1999

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

As a Cambridge land owner, we oppose the petition to amend the text of the Zoning Ordinance, Article 11.500 (Interim Planning Overlay Petition) in Section 11.502, by adding the words "or of more than 150 spaces in a parking facility." This letter is a written protest to the amendment to the text of the Zoning Ordinance, Article 11.500 that proposes to add to Section 11.502 the words "or of more than 150 spaces in a parking facility" and is submitted pursuant to M.G.L. c. 40A Section 5.

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1746	CAMBRIDGE ST	136	002	4,183
1785	CAMBRIDGE ST	143	017	133,211
21	CHURCH ST	169	008	1,536
32	CHURCH ST	169	082	5,072
35	CHURCH ST	169	010E	9,125
53	CHURCH ST	169	012	31,774
53	CHURCH ST	169	012E	9,125
47	CONCORD AVE	227	090	400,439
1	COWPERTHWAITES	132	081	20,953
15	COWPERTHWAITES	132	086	4,000
15	COWPERTHWAITES	132	086X	4,000
15	COWPERTHWAITES	132	086W	4,000
17	COWPERTHWAITES	132	087	4,000

Harvard University
Cambridge Land Area
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20	DEWOLFE ST	132	152	16,160
25	DEWOLFE ST	161	073	55,669
35532	DEWOLFE ST	132	153	31,823
52	DUNSTER ST	162	049	6,075
53	DUNSTER ST	162	007	4,138
69	DUNSTER ST	162	032	7,165
29	ELIOT ST	164	009	1,460
27	ELMER ST	130	060	2,550
33	ELMWOOD AVE	246	009	113,300
15	EVERETT ST	157	051	26,994
23	EVERETT ST	157	020	13,500
27	EVERETT ST	157	019	13,712
16893	FERNALD DR	208	015	175,375
25	FLAGG ST	131	067	2,350
1	FRANCIS AVE	145	036	23,341
42	FRANCIS AVE	147	046	50,019
56	FRANCIS AVE	147	056	6,780
70	FRANCIS AVE	147	060	7,773
20	GARDEN ST	216	035	8,529
29	GARDEN ST	172	060	27,816
3	GARDEN ST	169	069	2,600
79	GARDEN ST	208	003	34,275
87	GARDEN ST	208	004	5,795
44	GARFIELD ST	155	006	7,700
12	GRANT ST	132	074	4,000
13	GRANT ST	132	031	4,000
15	GRANT ST	132	109	3,200
17	GRANT ST	132	033	3,993
18	GRANT ST	132	137	69,984
3	GRANT ST	132	028	4,200
4	GRANT ST	132	078	5,000
6	GRANT ST	132	076	2,000
6	GRANT ST	132	077	2,000
7	GRANT ST	132	029	4,000
8	GRANT ST	132	075	4,000
9	GRANT ST	132	030	4,000
100	HAMMOND ST	149	087	2,964
3	HAMMOND ST	149	107	3,281
90	HAMMOND ST	149	041	6,876

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94	HAMMOND ST	149	042	6,398
387	HARVARD ST	136	021	8,700
391	HARVARD ST	136	039	16,990
28	HINGHAM ST	130	106	6,420
10	HOLDEN GREEN	146A	145	29,397
18	HOLYOKE PL	161	076	142,269
16	HOLYOKE ST	160	037	6,997
28	HOLYOKE ST	161	001	3,640
31	HOLYOKE ST	162	063	5,091
35	HOLYOKE ST	162	061	35,778
127	IRVING ST	147	058	8,239
136	IRVING ST	147	041	222,732
28	IRVING ST	142	045	22,075
60	J F KENNEDY ST	162	035	3,552
69	J F KENNEDY ST	164	005	93,384
75	J F KENNEDY ST	164	006	31,811
11	KIRKLAND PL	145	039	16,061
7	KIRKLAND PL	145	037	11,803
9	KIRKLAND PL	145	038	14,674
34	KIRKLAND ST	143	013	17,378
37	KIRKLAND ST	145	030	12,708
38	KIRKLAND ST	143	004	19,000
61	KIRKLAND ST	146A	110	31,386
5	LINDEN ST	160	054	5,970
12	MAPLE AVE	113	065	7,282
1201	MASS AVE	134	001	30,902
1244-45	MASS AVE	133	053	9,347
1304	MASS AVE	160	025	9,116
1328	MASS AVE	160	074	2,029
1341	MASS AVE	159	001	981,136
1525	MASS AVE	157	030	1,188,836
1587	MASS AVE	157	033	10,916
1607	MASS AVE	157	026	8,377
1653	MASS AVE	156	026	42,820
1705	MASS AVE	155	033	21,528
GE1336	MASS AVE	160	014E	62,178
GE1336	MASS AVE	160	014	74,913
22	MEADOW WAY	251	119	14,003
10	MELLEN ST	157	003	5,310

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12	MELLEN ST	157	004	5,274
16	MELLEN ST	157	005	7,056
18	MELLEN ST	157	006	7,080
20	MELLEN ST	157	007	5,310
8	MELLEN ST	157	049	4,149
45	MEMORIAL DR	059	00A	0
880	MEMORIAL DR	130	001	48,794
890	MEMORIAL DR	130	116	36,204
900	MEMORIAL DR	130	144	257,503
933	MEMORIAL DR	131	065	72,913
962	MEMORIAL DR	161	058	379,222
122	MT AUBURN ST	165	040	18,750
1	MT AUBURN ST	221	090	8,000
11	MT AUBURN ST	221	091	27,591
110	MT AUBURN ST	165	034	17,578
124	MT AUBURN ST	165	053	65,338
134	MT AUBURN ST	166	035	3,312
142	MT AUBURN ST	166	024	5,203
2	MT AUBURN ST	132	138	14,870
20	MT AUBURN ST	132	019	4,887
38	MT AUBURN ST	161	085	95,637
6	MT AUBURN ST	132	122	4,493
63	MT AUBURN ST	160	030	14,347
65	MT AUBURN ST	160	036	2,863
68	MT AUBURN ST	161	003	13,649
78	MT AUBURN ST	162	011	4,000
8	MT AUBURN ST	132	097	29,106
90	MT AUBURN ST	162	068	768
90	MT AUBURN ST	162	068E	2,088
94	MT AUBURN ST	162	005	1,023
94	MT AUBURN ST	162	005E	934
2	NUTTING RD	166	073	2,760
2	OXFORD ST	144	001	1,091,550
103	PLYMPTON ST	161	057	4,421
12	PLYMPTON ST	133	054	507
12	PLYMPTON ST	133	056	524
22	PLYMPTON ST	133	008	4,616
59	PLYMPTON ST	161	094	15,865
61	PLYMPTON ST	161	083	2,647

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10	PRESCOTT ST	136	034	15,060
16	PRESCOTT ST	136	011	6,300
18	PRESCOTT ST	136	012	6,300
20	PRESCOTT ST	136	013	14,853
24	PRESCOTT ST	136	022	8,395
6	PRESCOTT ST	136	009	7,492
94	PRESCOTT ST	137	017	4,997
95	PRESCOTT ST	137	035	18,180
89	PUTNAM AVE	130	092	4,010
38	QUINCY ST	137	002	24,908
42	QUINCY ST	143	020	79,701
8	REVERE ST	166	037	1,488
15	ROBINSON ST	208	012	5,015
21	ROBINSON ST	208	010	3,468
29	ROBINSON ST	208	007	5,141
24A	SACRAMENTO ST	156	105	5,934
3	SACRAMENTO ST	155	043	9,506
7	SACRAMENTO ST	155	030	24,761
17	SOUTH ST	162	051	5,977
21	SOUTH ST	162	052	2,040
GE8	STORY ST	168	060	15,382
11	SUMNER RD	143	007	7,778
13	SUMNER RD	143	006	3,218
17	SUMNER RD	143	005	5,907
18	SUMNER RD	142	018	16,546
5	SUMNER RD	143	016	4,459
7	SUMNER RD	143	015	5,385
48	TROWBRIDGE ST	135	043	8,986
3	UNIVERSITY RD	165	054	19,163
34-36	WALKER ST	214	013	7,878
11	WARE ST	136	037	30,949
15	WARE ST	136	019	6,330
17	WARE ST	136	018	6,522
19	WARE ST	136	029	12,491
7	WARE ST	136	020	8,700
381	WESTERN AVE	130	003	2,641
387-389	WESTERN AVE	130	103	6,420
41	WINTHROP ST	162	014	4,800
65	WINTHROP ST	162	048	2,709

Harvard University
Cambridge Land Area
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65	WINTHROP ST		162	048E	2,384
67	WINTHROP ST		162	047	299
					8,059,358



CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4280

Fax (617) 349-4287

49

COUNCILLOR TOOMEY

ORDERED: That the City Council go on record filing the petition to amend the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge by adding after the words "The provisions of this section 11.5000 apply to all new construction of 50,000 square feet or more gross floor area" the words "or of more than 150 spaces in a parking facility" and that this amendment be advertised immediately; and be it further

ORDERED: That this petition be referred to the Ordinance Committee and Planning Board for hearing and report.

W/8
TRM susp
W/8
RF 0-8



CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4280
Fax (617) 349-4287

Tab-5
imposed 11/30/98

Toomey

20
11/6/99 at 5:30

ORDERED: That the City Council go on record filing the petition to amend the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge by adding after the words "The provisions of this section 11.5000 apply to all new construction of 50,000 square feet or more gross floor area" the words "or more than 150 spaces in a parking facility" and that this amendment be advertised immediately; and be it further

ORDERED: That this petition be referred to the Ordinance Committee and Planning Board for hearing and report.



CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4280

Fax (617) 349-4287

A large, stylized handwritten signature, likely of a council member, is positioned above the first "ORDERED" section. The signature is written in dark ink and is somewhat cursive.

ORDERED: That the City Council go on record filing the petition to amend the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge by adding after the words "The provisions of this section 11.5000 apply to all new construction of 50,000 square feet or more gross floor area" the words "or more than 150 spaces in a parking facility" and that this amendment be advertised immediately; and be it further

ORDERED: That this petition be referred to the Ordinance Committee and Planning Board for hearing and report.

Handwritten initials, possibly "WJ", are located in the bottom right corner of the page. The initials are written in a simple, bold style.



City of Cambridge

49.

IN CITY COUNCIL

November 23, 1998

COUNCILLOR TOOMEY

ORDERED: That the City Council go on record filing a petition to amend the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge by adding after the words "The provisions of this section 11.5000 apply to all new construction of 50,000 square feet or more gross floor area" the words "or of more than 150 spaces in a parking facility" and that this amendment be advertised immediately; and be it further

ORDERED: That this petition be referred to the Ordinance Committee and Planning Board for hearing and report.

In City Council November 23, 1998.

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

140

Consent Order #49

Councillor Toomey re: zoning petition
to amend the text of Article 11.502.

IPOP - Article 11.511
Procedural Amendment

3/15/99

Passed to a second reading

4/5/99

Passed to be Ordained

9-0-0

Ordinance # 1220

In City Council November 23, 1998

ORDER ADOPTED

Copy sent to
Planning Board &
Ordinance Committee
MC 11-25-98