

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight

AN ORDINANCE

In Amendment to the "Municipal Code" of the City of Cambridge.

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

- A. Amend the Text of the Zoning Ordinance of the City of Cambridge by deleting in its entirety the text of Section 13.10 - Planned Unit Development in IC Districts.**
(This amendment eliminates the PUD applicable in the IC district)
- B. Amend the Text of the Zoning Ordinance of the City of Cambridge by creating a new Special District 3 to read as follows, and inserting that text in its appropriate location in Article 17.00.**
(This amendment creates a new special district that substitutes for both the IC district and the PUD-IC District)
- C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000**
 - a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".**
(This amendment allows the IC District to be retained in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).
 - b. In Section 4.40 - Footnotes to the Table of Use Regulations, delete the text of Footnote 4 in its entirety.**
(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).
- D. Amend the Zoning Map of the City of Cambridge by striking the designation "IC" (Industry C) and substituting therefor the designation "SD-3" (Special District 3).**
(This amendment substitutes the new Special District 3 for the Industry C district)

Passed to a second reading at the City Council meeting held on November 23, 1998 and on or after December 14, 1998 the question comes on passing to be ordained.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

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

new development. The Von Grossman Petition proposes a .42 FAR, increases the open space to forty per cent effectively and allows 200,000 square feet of new development.

Councillor Born asked whether basically the Von Grossman Petition requires somewhat less density and more open space, and Mr. Dash answered in the affirmative.

Councillor Davis then invited a presentation from the petitioners for the Von Grossman Petition.

Gretchen Von Grossman, 11B Jackson and Len Weitzman, 11 Montgomery Street made a presentation which focused on the differences between the two petitions. They noted that the use provisions are quite similar, but the Von Grossman Petition does not allow hotels.

Regarding setbacks, the Von Grossman Petition proposes twenty-five feet along the Parkway and the Planning Board proposes fifty feet. With regard to Russell Field, the Von Grossman Petition proposes one hundred foot setbacks. The Von Grossman Petition permits 1,000 parking spaces total. The Von Grossman Petition includes view corridors to preserve open space and views of open space.

Councillor Sullivan asked for definition of a view corridor.

Ms. Von Grossman stated that a view corridor preserves the sight line from a given space to another. In this case it is from the open space to open space or the outside edge of the development area. She noted that there would be no vehicular access from Harvey Street into the site. Mr. Weitzman stated that a bike path is included in the proposal.

Ms. Von Grossman stated that the petition also provides that there shall be no left turn out of the district from any curb cut in the district. She stated that the three main concerns in developing this proposal were contamination, flood plains and traffic management. She noted that the parking and transportation management aspects are similar in both petitions except that the Von Grossman Petition says that no development that increases traffic would be permitted without mitigations that equal or exceed the increased traffic.

Mr. Weitzman stated that the petition requires that there be no additional traffic added.

Councillor Davis asked if this is possible.

Ms. Von Grossman stated that the developer would have to implement mitigations that offset all new traffic.

In response to a question for Councillor Davis, Mr. Weitzman stated that the mitigation must all be within the site; it could not include mitigations on the parkway. He added that with regard to flood management, new criteria are specified. Regarding contamination, there are strict provisions.

Councillor Sullivan asked what 17.33.3 prohibits. Mr. Weitzman said hotels would be prohibited.

Councillor Born expressed her appreciation for the work and thought that has gone into this Petition. She stated that she would like to see this petition as a marked up version of the Planning Board Petition. Ms. Von Grossman stated that the petitioners have a spreadsheet that carefully tracks the differences.

Councillor Born stated that she is somewhat baffled by the exclusion of housing. If the issue is the Department of Environmental Protection's opinion with regard to contamination, it should be up to the Department of Environmental Protection; it does not belong as a zoning prohibition.

Councillor Russell asked whether the twelve people involved in preparing the drafts were involved in the facilitated meeting groups of the Planning Board. Mr. Weitzman stated that some were. He said that there were many attempts to survey the neighbors. Councillor Russell stated that she too is surprised about the prohibition of housing.

Councillor Sullivan stated that he agrees with Councillor Born that the prohibition should probably not be in the zoning law.

Councillor Born requested that the petitioners prioritize the desired view corridors in case the Council is willing to provide some but not all of these proposals.

Councillor Davis then invited public testimony on the petition.

Michael Makagana, 146 Dudley Street #3, spoke in support of the Von Grossman Petition based on the flood plain and wet land issues, and the traffic problems. Also, he would not like to see tall buildings abutting the recreation space.

Susan Maguire, 125 Jackson Street, stated that there appear to be some similarities in East Cambridge and North Cambridge. She stated that she can see the traffic lights on Route 16 from her house. Traffic is maxed out. The Planning Board Petition is basically the developer's plan dressed up as the Planning Board plan.

Gretchen Von Grossman, 11B Jackson Street, stated that she is a new homeowner in Cambridge, although she is not a new resident. She said that a member of the Planning Board stated that zoning is still reflecting the planning of the 1970's that focused development at the outside edges of the city. A master plan is needed.

She outlined a master plan process for the site. It would consider first the character of the city and the neighborhood of the site. These factors are important: the site is a gateway to the city; it is surrounded by open space and recreational space; the area is a flood plain; it is a heavily contaminated site. The Planning Board worked hard and did a pretty good job, but it doesn't "go the distance" in

terms of having specific protections written in. This petition represents a real compromise for the neighborhood.

Aram Hollman, 12 Whittemore Avenue, spoke in support of the Von Grossman Petition. He noted similarities with what East Cambridge is facing. He stated that he participated in the city's facilitated process. The Planning Board Petition is inadequate with regard to traffic issues, flood issues and protection from toxic elements.

Lisa Berk, 20 Kassul Park, spoke in support of the petition. She described the Von Grossman drafting process. Hundreds of neighbors have participated and given comments. She stressed that this is a compromise petition. The owner can build in two areas on the property. There is asbestos in the soil and nickel in the groundwater. W.R. Grace omitted important facts from its Department of Environmental Protection report.

Mario Favorito, W.R. Grace, stated that he has worked for W.R. Grace for thirty years. He stated that W.R. Grace and the neighbors spent six months discussing these issues in the Planning Board process. Many proposals were discussed, including the proposal contained in the Von Grossman Petition. In the end the Planning Board decided upon a compromise. W.R. Grace does not agree with everything in the Planning Board proposal, but it is a compromise. Mr. Favorito stated that W.R. Grace views the Von Grossman Petition as a taking and it will protest it.

David Vickery, Vice President, Spaulding and Slye, stated that W.R. Grace supports the Planning Board Petition with three modifications. They propose two office buildings and a hotel. The height would be no greater than the existing Alewife Center building. The hotel would be no larger than 75,000 square feet. The three amendments are as follows:

1. Exclude the IPOP requirements. Transportation Demand Management and traffic studies are already required. Exemption from the IPOP would exclude special permits as was the goal.
2. Revise the setbacks along Whittemore Avenue so that old buildings without twenty-five foot setbacks are not nonconforming.
3. The Planning Board calls for a fifty foot setback from Alewife Brook Parkway, but a twenty-five foot setback is sufficient.
4. Modify the fifty foot setback along Russell Field.

Joseph Joseph, 20 Kassul Park, urged the committee to keep in mind that there is still 350-375,000 square feet of other developable land in the area. This proposed development cannot be viewed in isolation. The last environmental impact report (EIR) done by the federal government expressed alarm at the amount of development in this wetland, flood plain area. None of what is proposed makes sense from a hydrological point of view.

Councillor Born stated that she learned a lot about these petitions from this hearing. She wishes that her colleagues were here for this. She is tired of Ordinance Committee hearings where she, Councillor Davis and Councillor Russell are the only councillors who are present from beginning to end. Councillor Russell agreed. She stated that the failure of her colleagues to come to Ordinance Committee meetings leads to having to "hash out" the zoning on the Council floor which is not ideal.

Councillor Russell moved that both petitions be forwarded to the full City Council, and the motion passed on a voice vote without objection.

Councillor Davis thanked all those present for their attendance. The hearing was adjourned at 10:00 p.m.

For the Committee,

Councillor Henrietta Davis
Chair

**Planning Board Petition - Special District 3
IC Substitute District**

A. Amend the Text of the Zoning Ordinance of the City of Cambridge by deleting in its entirety the text of Section 13.10 - Planned Unit Development in IC Districts. (This amendment eliminates the PUD applicable in the IC district)

B. Amend the Text of the Zoning Ordinance of the City of Cambridge by creating a new Special District 3 to read as follows, and inserting that text in its appropriate location in Article 17.00. (This amendment creates a new special district that substitutes for both the IC district and the PUD-IC District)

17.30 - Special District 3

17.31 - Scope and Purpose

This Section 17.30 regulates development in Special District 3 as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of this Special District 3 to permit a modest level of residential and non residential development in the District consistent with the public interest in protecting regulated wetlands where they occur within the district; maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local, neighborhood streets, that could provide access to the district; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers and screening of buildings and parking facilities from adjacent public parks and recreation facilities; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possibly harmful residual substances in the soil; and in enhancing the parkway character of the Parkway Overlay District.

17.32 - Use Regulations

The following uses are allowed in the Special District 3.

17.32.1 - Permitted Residential Uses

(1) Section 4.31 - Residential Uses, Paragraphs a-i.

17.32.2 - Permitted Non Residential Uses.

(1) Section 4.34 - Office and Laboratory Use, Paragraphs a-f

(2) Section 4.33 - Institutional Uses, all uses.

(3) Section 4.35 - Retail Business and Consumer Service Establishments, Paragraphs a, c, d, e, f(1), q, and r provided that no individual retail establishment exceeds 12,000 square feet in gross floor area.

17.33 - Dimensional Requirements

The following dimensional requirements shall apply in Special District 3.

17.33.1 - Total Gross Floor Area Permitted

17.33.11 - Total Development Permitted. The total Gross Floor Area (GFA) permitted in Special District 3 shall be 782,500 square feet, exclusive of Gross Floor Area occupied by the MBTA Red Line transit station and any structure in existence at the time of adoption of this Section 17.30 that is used exclusively for residential use. Total Gross Floor Area in the District is at any time the sum of the Gross Floor Area of all structures then located in the District and those which are being constructed or may be constructed in the District pursuant to a then effective building permit. At no time may a building permit be issued for any structure that would result in the above Gross Floor Area limit being exceeded. Development within the District shall be further regulated as set forth below.

17.33.12 - Allocation of GFA to Lots in Existence as of the Date of Adoption of this Section 17.30. In allocating the permitted GFA within the district, each lot in existence as of the date of adoption of this Section 17.30 shall be permitted gross floor area equal to the application of a Floor Area Ratio of 0.45 to the lot area. No building permit shall be issued for any lot that would require the reduction of GFA on any other lot below that which is allowed by the application of the FAR of 0.45. Future subdivision of an existing lot shall be permitted, but in no event shall the amount of GFA permitted on the original existing lot as set forth in this Section 17.33.12 be increased by such subdivision. For the purposes of this Section 17.33.12, a lot may consist of parcels of land held in separate ownership but developed as a single zoning lot.

17.33.13 - Maximum Floor Area Ratio. There shall be no FAR limit with regard to the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be constructed on any lot to the extent that the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 - Minimum Lot Area for Each Dwelling Unit. The Minimum Lot Area per Dwelling Unit shall be 2500 square feet.

17.33.3 - Minimum Lot Size and Minimum Lot Width

(1) The minimum lot size shall be 20,000 square feet.

- (2) There shall be a minimum width of 100 feet.

17.33.4 - Minimum Yard Requirements

There shall be no minimum yard requirements in the district except as set forth below.

- (1) For those portions of a lot abutting **Whittemore Avenue** a minimum front yard setback of twenty-five (25) feet shall be required and it shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot.

- (2) For those portions of a lot abutting **Alewife Brook Parkway, Rindge Avenue, any Open Space District, and any public park or recreation area**, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet from the lot line of that required setback shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot. Notwithstanding any provision of Article 6.000, accessory parking, circulation and loading facilities shall be allowed within the second 25 feet of the required setback where such setback is a front yard.

- (3) Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing non residential uses that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential or open space zoning district line: a side yard of $(H+L)/7$ and a rear yard of $(H+L)/5$.

17.33.4 - Maximum Height

The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

- (1) For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to 1.5 feet for every foot of building height.

- (2) A maximum height of seventy (70) feet shall be permitted within the following area bounded by: (a) a line parallel to and abutting the southerly facade of the structure known as the MBTA Red Line east headhouse; (b) a second line perpendicular to Line (a) and proceeding north from a point on line (a) 120 feet easterly of the southwesterly corner of the MBTA headhouse; (c) a third line proceeding in a westerly direction that is perpendicular to Line (b) and parallel to and 320 feet northerly of Line (a); and (d) the centerline of Alewife Brook Parkway.

17.34 - Parking and Loading Requirements

The requirements of Article 6.00C shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

The shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessors' Plat #187 and Lots 25, 28, 29, 55, and 121 on Assessors' Plat #188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

17.35 - Required Open Space

Any combination of Useable Open Space, Publicly Beneficial Open Space, or Green Area shall be provided on every lot and shall in the aggregate equal to at least twenty (20) percent of the area of such lot. Owners of lots within Special District 3 may pool such open space at any location within the District provided its permanency is guaranteed by dedication, easement, deed restriction covenant, or comparable legal instrument. The surface area of the body of water known as Jerry's Pond shall not be included within the required open space.

17.36 - Other Regulations

17.36.1 - Limitations on Construction Below Existing Grade.

No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.2 - Limitations on Storm Water Runoff Beyond Property Lines

No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater Management Policy. Property owners within the Special District may combine lots in meeting this requirement.

1998 SEP 10 P 3:40

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
September 10, 1998
Cambridge, Massachusetts

To the Honorable, the City Council:

We, the residents of Cambridge whose names appear on the signature page of the attached Petition, respectfully submit for your consideration said Petition for an amendment of the Zoning Map and Zoning Ordinance of the City, which we have captioned the Special District 3 Petition. The purpose of the amendment is to delete the existing Industrial C District designation in North Cambridge and substitute in its place a new Special District 3, the proposed zoning for which has been designed to protect the North Cambridge neighborhood and its residents from existing and future traffic, flooding and contamination problems.

We request that, if at all possible, the City Council request the Planning Board to advertise this Petition simultaneously with the Board's proposal for rezoning the Industrial C District which is also being submitted to the Council at this time. We respectfully petition the City Council to review this Petition in conjunction with that of the Planning Board, and to amend the Zoning Map and Ordinance as set forth in the attached Petition.

- I. Amend the Zoning Map of the City of Cambridge by striking the existing zoning designation Industrial C (IC) on the Map and inserting in its place the new zoning district designation Special District 3 (SD-3) for the entire area currently shown as IC thereon.
- II. Amend Article 13.00 of the Zoning Ordinance of the City of Cambridge by deleting in their entirety Sections 13.10 through 13.18.4, inclusive.
- III. Amend the Zoning Ordinance of the City of Cambridge by creating a new Section 17.30 to read as follows:

17.30 Special District 3

17.31 Scope This subsection 17.30 regulates development within the Special District 3 as shown on the Zoning Map of the City of Cambridge as amended.

17.32 Purpose It is the purpose of this Special District 3 to provide regulations for any building or development within the District that protect the public interest and ensure the protection of the adjacent residential neighborhoods from important environmental, flood hazard and traffic limitations in the District.

17.33 Permitted Uses The following uses shall be permitted within Special District 3 as-of-right:

17.33.1 Section 4.33-Institutional Uses, e1(social service center), e2(communitiy center), f(local government)

17.33.2 Section 4.34-Office and Laboratory Use, a(medical profession), b(nonmedical profession), c(agency), d(general office)

17.33.3 Section 4.35-Retail Business and Consumer Service Establishments, a1(convenience goods), c(personal services), d(clothing services), e(food services), f1(food services with alcohol), h(theater or public hall), g (art/craft studio), r(bakery retail)

17.34 Dimensional Regulations The following regulations shall apply to all development proposals within Special District 3:

17.34.1 Minimum Lot Size

The minimum lot size shall be 20,000 Square Feet

17.34.2 Maximum FAR

- (1) The FAR within the District shall not exceed 0.42 in the aggregate
- (2) Development within the District shall be limited to 510,000 square feet in the aggregate without regard to the existence of independent or cooperative landownership patterns within the District

17.34.3 Building Height Limitations.

The maximum height shall be forty-five (45) feet, except that a maximum height of seventy (70) feet shall be allowed within the area defined as a

rectangle 120 feet by 320 feet including the MBTA headhouse and having one corner at the southwest corner of the headhouse and the other three corners generally to the north and east thereof.

17.34.4 Setbacks

(1) The provisions of this section 17.34.4 are not applicable to internal subdivision lines or ownership boundaries within the Special District 3. All provisions shall apply to all buildings, structures and on grade parking on the perimeter of the District.

(2) The minimum yard setback from the Alewife Brook Parkway shall be twenty-five (25) feet, measured from the street, and maintained as landscaped open space. This setback shall apply to any portion of a structure whether above or below the level of the Parkway.

(3) The minimum yard setback from Rindge Avenue shall be fifty (50) feet inclusive of Jerry's Pond where applicable, measured from the street and maintained as landscaped open space.

(4) The minimum yard setback from Whittemore Avenue shall be twenty-five (25) feet, measured from the street line, and maintained as landscaped open space.

(5) The minimum yard setback from Linear Park and Russell Field shall be one-hundred and fifty (150) feet, measured from the District line, and maintained as landscaped open space.

17.35 Parking The maximum accessory parking permitted for all uses within Special District 3 shall be One Thousand (1000) parking spaces. No parking shall be provided which exceeds the maximum parking permitted, notwithstanding the provisions of any other Article or Section of this Zoning Ordinance.

17.36 Open Space The minimum amount of area within Special District 3 to be green or landscaped open space shall be twenty (20%) percent, in the aggregate. The area of buffer zone required by subsection 17.34.4 (5) and the area of Jerry's Pond shall not be included in the calculation of open space.

17.37 Special Development Standards All development and/or building within Special District 3 shall be subject to the following requirements and standards:

17.37.1 View Corridors. No building or development shall occur within the view corridors from the main public access points into the Special District as delineated on the Special District 3 map attached hereto and incorporated herewith as subsection 17.37.1 Map.

17.37.2 Vehicular Access and Egress.

(1) There shall be vehicular access to or from the District onto Harvey Street for emergency vehicle use only.

(2) There shall be no internal vehicular connections within the District between Whittemore Avenue and any curb cut in the District across from Cambridge Park Drive and/or Rindge Avenue.

(3) There shall be no left turn allowed out of the District from any curb cut in the District located across from Cambridge Park Drive, except for emergency

vehicles.

17.37.3 Construction Methods. There shall be no construction below the existing mean grade adjacent to a building, for gross floor area or parking facilities or basement areas anywhere in the District, except as reasonable necessary for utility systems and/or foundation pilings.

17.37.4 Pedestrian/bike path. The District shall contain a pedestrian/bike path, through the view corridors, establishing a well-designed connection to Linear Park, the Minuteman Bikeway, and the Wayside Rail Trail.

17.37.5 Landscape Requirements.

(1) Landscape improvements, designed by a landscape architect, shall mitigate storm water drainage, prevent soil erosion, and shall be implemented in such a manner as to provide shade, reduce heat and noise and create a safe and pleasing environment. Along the Parkway, trees shall be planted to reinforce the parkway design envisioned in the Parkway Overlay District.

(2) Landscape screens consisting of trees, shrubs, and other planting material must be provided along each side of a parking lot adjacent to another district, a street or parkway, or an open space area.

17.37.6 Parking and Transportation Management.

(1) Any parking lot, garage, or other facility or portion thereof within the District shall comply in all respects with the requirements of any ordinance or portion of the Cambridge Municipal Code that regulates parking and/or transportation demand management planning.

(2) In addition to and not in limitation of the provisions of the foregoing Section 17.37.6(1), or in the event that the City has no Ordinance regulating parking and/or transportation demand management planning at the time a developer applies for a permit from the City in connection with any building or development within the District, the following shall be required prior to issuance of any municipal permit to an owner or developer in the District:

(a) Certification from the Community Development Department and from the Traffic, Parking and Transportation Department, each after consultation with the Planning Board, that the developer has prepared a Traffic Study for the proposed development that includes the following elements:

- Transportation Demand Management Plan which, at a minimum, includes a program to subsidize transit passes for employees at the site in the amount of at least 50% of the cost; joining the Alewife Transportation Management Association (TMA); provision of secure indoor bicycle parking, showers and lockers/changing rooms; and reservation of 10% of available parking spaces for ridesharing commuters.
- Acquisition of data which, at a minimum, shall include: current traffic volumes, projected future trip generation, distribution of trips on area roadway network, evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.

The Traffic Study will include a commitment by the developer to work in a

cooperative manner to assist the City in implementing a neighborhood protection plan including reasonable traffic mitigation measures such as institution of one-way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the Special District.

- (b) No development or building shall be permitted which would increase traffic on surrounding road network without certification to the City from a licensed traffic engineer that developer has designed mitigations, to be implemented prior to or concurrently with development, that equal or exceed the projected increase in traffic resulting from said development, and result in no extension of the peak period. Said certification shall employ both network and intersection analysis, based on then current models. Mitigations to be so certified shall be those specifically within the District only, and not those mitigations implemented wholly or partially beyond the perimeter of the District.

17.37.7 Flood Plain Area

(1) Any area within the District shown as being within Zone A or Zone B, as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for the City dated July 5, 1982, or any amendment thereto, shall be subject to the provisions of Sections 11.70-11.79 of this Ordinance.

(2) In addition to and not in limitation of the provisions of 17.37.7(1), no permit pursuant to Section 11.70, et seq. of this Ordinance shall be issued by the Planning Board for development in this District until receipt of certification from the City Engineer and the Conservation Commission that

- a. Developer has submitted a plan or plans in connection therewith that will serve to mitigate flooding (both peak and non-peak) from the area to be developed within the District onto adjacent neighborhoods; and
- b. Developer's plan will result in no net increase in (both the peak and non-peak) run-off rate of storm water from the District onto adjacent neighborhoods both during and after development.

17.37.8 Site Contamination

(1) Any area within the District in which soil exceeds the following maximum contamination standards shall be subject to the provisions of this Section:

- a. Polycyclic Aromatic Hydrocarbons (PAHs): 10 parts per million;
- b. Total Petroleum Hydrocarbons (TPH): 100 parts per million;
- c. Naphthalene: 1 part per million;
- d. Asbestos: any detectable amount unless conclusively demonstrated to be at or below background levels;
- e. Any other contaminant at or exceeding the MCP S-1 standard or present in concentrations sufficient to produce odors if disturbed.

(2) In any area within the District in which any one or more of the foregoing standards are exceeded, there shall be no disturbance of soil until the City Engineer and the Planning Board each certify that plans for such have been drafted to ensure that no residents of surrounding neighborhoods, no individuals using Russell Field, and no individuals in any way contacting soils or airborne particles presently or previously within the District, will be exposed to site contaminants or odors

Special District 3 Petition

We the undersigned respectfully petition the honorable, the City Council of the City of Cambridge, to help protect our residential neighborhoods and mitigate the negative impacts of over-development by adopting into law amendments to the Cambridge Zoning Ordinance in conformance with the Petition attached hereto.

Signature	PRINTED NAME	ADDRESS	PHONE
	GRETCHEN J. VON GROSSMANN	118 JACKSON ST.	371 4490
✓	JOSEPH HARBIGE	101 JACKSON ST.	876-0447
✓	PETER J. INOUÉ	96 JACKSON ST.	547-8747
✓	J. DAVID ALFORD	91 JACKSON ST.	617 354 0691
X	ELIZABETH W. BURK	70 KASSON PARK	02140 617/354-3
✓	DENISE M. GUERIN	125 MONTGOMERY #3	02140 617/497/10
✓	STEVE SCHNAPP	32 CLAY STREET	02140 617-547-08
✓	HONEY SCHNAPP	32 CLAY ST	02140 617-547-08
X	DONNA POUND	34 CLAY ST	617 868 5761
	JOEL NOGIE	94 CLIFTON ST. #2	547-6463
✓	CAROL A. NOONAN	101 CLIFTON ST.	547-452
	MARY GRACE	8 THERRICK CT	661-0668
	JOHN J. BOHAN	109 JACKSON ST.	876-0723
✓	PAUL MIRANDA	125 JACKSON ST	491-5447
✓	SUSAN MAGUIRE	125 JACKSON ST	

Special District 3 Petition

We the undersigned respectfully petition the honorable, the City Council of the City of Cambridge, to help protect our residential neighborhoods and mitigate the negative impacts of over-development by adopting into law amendments to the Cambridge Zoning Ordinance in conformance with the Petition attached hereto.

Signature

PRINTED NAME

ADDRESS

PHONE

✓ <i>[Signature]</i>	Lewis Waitman	124 Montgomery	864-3431
<i>[Signature]</i>	Daniel Kamman	69 Harvey St #1 Cambridge 02140	441-9165
✓ <i>[Signature]</i>	Frani Keeley	69 Harvey St #1 Cambridge 02140	441-9165

City of Cambridge

In City Council November 23, 1998

The Ordinance Committee held a public hearing on October 20, 1998, beginning at seven-fifty p.m. in the Sullivan Chamber for the purpose of considering two zoning petitions affecting land in the IC Districts (the "W.R. Grace Site") in the Alewife area of the city. One petition was filed by the Planning Board (hereinafter "the Planning Board Petition") Attachment A. The other was filed by registered voters (hereinafter "the Von Grossman Petition") Attachment B.

Present at the hearing were Councillor Henrietta Davis, Chair of the Committee, Councillor Kathleen Leahy Born, Councillor Sheila T. Russell, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., Councillor Katherine Triantafillou, and City Clerk D. Margaret Drury. Also present were Nancy Glowa, First Assistant City Solicitor, and Stuart Dash, Director of Community Planning, Community Development Department.

Councillor Davis convened the hearing and explained the purpose and the procedures. She invited Stuart Dash to present the Planning Board's Petition.

Mr. Dash stated that in developing this proposal the Planning Board utilized some basic assumptions including the following: that all development should be as-of-right, that the water storage capacity of the flood plains needed to continue to exist and that permits from the Conservation Commission would be required, that traffic congestion already existing in the area means that the amount of additional traffic passing through congested arterial intersections and or local roads should be minimized, and environmental concerns, which will be addressed by the Department of Environmental Protection, require minimizing the disturbance of existing soils to reduce the potential for exposure to soil contaminants.

Mr. Dash then discussed the key features of the petition's provisions. The petition provides for a fifty foot setback at Alewife Brook Parkway, and a twenty-five foot setback for all buildings abutting Whittemore Avenue. In general, the maximum height would be fifty-five feet, with seventy-five feet right near the headhouse. There is a strict limit of one thousand new parking spaces for the district which would result in a total of 1,254, including present parking spaces. The total development allowed is the 380,000 square feet of existing development and 402,000 square feet of new development. Mr. Dash noted that this is substantially lower than what developers asked for and lower than current usage in the area. This sets a target that requires substantial parking and transportation demand management. A certified traffic study is also required of the developer. Mr. Dash stated that the Planning Board is also proposing a non-binding design review process.

Councillor Sullivan asked about parking. Mr. Dash stated that this proposal cuts the parking in half and more than doubles the open space requirement.

Councillor Russell asked how the Planning Board proposal differs from the Von Grossman proposal. Mr. Dash explained that the Planning Board Petition proposes a floor area ration (FAR) of .65, increases the required open space to thirty per cent effectively and allows 400,000 square feet of

Calc 12

Committee Report #1

A communication was received from Councillor Davis, transmitting a report for a meeting held on October 20, 1998 for the purpose of considering two zoning petitions affecting land in the IC Districts (the "W.R. Grace Site") in the Alewife area of the city.

1/11/99

*passed to be ordained
9-0-0*

In City Council November 23, 1998

*Report Accepted.
Passed to a 2nd reading
12/14/98
No Action Taken*

DEATHS

CAMBRIDGE CHRONICLE

Thursday, January 14, 1999 PAGE 13

www.townonline.com/cambridge

Sallyann M. Abreu

Hotel employee

Sallyann M. (Cotter) Abreu died Jan. 4 at Mt. Auburn Hospital, She 61.

Abreu, a lifelong Cambridge resident, was a maid supervisor at Lyatt Regency and Double Tree in Cambridge. She was the wife of Charles "Ju-Abreu" mother of Darlene "Dee" sisters and Richard Abreu, both of proger; mother-in-law of David sisters; daughter of the late Helen roughall and Chester F. Cotter; of C. Bob Cotter of Belmont, s Cotter of Watertown, Rosean n of Ayer, Betty Riddle, and Wallin of Billerica, and the late rd, Eddie and Arthur Cotter; mother of Colleen, Nicole and Desrosiers; and aunt of many and nephews.

Funeral services were held Jan. 8 at Via Struzzetto Funeral Home followed by a funeral Mass at St. s Church, in Somerville. Burial in her memory may be at the American Lung Association, O. Box 265, Burlington, MA

John Morgan Bingham

Carpenter

Morgan Bingham died Jan. 4 at home in Bridgewater. He was 76.

Bingham, a former Cambridge resident, was a retired carpenter and belonged to the Carpenters Union Local 103. A Korean War veteran, he served in the U.S. Army's 272 Infantry, earning the rank of sergeant. He later joined the National

Association of the husband of Linda (Murham) of College Park, Ga.; son of Mr. Joseph T. Brian, William M. Bingham, and Bingham-Freeman, all of father of Venus Willis of brother of Lt. Col. George of Mashpee, Lafayette and Bingham, both of Cambridge, and son of Lexington, Ruth Cambridge, Ann Esland of South Frazier of Boston, and William of Randolph; grand- and great-grandfather of also survived by many censes and nephews.

Funeral services were held Jan. 7 at St. Basil Church in Cambridge. Burial was at the Cemetery. Arrangements were long Funeral Home. Donations in his memory may be to the above-named church.

Florence M. Butler

Homemaker

Florence M. (Levy) Butler, of Cambridge, died Jan. 8 at the Interfaith Services in Medford. She was 87.

Butler was the wife of the late Norbert; mother of Norman Butler, Erica, Gloria Hartford of Wile, Charlotte Potter of Robert Butler of Weymouth, Wieland of Holliston, Walter of Woburn and the late Shirley grandmother of 15; and grandmother of two. Funeral services were held Jan. 11 at St. Bernard's Church in Cambridge. Burial was at Cambridge

William M. Flaherty

Laborer, veteran

William M. Flaherty died Jan. 8 at home in Cambridge. He was 54. Flaherty, a lifelong Cambridge resident and graduate of North Cambridge Catholic High School, worked in an envelope and was an Air Force veteran of the Vietnam

War. He was the son of the late Richard Sarah (Barrett) Flaherty; and brother of Joseph Flaherty of Medford, Margaret Brinson of California, and was survived by 11 nieces and nephews, and two great-nieces and nephews. Funeral services were held Jan. 12

at the Keefe Funeral Home followed by a funeral Mass at St. John's Church. Burial was at Cambridge Cemetery.

Guarino T. Fusco

Retired hospital employee

Guarino T. "Duke" Fusco died Jan. 9 at the Exeter Hospital in New Hampshire. He was 84.

Fusco, a longtime Cambridge resident, was a retired employee with the Cambridge Hospital. He was the husband of Grace (Danielle) Fusco; father of MaryAnn Mede; father-in-law of Jim Mede; grandfather of Marianne and Elizabeth Mede; and brother of Guido "Guy" Fusco and the late Rizziero "Jerry" and Louis Fusco.

Funeral services were held Jan. 12 at the Donovan-Aufiero Funeral Home followed by a funeral Mass at the Sacred Heart Church. Burial was at Woodlawn Cemetery in Everett.

James E. Layne

Parole officer

James E. Layne died at his home in Taunton. He was 52.

Layne, a parole officer for the Commonwealth of Massachusetts, was born and raised in Cambridge. He had also worked for the YMCA as well as other businesses in the Cambridge and Boston areas. He belonged to Celestial Lodge #2, Celestial Chapter, OES, St. Stephen Chapter, Holy Sepulchre Consistory #17 and Syria Temple #31.

He is survived by his sister Catherine Layne Mason of Nashville, Tenn.; his niece Shavonne Manson; and many other relatives and friends.

A funeral service was held Jan. 13 at St. Bartholomew's Church. Burial was private. Arrangements were made by the A.J. Spears Funeral Home.

Muriel O'Connor

Secretary

Muriel O'Connor died Dec. 29 at the Youville Assisted Living Facility. She was 60.

O'Connor, of Cambridge, formerly lived in Chelsea and Melrose and worked for an electronics company as a secretary.

She was the daughter of the late John J. and Dorothy (Sullivan) O'Connor; and sister of Patricia Wilkinson of Melrose, Mary Ann Hiehar of Melrose, and John J. O'Connor Jr. of Cambridge.

Funeral services were held Jan. 2 at the Frank A. Welsh & Sons Funeral Home followed by a funeral Mass at St. Rose's Church, in Chelsea. Burial was at Holy Cross Cemetery in Malden.

Donations in her memory may be made to the Youville House, 1573 Cambridge St., Cambridge, MA 02138.

Ether Potter

Homemaker

Ether (Gilman) Potter died Jan. 1 at the Chelsea Jewish Nursing Home. She was 102.

Potter, of Chelsea, formerly lived in Cambridge.

She was the wife of the late William Potter; mother of the late Harry Potter; sister of the late Louis, Murray, David, Max, and Lena Gilman; aunt of Bernice and Philip Berk of Florida, Phyllis Swartz and Joanne Schribman, both of Winthrop, Basil Gilman of Newton, and Aaron Gilman of New Jersey.

A graveside service was held Jan. 4 at Sharon Memorial Park. Arrangements were made by the Torf Funeral Chapel of Chelsea.

Contributions in her memory may be made to the Chelsea Jewish Nursing Home Foundation, 17 Lafayette Ave., Chelsea, MA 02150.

Nora T. Morris

Cafeteria worker

Nora T. (Lally) Morris died Jan. 6 at her home in Belmont. She was 74.

Morris, a former 30-year resident of Cambridge, worked for 25 years at the cafeterias at the Burbank and Windrock schools in Belmont. She worked for five years as a receptionist

at St. Jerome's Church in Arlington. She was the wife of the late Clifford Morris; mother of Robert C. Morris of Marlboro, Donna Sherelli and Janet O'Mahoney, both of Arlington, David J. Morris and Mary Lou Conley, both of Belmont, John A. Morris of Medford, Richard P. Morris of Waltham, and Walter J. Morris of Watertown; daughter of the late Richard and Nora (Malloy) Lally; sister of Katherine and Mary Lally; sister of Belmont, Eleanor Beaucheur of Dorchester and the late Margaret Lally; aunt of Walter Gibbons of California; grandmother of 20; and great-grandmother of two.

Funeral services were held Jan. 9 at Keefe Funeral Home followed by a funeral Mass at St. Jerome's Church. Burial was at Mt. Auburn Cemetery.

Donations may be made to St. Jerome's Church or to St. Theresa's Mission of Charity, 401 Quincy St., Dorchester, MA 02125.

Patricia Sharkey

Manager

Patricia (Cabral) (Veloza) Sharkey died Jan. 7 in Lowell at Saints Memorial Medical Center. She was 58.

Sharkey, of Tewksbury, formerly lived in Wilmington and Cambridge and worked for Rogers Radiator Company in Woburn. She was also a former manager of the Billerica Irish-American Club and a former employee of NAPA Auto Supplier in Wilmington.

She was the wife of the late Walter F. Sharkey Jr. and the late Francis Velozo; beloved mother of Francis "Frank" and Wayne Velozo, both of Tewksbury, and the late Joseph Velozo; step mother of Elaine Lightfoot.

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James and William Sharkey, and Jacqueline Gumbrecht, all of Tewksbury; sister of Manuel Cabral of Boston; friend of Joanne Butler of Tewksbury; and grandmother of 16.

Funeral services were held Jan. 11 at the Tewksbury Funeral Home followed by a funeral Mass at St. William's Church, in Tewksbury. Burial was at Wildwood Cemetery in Wilmington.

Donations in her memory may be made to the Joslin Diabetes Center, 1 Joslin Pl., Boston MA 02215.

Wilmer Sparks

Maintenance engineer

Wilmer Sparks died Jan. 7 at his home in Cambridge. He was 70.

Sparks was a maintenance engineer with Boston College and attended United Baptist Church. He was the son of Lucile (Mellette) Johnson, husband of Josephine (Sequeira) Sparks; father of Etta L. Sparks and Kim Ivan Sparks Sr.; and brother of Harold Harvin. He is also survived by many grandchildren, great-grandchildren, other relatives and friends.

A funeral service was held Jan. 12 at the A.J. Spears Funeral Home. Burial was at Cambridge Cemetery.

Frances L. Grius

Homemaker

Frances L. (Sitavich) Grius died Jan. 2 at her home in Cambridge. She was 85.

Grius was a lifelong resident of Cambridge. She was the wife of the late Joseph S. Grius; mother of Kenneth J. Grius of Camden, Maine; mother-in-law of Mary A. Grius; grandmother of five; and great-grandmother of six.

Funeral services were held Jan. 7 at the Berglund, Williams, Wilson & Fudge Funeral Home in Arlington. Burial was at Cambridge Cemetery.

David K. Thomas

Investment counselor

David K. Thomas died Jan. 6 at his home in Cambridge. He was 57.

Thomas, a longtime Cambridge resident, worked as an investment counselor at Putnam Companies in Boston.

He was the husband of Danielle

Thomas; and father of Sophie Thomas. A funeral service was held Jan. 11 at Christ Church. Arrangements were made by William T. Hickley & Son Funeral Home.

Donations in his memory may be made to the American Cancer Society, 39 Speen St., Framingham MA 01701.

Rachel Turni
Factory worker

Rachel (Borgh) Turni died Dec. 24 at her home in Cambridge. She was 82.

Born in Italy, she had lived in Cambridge for 38 years and was a factory worker with B.F. Goodrich Company in Watertown, and TRW in Cambridge.

She was the wife of Augustus A. Turni; mother of Madeline Wallace of Cambridge, Richard Turm of Burlington and Augustus A. Turni of Derry, N.H.; grandmother of 18; and great-grandmother of seven.

A funeral service was held Dec. 28 at St. John's Church and burial was at St. Michael's Cemetery in Rosindale. Arrangements were made by Faggas Funeral Home of Watertown.

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MORTGAGE LINE
Rates as of January 7, 1999. Information supplied by Mortgage Information Services, Inc.

LENDER NAME	TELEPHONE	30-YEAR FIXED CONFORMING		30-YEAR FIXED JUMBO		1-YEAR ARM CONFORMING		3-YEAR ARM CONFORMING		5-YEAR ARM CONFORMING						
		%	pts	APR	%	pts	APR	%	pts	APR	%	pts	APR			
Assurance Mortgage	(800) 875-1566	6.375	2.000	6.569	6.750	1.750	6.929	5.125	2.000	7.312	5.750	2.000	7.901	5.875	2.000	7.692
BankAmerica	(800) 272-6757	6.475	2.000	6.569	6.750	2.000	6.948	5.875	2.000	6.573	5.875	2.000	7.152	5.875	2.000	6.408
BankBoston	(800) 2-8-2030	6.500	2.000	6.895	6.750	1.750	6.923	5.500	2.000	7.478	5.625	2.250	7.202	6.125	2.000	7.119
Bay State Federal Savings	(617) 739-6600	6.500	2.000	6.695	6.625	2.000	7.434	4.500	1.000	7.195	5.900	2.000	7.273	6.625	2.000	7.392
Belmont Savings Bank	(617) 454-0300	6.375	2.000	6.569	6.750	0.000	7.250	3.375	2.000	6.750	5.750	1.000	7.081	6.250	0.000	6.932
Boston Federal	(800) 688-LOAN	6.500	2.000	6.695	6.625	2.000	6.822	5.000	2.000	7.251	5.625	2.000	7.096	6.000	2.000	6.905
Branchtree Co-operative Bank	(617) 843-1370	6.375	2.000	6.569	7.000	3.000	7.201	5.875	2.000	5.520	5.625	0.000	6.125	6.125	0.000	7.045
Cambridgeport Bank	(800) 942-4449	6.375	2.250	6.569	6.750	1.875	6.936	5.125	1.000	7.200	5.750	1.000	7.021	5.875	1.000	6.848
Chaparral Bank	(989) 901-6500	6.375	2.125	6.581	6.875	2.250	7.088	4.250	2.250	7.398	5.875	2.250	7.083	6.375	2.250	6.949
Chase Manhattan Mortgage	(800) 208-5031	6.375	2.000	6.569	6.625	2.000	6.822	4.750	2.000	7.240	5.500	2.000	7.133	5.625	2.000	6.846
Co-operative Mortgage Co.	(888) 380-6789	6.625	2.000	6.822	7.125	3.000	7.328	5.125	2.000	7.225	5.875	2.000	7.330	6.000	2.000	7.141
Dedham Savings	(800) 461-1190	6.575	1.000	6.974	7.125	1.000	7.226	5.375	1.000	6.119	5.875	1.000	6.697	6.500	1.000	7.103
DCU Federal Credit Union	(800) 358-8797	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Cambridge Savings Bank	(617) 354-7700	6.625	2.000	6.822	7.250	2.000	7.455	5.500	2.000	7.164	6.250	0.000	7.060	N/A	N/A	N/A
East-West Mortgage Co.	(800) 470-3703	6.500	1.750	6.671	6.830	2.250	6.882	5.920	2.000	7.332	5.625	2.000	7.049	5.990	1.750	6.968
Eastern Bank	(800) 422-6847	6.500	2.000	6.695	6.750	2.000	6.946	5.000	2.000	7.388	5.750	2.000	7.210	6.000	2.000	7.141
First Massachusetts Mortgage	(800) 308-5395	6.375	2.250	6.593	6.625	2.250	6.847	4.875	2.250	7.388	5.500	2.250	7.083	6.375	2.250	6.949
FIRSTFID	(800) 377-8181	6.750	2.000	6.948	7.000	2.000	7.201	4.750	2.000	7.442	6.000	2.000	7.367	6.125	2.000	7.192
Fleet	(800) 9-FLEET1	6.750	2.000	6.948	6.875	2.000	7.075	5.500	2.000	7.395	6.250	2.000	7.251	6.625	2.000	7.248
First National Bank	(800) 550-2949	6.750	1.000	6.949	6.875	2.000	7.075	5.250	2.000	7.388	6.125	2.000	7.225	6.250	2.000	7.055
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at St. Jerome's Church in Arlington. She was the wife of the late Clifford Morris; mother of Robert C. Morris of Marlboro, Donna Sherelli and Janet O'Mahoney, both of Arlington, David J. Morris and Mary Lou Conley, both of Belmont, John A. Morris of Medford, Richard P. Morris of Waltham, and Walter J. Morris of Watertown; daughter of the late Richard and Nora (Malloy) Lally; sister of Katherine and Mary Lally; of Belmont, Eleanor Beaucher of Dorchester and the late Margaret Lally; aunt of Walter Gibbons of California; grandmothers of 20; and great-grandmother of two.

Funeral services were held Jan. 9 at Keeffe Funeral Home followed by a funeral Mass at St. Jerome's Church. Burial was at Mt. Auburn Cemetery. Donations may be made to St. Jerome's Church or to St. Theresa's Mission of Charity, 401 Quincy St., Dorchester, MA 02125.

Wilmer Sparks

Maintenance engineer

Wilmer Sparks died Jan. 7 at his home in Cambridge. He was 70.

Sparks was a maintenance engineer with Boston College and attended United Baptist Church. He was the son of Lucile (Melette) Johnson, husband of Josephine (Sequeira) Sparks; father of Etta L. Sparks and Kim Ivan Sparks Sr.; and brother of Harold Harvin. He is also survived by many grandchildren, great-grandchildren, other relatives and friends.

Patricia Sharkey

Manager

Patricia (Cabral) (Veloza) Sharkey died Jan. 7 in Lowell at Saints Memorial Medical Center. She was 58.

Sharkey, of Tewksbury, formerly lived in Wilmington and Cambridge and worked for Rogers Radiator Company in Woburn. She was also a former manager of the Billerica Irish-American Club and a former employee of NAPA Auto Supplier in Wilmington.

She was the wife of the late Walter F. Sharkey Jr. and the late Francis Velozo; beloved mother of Francis "Frank," and Wayne Velozo, both of Tewksbury, and the late Joseph Velozo; step mother of Elaine Lightfoot.

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James and William Sharkey, and Jacqueline Gumbrecht, all of Tewksbury; sister of Manuel Cabral of Boston; friend of Joanne Butler of Tewksbury; and grandmother of 16.

Funeral services were held Jan. 11 at the Tewksbury Funeral Home followed by a funeral Mass at St. William's Church, in Tewksbury. Burial was at Wildwood Cemetery in Wilmington. Donations in her memory may be made to the Joslin Diabetes Center, 1 Joslin Pl., Boston MA 02215.

David K. Thomas

Investment counselor

David K. Thomas died Jan. 6 at his home in Cambridge. He was 57.

Thomas, a longtime Cambridge resident, worked as an investment counselor at Putnam Companies in Boston. He was the husband of Daniele

A funeral service was held Jan. 12 at the A.J. Spears Funeral Home. Burial was at Cambridge Cemetery.

Frances L. Grius

Homemaker

Frances L. (Sitacovich) Grius died Jan. 2 at her home in Cambridge. She was 85.

Grius was a lifelong resident of Cambridge. She was the wife of the late Joseph S. Grius; mother of Kenneth J. Grius of Camden, Maine; mother-in-law of Mary A. Grius; grandmother of five; and great-grandmother of six. A funeral service was held Jan. 7 at the Berglund, Williams, Wilson & Fudge Funeral Home in Arlington. Burial was at Cambridge Cemetery.

Rachel Turni

Factory worker

Rachel (Borgh) Turni died Dec. 24 at her home in Cambridge. She was 82.

Born in Italy, she had lived in Cambridge for 38 years and was a factory worker with B.F. Goodrich Company in Watertown, and TRW in Cambridge. She was the wife of Augustus A. Turni; mother of Madeline Wallace of Cambridge, Richard Turni of Burlington and Augustus A. Turni of Derry, N.H.; grandmother of 18; and great-grandmother of seven.

A funeral service was held Dec. 28 at St. John's Church and burial was at St. Michael's Cemetery in Rosindale. Arrangements were made by Faggas Funeral Home of Watertown.

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MORTGAGE LINE
Rates as of January 7, 1999. Information supplied by Mortgage Information Services, Inc.

LENDER NAME	TELEPHONE	30-YEAR FIXED CONFORMING		30-YEAR FIXED JUMBO		1-YEAR ARM CONFORMING		3-YEAR ARM CONFORMING		5-YEAR ARM CONFORMING						
		%	pts APR	%	pts APR	%	pts APR	%	pts APR	%	pts APR					
Assurance Mortgage	(800) 875-1566	6.375	2.000	6.569	6.750	1.750	6.929	5.125	2.000	7.312	5.750	2.000	7.901	5.875	2.000	7.692
BankAmerica	(800) 272-6757	6.375	2.000	6.569	6.750	2.000	6.948	5.875	2.000	6.573	5.875	2.000	7.152	5.875	2.000	6.408
BankBoston	(800) 2-BOSTON	6.500	2.000	6.895	6.750	1.750	6.923	5.500	2.000	7.478	5.625	2.250	7.202	6.125	2.000	7.119
Bay State Federal Savings	(617) 739-6600	6.500	2.000	6.695	6.625	2.000	7.434	4.500	1.000	7.195	5.900	2.000	7.273	6.625	2.000	7.392
Belmont Savings Bank	(617) 454-0300	6.375	2.000	6.569	6.750	0.000	7.250	3.375	2.000	6.750	5.750	1.000	7.031	6.250	0.000	6.932
Boston Federal	(800) 688-LOAN	6.500	2.000	6.695	6.625	2.000	6.822	5.000	2.000	7.251	5.625	2.000	7.096	6.000	2.000	6.905
Branchtree Co-operative Bank	(617) 843-1370	6.375	2.000	6.569	7.000	3.000	7.201	5.875	2.000	5.520	5.625	0.000	6.125	6.125	0.000	7.045
Cambridgeport Bank	(800) 942-4449	6.375	2.250	6.593	6.750	1.875	6.936	5.125	1.000	7.209	5.750	1.000	7.021	5.875	1.000	6.848
Chaparral Bank	(989) 901-6500	6.375	2.125	6.581	6.875	2.250	7.088	4.250	2.250	7.398	5.875	2.250	7.033	6.375	2.250	6.949
Chase Manhattan Mortgage	(800) 208-5031	6.375	2.000	6.569	6.625	2.000	6.822	4.750	2.000	7.240	5.500	2.000	7.133	5.625	2.000	6.846
Co-operative Mortgage Co.	(888) 380-6789	6.625	2.000	6.822	7.125	3.000	7.328	5.125	2.000	7.225	5.875	2.000	7.330	6.000	2.000	7.141
Dedham Savings	(800) 461-1190	6.575	1.000	6.974	7.125	1.000	7.226	5.375	1.000	6.119	5.875	1.000	6.697	6.500	1.000	7.103
DCU Federal Credit Union	(800) 358-8797	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Cambridge Savings Bank	(617) 354-7700	6.625	2.000	6.822	7.250	2.000	7.455	5.500	2.000	7.164	6.250	0.000	7.060	N/A	N/A	N/A
East-West Mortgage Co.	(800) 470-3703	6.500	1.750	6.671	6.830	2.250	6.882	5.920	2.000	7.332	5.625	2.000	7.040	5.990	1.750	6.968
Eastern Bank	(800) 422-6847	6.500	2.000	6.695	6.750	2.000	6.946	5.000	2.000	7.388	5.750	2.000	7.210	6.000	2.000	7.141
First Massachusetts Mortgage	(800) 308-5395	6.375	2.250	6.593	6.625	2.250	6.847	4.875	2.250	7.398	5.500	2.250	7.033	6.375	2.250	6.949
FIRSTFID	(800) 377-8181	6.750	2.000	6.948	7.000	2.000	7.201	4.750	2.000	7.442	6.000	2.000	7.367	6.125	2.000	7.192
Fleet	(800) 9-FLEET1	6.750	2.000	6.948	6.875	2.000	7.075	5.500	2.000	7.395	6.250	2.000	7.251	6.625	2.000	7.248
First Park Savings Bank	(800) 422-6847	6.500	2.000	6.695	6.750	2.000	6.946	5.000	2.000	7.388	5.750	2.000	7.210	6.000	2.000	7.141
First National Bank	(800) 308-5395	6.375	2.250	6.593	6.625	2.250	6.847	4.875	2.250	7.398	5.500	2.250	7.033	6.375	2.250	6.949
First Republic Bank	(800) 377-8181	6.750	2.000	6.948	7.000	2.000	7.201	4.750	2.000	7.442	6.000	2.000	7.367	6.125	2.000	7.192
First Union	(800) 9-FLEET1	6.750	2.000	6.948	6.875	2.000	7.075	5.500	2.000	7.395	6.250	2.000	7.251	6.625	2.000	7.248
First Western Bank	(800) 422-6847	6.500	2.000	6.695	6.750	2.000	6.946	5.000	2.000	7.388	5.750	2.000	7.210	6.000	2.000	7.141
First York Bank	(800) 308-5395	6.375	2.250	6.593	6.625	2.250	6.847	4.875	2.250	7.398	5.500	2.250	7.033	6.375	2.250	6.949
FirstBank	(800) 377-8181	6.750	2.000	6.948	7.000	2.000	7.201	4.750	2.000	7.442	6.000	2.000	7.367	6.125	2.000	7.192
Fleet	(800) 9-FLEET1	6.750	2.000	6.948	6.875	2.000	7.075	5.500	2.000	7.395	6.250	2.000	7.251	6.625	2.000	7.248
First National Bank	(800) 422-6847	6.500	2.000	6.695	6.750	2.000	6.946	5.000	2.000	7.388	5.750	2.000	7.210	6.000	2.000	7.141
First Republic Bank	(800) 308-5395	6.375	2.250	6.593	6.625	2.250	6.847	4.875	2.250	7.398	5.500	2.250	7.033	6.375	2.250	6.949
First Union	(800) 377-8181	6.750	2.000	6.948	7.000	2.000	7.201	4.750	2.000	7.442	6.000	2.000	7.367	6.125	2.000	7.192
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FirstBank	(800) 377-8181	6.750	2.000	6.948	6.875	2.000	7.075	5.500	2.000	7.395	6.250	2.000	7.251	6.625	2.000	7.248
First National Bank	(800) 422-6847	6.500	2.000	6.695	6.750	2.000	6.946	5.000	2.000	7.388	5.750	2.000	7.210	6.000		

LEGAL NOTICES

ORDINANCE 1212. LEGAL NOTICE OF THE CITY OF CAMBRIDGE. ORDINANCE #1212. FINAL PUBLICATION NUMBER 2613. PUBLIC UTILITIES. THE CHRONICLE ON DEDICATION. IN THE YEAR ONE THOUSAND, NINE HUNDRED NINETY NINE.

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

A. Amend the Text of the Zoning Ordinance of the City of Cambridge by deleting in its entirety the text of Section 13.10 - Planned Unit Development in IC Districts. (This amendment eliminates the PUD applicable in the IC district)

B. Amend the Text of the Zoning Ordinance of the City of Cambridge by creating a new Special District 3 to read as follows, and inserting that text in its appropriate location in Article 17.00. (This amendment creates a new special district that substitutes for both the IC district and the PUD-IC District)

17.30 - Special District 3

17.31 - Scope and Purpose

This Section 17.30 regulates development in Special District 3 as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of this Special District 3 to permit a modest level of residential and commercial development in the District consistent with the public interest in protecting regulated wetlands where they occur in the district, maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local neighborhood streets, that could provide access to the district; limiting stormwater runoff onto adjacent properties; ensuring adequate visual buffering and screening of buildings and parking facilities from adjacent public parks and recreational areas; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possibly harmful residual substances in the soil; and increasing the park-like character of the Parkway Overlay District.

17.21 - Use Regulations

The following uses are allowed in the Special District 3.

17.22 - Permitted Residential Uses

(1) Section 4.31 - Residential Uses, Paragraphs 4-1.

17.22 - Permitted Non Residential Uses

(1) Section 4.34 - Office and Laboratory Use, Paragraphs a-f

(2) Section 4.33 - Institutional Uses, all uses.

(3) Section 4.35 - Retail Business and Consumer Service Uses, all uses. Paragraphs a, c, d, e, f(1), g, and f provided that no individual retail establishment exceeds 120,000 square feet in gross floor area and that a single retail establishment containing a grocery store or supermarket may total no more than 55,000 sq. ft. providing that nothing in this section shall impose any other limitations as set forth in this district.

17.33 - Dimensional Requirements

The following dimensional requirements shall apply in Special District 3.

17.33.1 - Total Gross Floor Area Permitted

17.33.11 - Total Development Permitted. The total Gross Floor Area (GFA) permitted in Special District 3 shall be 782,500 square feet, exclusive of Gross Ceiling Area occupied by the MBTA Red Line train station and any structure existing at the time of adoption of this Section 17.30 that is used exclusively for parking. The total Gross Floor Area of the District is at any time the sum of the Gross Floor Area of all structures then located in the District (excepting those above described structures and those other structures required to be demolished prior to the issuance of a certificate of occupancy for any newly constructed building in the District) being exceeded. Development within the District shall be further regulated as set forth below.

17.33.12 - Allocation of GFA to Lots in Existence as of the Date of Adoption of this Section 17.30. In allocating the total permitted GFA within the district, each lot in existence as of the date of adoption of this Section 17.30 shall be allocated a minimum gross floor area equal to the application of a Floor Area Ratio of 0.45 to the lot area. No building permit shall be issued for any lot that would increase the total GFA allocated to any such existing lot below that which is allowed by the application of the FAR of 0.45 without the written consent of the Planning Board. For the purpose of this section, a lot may consist of parcels of land held in separate ownership but developed as a single zoning lot.

17.33.13 - Maximum Floor Area Ratio. There shall be no FAR limit with regard to

the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be considered on any lot in the District if the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 - Minimum Lot Area for Each Dwelling Unit. The minimum lot area per Dwelling Unit shall be 2500 square feet.

17.33.3 - Minimum Lot Size and Minimum Lot Width

(1) The minimum lot size shall be 20,000 square feet.

(2) There shall be a minimum width of 100 feet.

17.33.4 - Minimum Yard Requirements

There shall be no minimum yard requirements in the district except as set forth below.

(1) For those portions of a lot abutting Alewife Brook Parkway and Whittemore Avenue a minimum front yard setback of twenty-five (25) feet shall be required, and it shall consist of a strip of Green Area as defined in Article 2.000 with the exception of necessary driveway crossings the yard in a generally perpendicular manner to provide access to other portions of the lot.

(2) For those portions of a lot abutting Orange Avenue, any Open Space District, and any public park or recreation area, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet of the lot line of that required setback shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveway crossings the yard in a generally perpendicular manner to provide access to other portions of the lot. Notwithstanding any provision of Article 6.000, any necessary utility or loading facilities shall be allowed within the second 25 feet of the required setback where such setback is a front yard.

(3) Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing an residential use that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential use crossing the yard in a side yard of (H+L)/7 and a rear yard of (H+L)/5.

(4) Notwithstanding the minimum yard requirements set forth in Paragraph (1) above with respect to Whittemore Avenue, the buildings located on Whittemore Avenue existing at the time of adoption of this Section 17.30 shall be deemed to be in compliance with the minimum yard requirements of this Section 17.33.4. However any alteration, reconstruction, extension, or structural change of such buildings shall be subject to the minimum yard requirements of Section 17.33.4 in the following circumstances:

(a) The height or footprint of the existing building is increased or extended;

(b) The installation of any loading bay or installation of any mechanical equipment on the roof that is otherwise exempt from the height limit or prohibited from any required yard; or

(c) The demolition and reconstruction of more than twenty-five percent of the area volume of that portion of a building within the minimum yard required in Section 17.33.4.

17.33.5 - Maximum Height

The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

(1) For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to 1.5 feet for every foot of building height.

(2) A maximum height of seventy (70) feet shall be permitted within the following area bounded by: (a) a line parallel to and abutting the southerly facade of the structure known as the MBTA Red Line east headhouse; (b) a second line perpendicular to line (a) and proceeding north from a point on (a) 120 feet easterly of the southwestly corner of the MBTA headhouse; (c) a third line proceeding in a westerly direction that is perpendicular to line (b) and parallel to and 320 feet northerly of the southerly centerline of Alewife Brook Parkway.

17.34 - Parking and Loading Requirements

The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

There shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is not located within Sections 7, 62, 70, 72, and 73 as shown on Assessors' Plat #17 and Lots 26, 28, 29, 55, and 121 on Assessors' Plat #18; the area occupied by such removed parking space shall remain unoccupied or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking lots located anywhere within Special District 3.

17.35 - Required Open Space

Any combination of Useable Open Space, Publicly Beneficial Open Space, or Green Area shall be provided on every lot and shall be the aggregate equal to at least twenty (20) percent of the area of such lot. Owners of lots within Special District 3 may pool such open space at any location within the District provided its permanency is guaranteed by dedication, easement, deed restriction covenant or comparable legal instrument. The surface area of the body of water known as Jerry's Pond shall not be included within the required open space.

17.36 - Other Regulations

17.36.1 - Limitations on Construction Below Existing Grade

No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.2 - Limitations on Storm Water Runoff Beyond Property Lines

No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater Management Policy. Property owners within the Special District may combine lots, retention areas and drainage facilities in meeting this requirement. Conformance with this requirement shall be certified by an engineer registered in the Commonwealth and competent to make such certification.

17.36.3 - Access to Harvey Street

No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicle.

17.36.4 - Pedestrian and Bicycle Connections

Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed 707,500 square feet until a pedestrian and bicycle connection to the Commonwealth Center, or the property owner has guaranteed such construction (a) in a manner satisfactory to the City of Cambridge and (b) prior to the issuance of any certificate of occupancy for space constructed pursuant to such building permit, within the District between the Linear Park and the Minuteman Bikeway.

17.36.5 - Area of Special Planning Concern

Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall be subject with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

(1) The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.

(2) The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to conduct an examination is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.

(3) In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines of Special District 3.

17.36.6 - Traffic Study

Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be conducted and made available to the Planning Board for the Large Project Procedure. The traffic study may be prepared for the total amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements:

(1) A Transportation Demand Management Plan, which at a minimum shall include a program to subsidize transit passes for employees at the site in the amount of at least 50% of the cost of such passes; joining the Alewife Transportation management Association (TMA); provision of secure indoor bicycle parking; showers and lockers; changing rooms; and reservation of 10% of available parking spaces for ridesharing commuters.

(2) Data, which at a minimum, shall include current traffic volumes, projected future trip generation, distribution of trips on area roadways, and evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.

(3) A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to fund any other measures to assist the City in implementing a neighborhood protection; plan including reasonable traffic mitigation measures such as institution of one way traffic, traffic calming, signal timing changes and other traffic control measures and mita-

tives which may affect traffic flows relating to development in the District.

(4) A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 - Certification

Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings: (1) An application for a building permit the applicant shall provide all information necessary to determine whether the requirements of the Section 17.30 with regard to limitations of GFA are being met.

(1) Certification from the Planning Board that the Large Project Procedure has been held.

(2) Certification from the Conservation Commission that the requirements of the state Wetlands Act with regard to flood storage retention and peak storm water water have been met, or alternately, delivery of an outstanding Order of Conditions issued under the Wetlands Act.

(3) Certification from the Community Development Department and the Department of Traffic, Parking, and Transportation, in consultation with the Planning Board that the Traffic Study has been prepared.

(4) Certification by the Community Development Department that all other requirements of the District have been met.

(5) Failure to issue such certification, or notice that the requirements have not been met, within twenty-five (25) days of application for a building permit shall be deemed to be positive certification.

17.38 - Exemption from Section 11.500

Section 11.500 of the Zoning Ordinance, adopted as Ordinance #1209, shall not apply to any construction in Special District 3 as regulated by this Section 17.30.

C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000

a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".

(This amendment allows the IC District to be related in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).

b. In Section 4.40 - Footnotes to the Table of Use Regulations; delete the text of footnote 1 in its entirety.

(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).

D. Amend the Zoning Map of the City of Cambridge by striking the designation of the Linear Park and substituting therefor the designation "SD-3" (Special District 3).

(This amendment substitutes the new Cambridge District 3 for the industry C District).

In City Council January 7, 1999. Passed as ordered as amended by a yeas and nays vote: Yeas 9; Nays 0; Absent 0.

Attest: Margaret Drury, City Clerk

A true copy: Attest: D. Margaret Drury, City Clerk

AD #754626 Cambridge Chronicle, 1/14/99

PAPA RAZZI LICENSE

LEGAL NOTICE CITY OF CAMBRIDGE BOARD OF LICENSING COMMISSIONERS

Notice is hereby given under Chapter 138, as amended, that BBHG Operating, Inc. dba Papa Razzi, Lisa Lombardi, Manager, holder of an Al Alcoholic Beverages as a Restaurant license at 58-120 First Street, has applied for a change of manager to Joseph P. Dunleavy.

A hearing will be held on Tuesday evening, January 26, 1999 at six o'clock, in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Kevin Barnes, Kevin Fitzgerald, Henry Breen License Commission

AD #750014 Cambridge Chronicle, 1/14/99

PAVEMENT BIDS

NOTICE TO BID

The City of Cambridge, Massachusetts, is awarding Authority, invites sealed bids for the project:

THIRD STREET TRAFFIC CALMING AND PAVEMENT IMPROVEMENTS

INTERESTED VENDORS MUST PRESENT THEIR BID PREQUALIFICATION FORM IN ORDER TO RECEIVE PLANS AND SPECS.

Nature and scope of work ROADWAY AND SIDEWALK RECONSTRUCTION, LANDSCAPE AND URBAN DESIGN IMPROVEMENTS

Bidding procedures shall be in accordance with M.G.L. c. 30, 39M, as most recently amended, and all other applicable laws.

The estimated project value is: \$900,000. Plans and specifications will be available

from 8:30 a.m. to 5:00 p.m., Monday through Friday, at the Purchasing Department, Room 303, 785 Massachusetts Avenue, Room 303, Cambridge, MA 02139 beginning Wednesday, January 13, 1999 upon payment of a nonrefundable fee of \$500.00 for each set in the form of a check made payable to the City of Cambridge. For the mailing of the plans and specifications, the bidder must prepay a mailing and handling fee of \$100.00 per set. PARTIAL SETS WILL BE DISTRIBUTED.

The contract documents may be examined at the Office of the Purchasing Agent, room 303, City Hall, 785 Massachusetts Avenue, Cambridge, MA 02139, and the plan room of Dodge Reports, 24 Hartwell Avenue, Lexington, MA 02173. Sealed general bids will be received at the Purchasing Department, City Hall, 785 Massachusetts Avenue, Room 303, Cambridge, MA 02139 until Thursday, January 28, 1999 at 2:00 PM at which time all general bids will be publicly opened and read aloud.

All general bids shall be accompanied by bid deposits in the form of a certified cashier's or treasurer's check (NO CASH) issued by a responsible bank or trust company made payable to the City of Cambridge or a bid bond in an amount not less than five percent (5%) of the value of the bid.

The successful general bidder will be required to furnish a Performance Bond and a Labor and Material (Payment) bond each in the amount of one hundred percent (100%) of the contract sum. Bonds shall be obtained from a surety licensed to do business in the Commonwealth of Massachusetts and the form shall be satisfactory to the City of Cambridge.

The City of Cambridge reserves the right to reject any or all general bids if it is in the public interest to do so.

No less than the minimum wage rates as set forth in the schedule contained in the Contract Documents must be paid on this project.

Attention is called to the following programs and ordinances of the City of Cambridge:

1. Supplement Equal Employment Opportunity Anti-Discrimination and Affirmative Action Program;

2. Minority Business Enterprise Program;

3. Cambridge Employment Plan: minority/women/resident hiring ordinance.

Copies of the above are bound in the bid and are available and are fully intact portions of the conditions of the contract with which each contractor and sub-contractor must comply.

A pre-bid conference for all bidders will be held as follows:

Date: Thursday, January 21, 1999

Time: 2:00 PM

Place: Public Works Department Conference Room 147 Hampshire Street Cambridge, MA 02139

This is a State Aid Project.

Bidders must be pre-qualified by the Massachusetts Highway Department, Room 7551, 10 Park Plaza, Boston, MA. Pre-qualification of the low bidder will be required by the Office of the Purchasing Agent with the Massachusetts Highway Department following the bid opening.

Gail A. Cohen Purchasing Agent

#754069 Cambridge Chronicle, 1/14/99

PUBLICATION AND POSTING PROCEDURES

LEGAL NOTICE CITY OF CAMBRIDGE AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge"

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

Chapter 1.12 (Ordinances) of the Cambridge Municipal Code is hereby amended by striking out Section 1.12.030 (Publication and posting procedures) and substituting therefor the following new Section 1.12.030:

1.12.030 Public Notice and hearing requirements

(a) For every proposed ordinance which is referred to the Ordinance Committee by the City Council, the Ordinance Committee shall hold a public hearing and shall publish notice of such hearing in at least one newspaper of the City at least seven days before the hearing.

(b) Every proposed ordinance or loan order, except emergency measures and amendments to the City Charter, shall be published in at least one newspaper of the City, in full in at least one additional manner that may be provided by ordinances, at least ten days before the first passage. After final passage, it shall, in the manner as before, again be published once, as amended and completed, except in the case of amendments or codification of ordinances or proposed ordinances, which shall take effect on its passage, and shall be so published at the earliest practicable moment; provided, that if any ordinance or proposed ordinance or codification of ordinances or proposed ordinances, shall exceed in length eight octavo pages of ordinary print, then, in lieu of the above, such publication shall be deemed sufficient without the newspaper publication as required in this section. (Prior code 1-4.)

Passed to a second reading at the City Council meeting on January 11, 1999 and on or after January 25, 1999 in quorum, comes on passing to be ordained.

ATTEST: D. Margaret Drury, City Clerk

AD #753743 Cambridge Chronicle, 1/14/99

Ranieri Estate

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS MIDDLESEX, SS. PROBATE COUR. NO. 97PZ2

NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of Louis J. Ranieri late of Cambridge, in the County of Middlesex, deceased: You are hereby notified pursuant Mass. R.Civ.P. Rule 72 that the 1st final account of Anita W. Robtoy with will annexed - Administratrix (the fiduciary) of said estate under the will of deceased has been presented to Court for allowance.

Persons desiring to preserve your right to an objection to said account, you or attorney must file a written appearance with said Court on or before the 28th day of January 1999, the return of this citation. You may upon written request by registered or certified mail testimony, or to the attorney for the party, obtain without cost a copy of account. If you desire to object to item of said account, you must, in addition to filing a written appearance aforesaid, file within thirty days after return day or within such other time the Court upon motion may order testimony of the party, or to the attorney for the party, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

Witness my hand and the seal of the Court on the 14th day of January 1999, the return of this citation. You may upon written request by registered or certified mail testimony, or to the attorney for the party, obtain without cost a copy of account. If you desire to object to item of said account, you must, in addition to filing a written appearance aforesaid, file within thirty days after return day or within such other time the Court upon motion may order testimony of the party, or to the attorney for the party, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

22nd day of January 1999, the return of this citation. You may upon written request by registered or certified mail testimony, or to the attorney for the party, obtain without cost a copy of account. If you desire to object to item of said account, you must, in addition to filing a written appearance aforesaid, file within thirty days after return day or within such other time the Court upon motion may order testimony of the party, or to the attorney for the party, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

22nd day of December 1998.

Marie A. Ranieri

AD #754642 Cambridge Chronicle, 1/14/99

LEGAL NOTICE CITY OF CAMBRIDGE TRAFFIC, PARKING AND TRANSPORTATION REGULATION NO. 98-37

By force of the power vested by Special Act of the Legislature in the City of Cambridge, in the Regulations of the City of Cambridge following regulation.

Regulation No. 86-1 Schedule "PARKING PROHIBITED DURING TAIN HOURS ON CERTAIN SILENT STREETS, TOW" shall be hereby amended by adding:

Whittmore Ave., South Side from Park Parkway to Magnolia St. All Days.

This regulation shall take effect 7/1999.

PROMULGATED DATE: 11 Dec 1998

Susan E. Clippinger Director

AD #750018 Cambridge Chronicle, 1/14, 1/21, 1/28

RHO ALPHA LICENSE

LEGAL NOTICE CITY OF CAMBRIDGE BOARD OF LICENSING COMMISSIONERS

Notice is hereby given that Rho Alpha License, Inc., Richard J. Manager, holder of an Alcoholic Beverages as a Restaurant license at 233 Massachusetts Ave has applied for a change of resident agent to Joseph Ditch and John J. and an increase in lodgers from 42 to 48.

A hearing will be held on Tuesday evening, January 26, 1999 at six o'clock, in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Kevin Barnes, Kevin Fitzgerald, Henry Breen License Commission

AD #749767 Cambridge Chronicle, 1/14/99

ROD DEE II LICENSE

LEGAL NOTICE CITY OF CAMBRIDGE BOARD OF LICENSING COMMISSIONERS

Notice is hereby given that PkyorKan Inc. dba Rod Dee II The Cuisine, Oren Hernandez, Manager, holder of an Alcoholic Beverages as a Restaurant license at 645 Cambridge St and non-alcoholic beverages license at 233 Massachusetts Ave is to be sold, served and consumed on premises, and to have a total occupancy of 16 persons. Said license is granted and shall be exercised from 10:30 a.m. 1:00 a.m. seven days.

This applicant has also applied for an Entertainment license to include one rock and entertainment music only.

A hearing will be held on Tuesday evening, January 26, 1999 at six o'clock, in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Kevin Barnes, Kevin Fitzgerald, Henry Breen License Commission

AD #750013 Cambridge Chronicle, 1/14/99



City of Cambridge

84.

IN CITY COUNCIL
January 11, 1999

COUNCILLOR TRIANTAFILLOU

ORDERED: That the City Clerk be and hereby is requested to correct the motion of the City Council meeting of January 7, 1999 to record Councillor Triantafillou in the negative on the amendment to the Alewife Zoning amendment submitted by Vice Mayor Galluccio to add paragraph (3) to 17.32.2 providing for a single retail establishment containing a grocery store or supermarket containing no more than 55,000 square feet.

In City Council January 11, 1999.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "D. Margaret Drury".

D. Margaret Drury
City Clerk

KT

84

Motion to correct. 1/2/99 meeting

to be recorded in negative

re Supermarket amendment

V V 9

The amendment submitted by UMC

to add a para (3) to 17.32.2

providing for a single retail establishment
containing a grocery store or supermarket.
containing no more than 55,000 square
feet.



City of Cambridge

84.

IN CITY COUNCIL
January 11, 1999

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ORDERED: That the City Clerk be and hereby is requested to correct the motion of the City Council meeting of January 7, 1999 to record Councillor Triantafillou in the negative on the amendment to the Alewife Zoning amendment submitted by Vice Mayor Galluccio to add paragraph (3) to 17.32.2 providing for a single retail establishment containing a grocery store or supermarket containing no more than 55,000 square feet.

In City Council January 11, 1999.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

Consent Order #84

**Councillor Triantafillou re: correct
the motion on the amendment to add
paragraph (3) to 17.32.2 of the City
Council meeting of January 7, 1999.**

In City Council January 11, 1999

ORDER ADOPTED

Grace Reyzoning Labels

Leonard LeFebvre
4 Kassul Park
Cambridge MA 02140-1637

Ronald H. Thompson & Doris K. Thompson
A Life Estate
305 Rindge Avenue
Cambridge MA 02140-3128

Francis X. Trant
Barbara J. Trant
315 Rindge Avenue
Cambridge MA 02140-3128

Elvira M. Ferro
18 Chadbourne Road
Lexington MA 02173 82333

Joseph A. Ferro, Tr of
Ferro Family Trust
336 Rindge Avenue
Cambridge MA 02140

Antonio P. Ferro
Elivra M. Ferro
18 Chadbourne Road
Lexington MA 02173-8233

Henry T. Chen, Stephen Chen & Helen T. Chen
Trs of Joyce Chen Realty Trust &
City of Cambridge Tax Title
45 Stella Road
Belmont MA 02178 3301

George Mustascio
Lorenzo Casamassima
Trs of 378 Rindge Ave Realty Trust &
Lorenzo Casamassima
372 Rindge Ave
Cambridge MA 02140

George C. Mutascio
Lorenzo Casamassima
Trs of M&C Realty Trust &
Lorenzo Casamassima
372 Rindge Ave
Cambridge MA 02140

Sherman Associates
Federal National Mortgage Association
950 East Paces Ferry Road
Atlanta GA 30326 1161

Michael J. Robbins & Deborah A. Robbins
8 Clifton Street
Cambridge MA 02140

Patricia Davis
Roslyn Wolfe
14 Clifton Street
Cambridge MA 02140-2429

Daphne Powell &
The City of Cambridge Tax Title
362 Rindge Avenue
Cambridge Ma 02140-2429

Carmella G. Parcella
24 Clifton Street
Cambridge MA 02140-2429

Donald J. Duquette
Marie T. Duquette
30 Clifton Street
Cambridge MA 02140-2429

Christopher Schlesinger
3 Clifton Street
Cambridge MA 02140 2429

Carolann S. Najarian
c/o The Athenaeum Group
215 First Street
Cambridge MA 02142

Amerigo Bernardi
40 Clifton Street, Unit #24
Cambridge MA 02140

George K. Najarian
c/o The Athenaeum Group
215 First Street
Cambridge MA 02142

Gerard E. Grandoit &
The City of Cambridge Tax Title
P.O. Box 337
Cambridge MA 02140

Jong C. Kim &
City of Cambridge Tax Title
40 Clifton Street
Cambridge MA 02140 2432

Alice Najarian
c/o The Athenaeum Group
215 First Street
Cambridge MA 02142

Jeffrey W. Wong
40 Clifton Street
Cambridge MA 02140-2432

Michael Najarian
c/o The Athenaeum Group
215 First Street
Cambridge MA 02142

Thomas H. Koenig
40 Clifton Street
Cambridge MA 02140 2432

John J. McGuinness Tr.
Of Ulster Trust
8 Bigelow Street
Cambridge MA 02139

Stephen P. Najarian
Patricia Najarian
c/o The Athenaeum Group
215 First Street
Cambridge MA 02142

Sengdam Thongsavady
40 Clifton Street, #21
Cambridge MA 02140

Julie Scalfati
48-50 Clifton Street
Cambridge MA 02140-2429

Pierre Charles Destin & Philomene Destin
52 Clifton Street
Cambridge MA 02140-2429

Gary S. Twombly
Christina Collins
60 Clifton Street
Cambridge MA 02140-2429

Dolores M. Webb &
The City of Cambridge Tax Title
C/O CMS Inc.
P.O. Box 28327
ATTN: Escrow Department
Washington D.C. 20038

Terry Lannon & Maureen E. Tinvan
66 Clifton Street
Cambridge MA 02140

Viviano Manso &
Carmen Manso
68-70 Clifton Street
Cambridge MA 02140-2429

Gerard Verrier
A Life Estate
76 Clifton Street
Cambridge MA 02140-1711

Hannah R. Goodwin, Joel Nogie, David E. Lov
Kathryn A. Ehresman
92-94 Clifton Street
Cambridge MA 02140

Frederick E. Harvey
98-100 Clifton Street, #98
Cambridge MA 02140

Victor G. Plosinski
Muriel Plosinski
104 Clifton Street
Cambridge MA 02140-1711

Stella Wraga
110 Clifton Street
Cambridge MA 02140-1714

Loretta V. Swisher & Kathleen J. Rocha
112 Clifton Street
Cambridge MA 02140-1714

Martha E. Cleveland &
Russell A. Bromfield
118 Clifton Street
Cambridge MA 02140 1714

George A. Sparichino &
The City of Cambridge Tax Title
23 Flintlock Road
Lexington MA 02173

Gretchen J. VonGrossmann
118 Jackson Street
Cambridge MA

Peter J. Imrie
96 Jackson Street
Cambridge MA

Elizabeth W. Birk
20 Kassul Park
Cambridge MA 02140

Denise M. Guerin
125 Montgomery Street, #3
Cambridge MA 02140

Steve Schnapp
32 Clay Street
Cambridge MA 02140

Honey Schnapp
32 Clay Street
Cambridge MA 02140

Donna Pouno
34 Clay Street
Cambridge MA 02140

Joel Nogie
94 Clifton Street, #2
Cambridge MA

Carol A. Noonan
101 Clifton Street
Cambridge MA

Mary Grace
8 Theriault Court
Cambridge MA

John J. Bohan
109 Jackson Street
Cambridge MA

Paul Miranda
125 Jackson Street
Cambridge MA

Susan Maguire
125 Jackson Street
Cambridge MA

Daniel Kamman
69 Harvey Street, #1
Cambridge MA 02140

Franni Keeley
69 Harvey Street, #1
Cambridge MA 02140

G. Hardings
101 Jackson Street
Cambridge MA

J. David Allrey
91 Jackson Street
Cambridge MA

Lewis Weitzman
124 Montgomery Street
Cambridge MA

Cambridge Affordable Housing
675 Massachusetts Avenue
Cambridge MA 02139

David Vickery
Spaulding, Slye & Collier
16th Floor
125 High Street
Cambridge MA 02110

Watertown Planning Board
Town Hall
149 Main Street
Watertown MA 02172

Belmont Planning Board
Town Hall
455 Concord Avenue
Belmont MA 02178

Just-A-Start Corporation
P.O. Box 410310
432 Columbia Street, #12
Cambridge MA 02141-0003

Jeffrey D. Katz & Robert M. Soo Hoo
Trs of J&B Realty Trust
c/o Aku Aku
149 Alewife Brook Parkway
Cambridge MA 02140 2394

Edward F. Norberg, Inc.
12 Whittemore Avenue
Cambridge MA 02140 1689

Edward H. Taylor & John G. Morgan
49 Whittemore Avenue
Cambridge MA 02140 1622

Cambridge Affordable Housing Corporation &
The City of Cambridge Tax Title
675 Mass Avenue
Cambridge MA 02139

Walter D. Sullivan
Helen B. Sullivan
184 Harvey Street
Cambridge MA 02140-1750

MDC
Real Estate Department
20 Somerset Street
Cambridge MA 02108

Boston Redevelopment Authority
City Hall
Ninth Floor
Boston MA 02201

Arlington Planning Board
Town Hall
730 Massachusetts Avenue
Arlington MA 02174

Donald Schmidt, EOOD
Room 1803
100 Cambridge Street
Boston MA 02202

Jay R Schochet
Schochet Associates Inc.
175 Federal Street
Boston MA

Jack Katz & Robert M. Soo Hoo
Trs. J&B Realty Trust & City of Cambridge Tax Title
149 Alewife Brook Parkway
Cambridge MA 02140 2395

Dionisios, Ekaterini, Gerasimos Stanitsas
58 Madison Avenue
Cambridge MA 02140 1615

WR Grace & Co.
62 Whittemore Avenue
Cambridge MA 02140

Thomas & Neera K. Dahl
131 Whittemore Avenue
Cambridge MA 02140

Francis E. Murphy III &
Sharon Murphy
100 Woodcliff Drive
Waltham MA 02154

MBTA
Real Estate Department
Transportation Building
Ten Park Plaza
Boston MA 02116

Somerville Planning Board
Somerville City Hall
93 Highland Street
Somerville MA 02143

Metropolitan Area Planning Council
60 Temple Place
Boston MA 02111

City Manager
City of Cambridge
Cambridge MA 02139

Alewife Land Corporation
WR Grace Construction Products
62 Whittemore Avenue
Cambridge MA 02140 0003

David O'Connor
29 Seagrave Road
Cambridge MA 02140 1640

Roland F. Melin
Dorothy A. Melin
45 Whittemore Avenue
Cambridge MA 02140 1622

Joseph & Alice Bessone
A Life Estate
111 Whittemore Avenue
Cambridge MA 02140-1634

Catherine Lucy Kennedy
152 Whittemore Avenue
Cambridge MA 02140-1623

Robert F. Jervis and Frank J. Jervis TRs
CSP Realty Trust
173 Harvey Street
Cambridge MA 02140

ComEnergy

The Badger Company, Inc.
1 Broadway Street
Cambridge MA 02142-1190

Gerald E. Anderson
Darvel Realty Trust,
Att: Treasury Department
PO Box 9150
Cambridge MA 02142-9150

Jonathan Davis
of Allderdice Realty Trust
c/o H. J. Davis Development Corp.
One Appleton Street
Cambridge MA 02116

Bruce A. & Robert L. Beal, Trs. of the
Cambridge East Trust
c/o Beal Companies
177 Milk Street
Cambridge MA 02109

Robert Jones
of Athanaeum Realty Nominee Trust
215 First Street
Cambridge MA 02141

Beacon Properties L.P
c/o The Beacon Properties
50 Rowes Wharf
Boston MA 02110

Cambridge Electric Light Co
ATT: Treasury Dept.
P.O. Box 9150
Cambridge MA 02139 2701

Robert Jones
Athanaeum Realty Nominee Trust
215 First Street
Cambridge MA 02141

Peter Gray Corporation
83 Linskey Way
Cambridge MA 02141

Commonwealth Gas Co.
ATT: Treasury Dept.
P.O. Box 9150
Cambridge MA 02142 9150

Gerald Anderson,
Trs of Com/Energy Research Park
ATT: Treasury Dept.
P.O. Box 9150
Cambridge MA 02142 9150

Cambridge Electric Light Company
ATT: Treasury Dept.
P.O. Box 9150
Cambridge MA 02142 9150

United States Government
Volpe National Transportation System
Center
55 Broadway Street
Cambridge MA 02142

Cambridge Research Park LLC
P O. Box 266, On the Common
Lyme, New Hampshire 03768

JONES, ROBERT A. &
K. GEORGE NAJARIAN, TRS
OF ATHANAEUM REALTY NOMINEE TRUST
215 FIRST STREET
CAMBRIDGE MA 02141

BEACON PROPERTIES, L.P.
C/O THE BEACON PROPERTIES
50 RCWES WHARF
BOSTON MA 02110

PROPERTY LOCATION
239 FIRST ST
CAMBRIDGE ELECTRIC LIGHT CO
ATT: TREASURY DEPT.
P.O. BOX 9150
CAMBRIDGE MA 02142 9150

PETER GRAY CORPORATION
83 LINSKEY WAY
CAMBRIDGE MA 02142

PROPERTY LOCATION
286 THIRD ST
COMMONWEALTH GAS CO.
ATT: TREASURY DEPT.
P.O. BOX 9150
CAMBRIDGE MA 02142 9150

PROPERTY LOCATION
330 THIRD ST
ANDERSON, GERALD E., WILLIAM F. BURT,
RUSSELL D. WRIGHT & MICHAEL P. SULLIVAN
TRS. OF COM/ENERGY RESEARCH PARK REALTY
ATT: TREASURY DEPT.
P.O. BOX 9150
CAMBRIDGE MA 02142 9150

PROPERTY LOCATION
364 THIRD ST
CAMBRIDGE ELECTRIC LIGHT COMPANY
ATT: TREASURY DEPT.
P.O. BOX 9150
CAMBRIDGE MA 02142 9150

JONES, ROBERT A. &
K. GEORGE NAJARIAN, TRS.
OF ATHANAEUM REALTY NOMINEE TRUST
215 FIRST STREET
CAMBRIDGE MA 02141

PROPERTY LOCATION
215 FIRST ST

ANDERSON, GERALD E.,
MICHAEL P. SULLIVAN &
RUSSELL D. WRIGHT, TRS. OF
DARVEL REALTY TRUST
ATT: TREASURY DEPT.
P.O. BOX 9150
CAMBRIDGE MA 02142 9150

PROPERTY LOCATION
101 MAIN ST
DAVIS, JONATHAN G. &
ROBERT A. GRIMBERG, TRS.
OF ALLDERDICE REALTY TRUST
C/O H. J. DAVIS DEVELOPMENT CORP
ONE APPLETON ST
BOSTON MA 02116

BADGER COMPANY, INC., THE
1 BROADWAY
CAMBRIDGE MA 02142 1190

BEAL, BRUCE A. & ROBERT L. BEAL
TRS. OF THE CAMBRIDGE EAST TRU
C/O BEAL COMPANIES
177 MILK ST
BOSTON MA 02109

Councillor Kathleen L. Born
3 Walnut Avenue
Cambridge, MA 02140

Councillor Henrietta Davis
120 Chestnut Street
Cambridge, MA 02139

Mayor Francis H. Duehay
26 Lowell Street
Cambridge, MA 02138

Vice Mayor Anthony D. Galluccio
30 Normandy Avenue, #110
Cambridge, MA 02138

Councillor Kenneth E. Reeves
340 Harvard Street
Cambridge, MA 02139

Councillor Sheila T. Russell
5 Hawthorne Park
Cambridge, MA 02138

Councillor Michael A. Sullivan
28 Putnam Avenue
Cambridge, MA 02139

Councillor Timothy J. Toomey, Jr.
88 Sixth Street
Cambridge, MA 02141

Councillor Katherine Triantafillou
90 Reed Street
Cambridge, MA 02140

Sandra Albano
Assistant to the City Council

Robert W. Healy
City Manager

Richard Rossi
Deputy City Manager

James Lindstrom
City Auditor

James P. Maloney
City Treasurer

Cable TV
Library

Russell B. Higley
City Solicitor

Cambridge Tab
254 Second Avenue
Needham, MA 02194

Cambridge Chronicle
240A Elm Street
Suite 20
Somerville, MA 02144

Harvard Crimson
14 Plympton Street
Cambridge, MA 02138

Main Library
449 Broadway
Cambridge, MA 02138

Central Square Branch Library
45 Pearl Street
Cambridge, MA 02139

Revised 2/12/98

**CITY OF CAMBRIDGE
NEIGHBORHOOD ASSOCIATIONS**

Neighborhood Associations

EAST CAMBRIDGE (NEIGHBORHOOD 1)

East Cambridge Planning Team

Chuck Hinds, President
207 ½ Charles Street
Cambridge, MA 02141
492-6239

East End House

Mike Delia, Executive Director
105 Spring Street
Cambridge, MA 02141
876-4444

AREA FOUR

Area Four Neighborhood Coalition

PETER BERRY
18 Worcester Street
Cambridge, MA 02139
(617) 876-0808

Pisani Center Tenant Council

Manny Themea, President
131 Washington Street
Cambridge, MA 02139 577-1750

Margaret Fuller House

Carolyn Dallas, Executive Director
71 Cherry Street
Cambridge, MA 02139
547-4680

CAMBRIDGEPORT (NEIGHBORHOOD 5)

Cambridgeport Neighborhood Initiative

Attention: Elie Yarden
143 Pleasant Street, #2A
Cambridge, MA 02139
491-5350

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Ward Five Committee

Laurie Taymore-Berry
164 Pleasant Street
Cambridge, MA 02139

Friends of Magazine Beach

Robb Johnson
342 Allston Street
Cambridge, MA 02139

Hastings Square Committee

Geneva Malenfant
75 Henry Street
Cambridge, MA 02139

MID-CAMBRIDGE (NEIGHBORHOOD 6)

Mid-Cambridge Neighborhood Association

John Pitkin, Chair
18 Fayette Street
Cambridge, MA 02139
491-8171 (office) 661-0613 (fax) 492-4035 (home)

Mid-Cambridge Neighborhood Conservation District Commission

John Moos, Chair
2 Fayette Park
Cambridge, MA 02139
492-5764 (home)

Mid Cambridge Neighborhood Conservation District Commission

Sally Zimmerman, Preservation Planner
Cambridge Historical Commission
349-4683

Inman Square Improvement Association

Karen Larson
7 Austin Park
Cambridge, MA 02139
491-4025

RIVERSIDE (NEIGHBORHOOD 7)

Riverside Leadership Council

Vicki Boulrice
20 Soden Street
Cambridge, MA 02139
876-8405

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Riverside Community Network

Mary Nichols
135 Putnam Avenue
Cambridge, MA 02139

Putnam Gardens Tenant Council

Lois Jones
9 Putnam Gardens #79
Cambridge, MA 02139

River-Howard Tenant Council

Rosa Haynes
2 Mildred Hamilton Place
Cambridge, MA 02139
547-6284

Cambridge Community Center

Dawn Swan, Executive Director
5 Callendar Street
Cambridge, MA 02139
547-6811

King Community School

Carol Hill, Coordinator
100 Putnam Avenue
Cambridge, MA 02139
349-6269

CENTRAL SQUARE

Central Square Neighborhood Coalition

PO Box 391294
Cambridge, MA 02139
497-5518

AGASSIZ (NEIGHBORHOOD 8)

~~Agassiz Neighborhood Council~~

~~Kathleen Manion, Chair
6 Newport Road
Cambridge, MA 02138
868-1438~~

Agassiz Neighborhood Council

Terry Delancey, Coordinator
20 Sacramento Street
Cambridge, MA 02138
349-6287

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NEIGHBORHOOD NINE

Neighborhood Nine Association

Mary Jane Kornacki
103 Avon Hill
Cambridge, MA 02140
354-7982

Bellis Circle Association

Thea Lahti
56 Bellis Circle
Cambridge, MA 02140

NEIGHBORHOOD 10

Neighborhood 10 Association

Stuart Lesser, Chair
115 Lexington Avenue
Cambridge, MA 02138
492-3472 (home)
868-7080 (office)

Harvard Square Defense Fund

Gladys Gifford
15 Hilliard Street
Cambridge, MA 02138

PORTER SQUARE

Porter Square Neighbors Association

Paul Myers
51 Davenport Street
Cambridge, MA 02140
547-2531 (home)
576-3542 (fax)

Temporary

*John H. Howard
8 Cogswell Ave.
Cambridge, MA 02140
(617) 491-9831*

NORTH CAMBRIDGE (NEIGHBORHOOD 11)

North Cambridge Stabilization Committee

~~Joe Joseph
P.O. Box 593 - 20 Kassar Park
Cambridge, MA 02140
354-3295 (home)~~

*John H. Howard
6, 15, Cogswell
Cambridge, MA
354-3295 (home)*

Clarendon Avenue Neighborhood Association

Alan Bell
32 Clarendon Avenue
Cambridge, MA 02140
876-6536 (home)
876-2933 (office)

Revised 2/12/98

CAMBRIDGE HIGHLANDS (NEIGHBORHOOD 12)

Cambridge Highlands Neighborhood Association

Ann Tennis
71 Griswold Street
Cambridge, MA 02138
492-4250 (home)
1-800-225-2770 (office)
446-4600 (fax)

STRAWBERRY HILL (NEIGHBORHOOD 13)

Haggerty Neighborhood Council

Patricia Calorio
20 Holmes Street
Cambridge, MA 02138

*Creighton Poston Regent
Association
c/o Ann Collette
50 Creighton St.
Camb., MA 02140*



City of Cambridge

84.

IN CITY COUNCIL
January 11, 1999

COUNCILLOR TRIANTAFILLOU

ORDERED: That the City Clerk be and hereby is requested to correct the motion of the City Council meeting of January 7, 1999 to record Councillor Triantafillou in the negative on the amendment to the Alewife Zoning amendment submitted by Vice Mayor Galluccio to add paragraph (3) to 17.32.2 providing for a single retail establishment containing a grocery store or supermarket containing no more than 55,000 square feet.

In City Council January 11, 1999.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "D. Margaret Drury".

D. Margaret Drury
City Clerk

Cambridge City Council
Ms. Margaret Drury, City Clerk
January 5, 1999
Page 2

protests (in accordance with MGL C.40A §5) the adoption of the Planning Board Petition unless such petition is amended in accordance with the Planning Board Amendments.

It should be understood that this letter should not be considered a protest of the adoption of the Planning Board Petition, amended in accordance with the Planning Board Amendment. Furthermore, this letter shall also not affect or amend a prior protest filed by W. R. Grace with respect to a petition filed on September 10, 1998 by a group of Cambridge residents petitioning the City Council to rezone the IC District.

Very truly yours,

W. R. GRACE & CO.-CONN.

By: *O. Mario Ferruto*
Assistant Secretary

ALEWIFE LAND CORPORATION

By: *O. Mario Ferruto*
Secretary

OMF/mlr/PROTESTlet
1/5/98

- cc: Cambridge City Councillors
- J. W. Haley - Goodwin, Procter & Hoar LLP
- D. R. Vickery - Spaulding & Slye
- J. R. Wardzell - Grace/Cambridge

Planning Board Recommendation - Special District 3, Revised Text

A. Amend the Text of the Zoning Ordinance of the City of Cambridge by deleting in its entirety the text of Section 13.10 - Planned Unit Development in IC Districts.

(This amendment eliminates the PUD applicable in the IC district)

B. Amend the Text of the Zoning Ordinance of the City of Cambridge by creating a new Special District 3 to read as follows, and inserting that text in its appropriate location in Article 17.00.

(This amendment creates a new special district that substitutes for both the IC district and the FUD-IC District)

17.30 - Special District 3

17.31 - Scope and Purpose

This Section 17.30 regulates development in Special District 3 as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of this Special District 3 to permit a modest level of residential and non residential development in the District consistent with the public interest in protecting regulated wetlands where they occur within the district; maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local, neighborhood streets, that could provide access to the district; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers and screening of buildings and parking facilities from adjacent public parks and recreation facilities; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possibly harmful residual substances in the soil; and in enhancing the parkway character of the Parkway Overlay District.

17.32 - Use Regulations

The following uses are allowed in the Special District 3.

17.32.1 - Permitted Residential Uses

(1) Section 4.31 - Residential Uses, Paragraphs a-i.

17.32.2 - Permitted Non Residential Uses.

(1) Section 4.34 - Office and Laboratory Use, Paragraphs a-f

(2) Section 4.33 - Institutional Uses, all uses.

(3) Section 4.35 - Retail Business and Consumer Service Establishments, Paragraphs a, c, d, e, f(1), g, and r provided that no individual retail establishment exceeds 12,000 square feet in gross floor area.

17.33 - Dimensional Requirements

The following dimensional requirements shall apply in Special District 3.

17.33.1 - Total Gross Floor Area Permitted

17.33. 11 - Total Development Permitted. The total Gross Floor Area (GFA) permitted in Special District 3 shall be 782,500 square feet, exclusive of Gross Floor Area occupied by the MBTA Red Line transit station and any structure in existence at the time of adoption of this Section 17.30 that is used exclusively for residential use. Total Gross Floor Area in the District is at any time the sum of the Gross Floor Area of all structures then located in the District (**excepting the above described structures and those other structures required to be demolished prior to the issuance of a certificate of occupancy for any newly constructed building in the district**) and those which are being constructed or may be constructed in the District pursuant to a then effective building permit. At no time may a building permit be issued for any structure that would result in the above Gross Floor Area limit **for all structures in the District (excepting the above described structures and those other structures required to be demolished prior to the issuance of a certificate of occupancy for any newly constructed building in the District)** being exceeded. Development within the District shall be further regulated as set forth below.

17.33.12 - Allocation of GFA to Lots in Existence as of the Date of Adoption of this Section 17.30. In allocating the total permitted GFA within the district, each lot in existence as of the date of adoption of this Section 17.30 shall be ~~permitted~~ **allocated a minimum gross floor area equal to the application of a Floor Area Ratio of 0.45 to the lot area.** No building permit shall be issued for any lot that would require the reduction of GFA ~~on any other~~ **allocated to any such existing lot below that which is allowed by the application of the FAR of 0.45 without the written consent by the owner of such existing lot.** Future subdivision of an existing lot shall be permitted, but in no event shall the amount of GFA permitted on the original existing lot as set forth in this Section 17.33.12 be increased by such subdivision. For the purposes of this Section 17.33.12, a lot may consist of parcels of land held in separate ownership but developed as a single zoning lot.

17.33. 13 - Maximum Floor Area Ratio. There shall be no FAR limit with regard to the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be constructed on any lot to the extent that the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 - Minimum Lot Area for Each Dwelling Unit. The Minimum Lot Area per Dwelling Unit shall be 2500 square feet .

17.33.3 - Minimum Lot Size and Minimum Lot Width

(1) The minimum lot size shall be 20,000 square feet.

- (2) There shall be a minimum width of 100 feet.

17.33.4 - Minimum Yard Requirements

There shall be no minimum yard requirements in the district except as set forth below.

- (1) For those portions of a lot abutting **Alewife Brook Parkway and Whittemore Avenue** a minimum front yard setback of twenty-five (25) feet shall be required and it shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot.
- (2) For those portions of a lot abutting **Alewife Brook Parkway, Rindge Avenue, any Open Space District, and any public park or recreation area**, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet from the lot line of that required setback shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot. Notwithstanding any provision of Article 6.000, accessory parking, circulation and loading facilities shall be allowed within the second 25 feet of the required setback where such setback is a front yard.
- (3) Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing non residential uses that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential or open space zoning district line: a side yard of $(H+L)/7$ and a rear yard of $(H+L)/5$.
- (4) Notwithstanding the minimum yard requirements set forth in Paragraph (1) above with respect to **Whittemore Avenue**, the buildings located on **Whittemore Avenue** existing at the time of adoption of this Section 17.30 shall be deemed to be in compliance with the minimum yard requirements of this Section 17.33.4. However any alteration, reconstruction, extension, or structural change of such buildings shall be subject to the minimum yard requirements of Section 17.33.4 in the following circumstances:
- (a) The height or footprint of the existing building is increased or extended;
- (b) The installation of any loading bay or installation of any mechanical equipment on the roof that is otherwise exempt from the height limit or prohibited from any required yard; or

(b) The demolition and reconstruction of more than twenty-five percent of the area or volume of that portion of a building within the minimum yard required in Section 17.33.4.

17.33.5 - Maximum Height

The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

(1) For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to 1.5 feet for every foot of building height.

(2) A maximum height of seventy (70) feet shall be permitted within the following area bounded by: (a) a line parallel to and abutting the southerly facade of the structure known as the MBTA Red Line east headhouse; (b) a second line perpendicular to Line (a) and proceeding north from a point on line (a) 120 feet easterly of the southwesterly corner of the MBTA headhouse; (c) a third line proceeding in a westerly direction that is perpendicular to Line (b) and parallel to and 320 feet northerly of Line (a); and (d) the centerline of Alewife Brook Parkway.

17.34 - Parking and Loading Requirements

The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

There shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessors' Plat #187 and Lots 25, 28, 29, 55, and 121 on Assessors' Plat #188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

17.35 - Required Open Space

Any combination of Useable Open Space, Publicly Beneficial Open Space, or Green Area shall be provided on every lot and shall in the aggregate equal to at least twenty (20) percent of the area of such lot. Owners of lots within Special District 3 may pool such open space at any location within the District provided its permanency is guaranteed by dedication, easement, deed restriction covenant or comparable legal instrument. The surface area of the body of water known as Jerry's Pond shall not be included within the required open space.

17.36 - Other Regulations

17.36.1 - Limitations on Construction Below Existing Grade.

No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.2 - Limitations on Storm Water Runoff Beyond Property Lines

No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater Management Policy. Property owners within the Special District may combine lots, retention areas and drainage facilities in meeting this requirement. Conformance with this requirement shall be certified by a engineer registered in the Commonwealth and competent to make such certification.

17.36.3 - Access to Harvey Street.

No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicles.

17.36.4 - Pedestrian and Bicycle Connections.

Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed 707,500 square feet until a pedestrian and bike connection has been constructed, or the property owner has guaranteed such construction (a) in a manner satisfactory to the City of Cambridge and (b) prior to the issuance of any certificate of occupancy for space constructed pursuant to such building permit, within the District between the Linear Park and Whittemore Avenue in the Vicinity of Madison Avenue, to a standard comparable to the improvements in the Linear Park and the Minuteman Bikeway.

17.36.5 - Area of Special Planning Concern.

Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall comply with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

(1) The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.

(2) The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to certify that an application is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.

(3) In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines for Special District 3.

17.36.6 - Traffic Study

Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be prepared and made available to the Planning Board ~~at each~~ for the Large Project Procedure ~~that shall include the following elements~~. The traffic study may be prepared for the total amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements.

(1) A Transportation Demand Management Plan, which at a minimum shall include a program to subsidize transit passes for employees at the site in the amount of at least 50% of the cost of such passes; joining the Alewife Transportation Management Association (TMA); provision of secure indoor bicycle parking, showers, and lockers/changing rooms; and reservation of 10% of available parking spaces for ridesharing commuters.

(2) Data, which at a minimum, shall include current traffic volumes, projected future trip generation, distribution of trips on area roadway network, evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.

(3) A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to work in a cooperative manner to assist the City in implementing a neighborhood protection plan including reasonable traffic mitigation measures such as institution of one way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the District.

(4) A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 - Certification

Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings. In making an application for a building permit the applicant shall provide all information necessary to determine whether the requirements of this Section 17.30 with regard to limitations on GFA are being met.

(1) Certification from the Planning Board that the Large Project Procedure has been held.

(2) Certification from the Conservation Commission that the requirements of the state Wetlands Act with regard to flood storage retention and peak storm water runoff have been met, or alternately, delivery of an outstanding Order of Conditions issued under the Wetlands Act

(3) Certification from the Community Development Department and the Department of Traffic, Parking, and Transportation, in consultation with the Planning Board, that the Traffic Study has been prepared.

(4) Certification by the Community Development Department that all other requirements of the District have been met.

(5) Failure to issue such certification, or notice that the requirements have not been met, within twenty-five (25) days of application for a building permit shall be deemed to be positive certification.

17.38 - Exemption from Section 11.500

Section 11.500 of the Zoning Ordinance, adopted as Ordinance #1209, shall not apply to any construction in Special District 3 as regulated by this Section 17.30.

C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000

a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".

(This amendment allows the IC District to be retained in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).

b. In Section 4.40 - Footnotes to the Table of Use Regulations, delete the text of Footnote 4 in its entirety.

(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).

D. Amend the Zoning Map of the City of Cambridge by striking the designation "IC" (Industry C) and substituting therefor the designation "SD-3" (Special District 3).

(This amendment substitutes the new Special District 3 for the Industry C district)

Design Guidelines - Special District 3

Purpose

The purpose of the design guidelines is to serve as a reference for the Development Consultation sessions.

Access Guidelines

The overriding principle is that the WR Grace site should provide smooth pedestrian and bicycle connections with the Linear Park, Russell Field, and surrounding sidewalks and roads, including Whittemore Avenue, Rindge Avenue, the Alewife Brook Parkway, and the Minuteman Bikeway. In addition, automobile circulation on the site should be managed carefully so as to avoid conflicts with pedestrians. Particular attention should be given to avoiding pedestrian/auto conflicts for people walking to Alewife Station. Planning should also ensure that neighboring uses, such as the Rindge Towers and other nearby residences, have convenient pedestrian and bicycle connections through and around the site, and good access to the Station.

The automobile circulation in and out of the site should not facilitate or encourage cut-through traffic that is trying to avoid congestion on the parkway.

Landscaping Guidelines

Well-designed landscaping can provide a structure to tie the entire site together, and thus needs to be given serious attention by the developer.

Landscaping design should complement the varying edge conditions that prevail here. Along the parkway, trees should be planted to reinforce the parkway image that has long been envisioned in the Parkway Overlay District. The grade changes from the parkway level down into the site should be landscaped to help smooth this transition in grading. Along Jerry's Pond, a more naturalistic planting approach may be appropriate to be compatible with the Conservation Commission's guidelines for how the wetlands should function.

Along Russell Field and the Linear Park, landscaping should reinforce the pathway system, while screening the parking on the Grace site.

In the parking areas, trees should help define a hierarchy of paths for automobiles and for pedestrians. For example, trees could help break down the expansiveness of the parking area through the pattern of planting.

Building Design Guidelines

In general, the buildings should be designed to form an ensemble of related structures, rather than having the helter-skelter image of a suburban strip development. This grouping of buildings should take into account the image of One Alewife Center, with its strongly articulated entry and its use of masonry to give a modern and welcoming image while respecting the Cantabrigian context.

Entryways should be located to connect to pedestrian flows on and through the site, and in particular should relate to the Alewife Station headhouse and related activity.

Ground floors of buildings should be conceived to have a positive relation to surrounding pathways, so that there is a sense of connectedness and safety that comes from "eyes on the street."

Participation in a Neighborhood Protection Plan

Each project that comes forward for Development Consultation should indicate how measures will be taken to participate in the City's ongoing efforts to protect residential areas from traffic impacts. Such measures shall be documented in a report to be submitted for review by the participants in the Development Consultation.

Comm List

- but not

attachment.

Also should
go to Engineer +
Assessing

AN -5 P 3: 21

OF THE CITY CLERK
OF MASSACHUSETTS

2

O. Mario Favorito
Vice President and Chief Counsel (Cambridge)
Legal Services Group

Assistant Secretary
W. R. Grace & Co.-Conn.
62 Whittemore Avenue
Cambridge, Massachusetts 02140

Tel: 617-498-4861
Fax: 617-498-4402

January 5, 1999

Cambridge City Council
c/o Ms. Margaret Drury, City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

RE: Protect - Special District 3

Dear Councillors:

The Planning Board has filed a petition to eliminate the IC District and the PUD-IC District and create a new Special District 3 (the "Planning Board Petition"). This petition follows two Interim Zoning Amendments which prohibited building on the W. R. Grace site for a period of two years in order for the Planning Board to make a comprehensive review of the site and propose a new zoning ordinance relating to this District. The undersigned W. R. Grace & Co.-Conn. and Alewife Land Corporation (collectively "W. R. Grace") own virtually all of the IC District.

Since the filing of the Planning Board Petition, the Planning Board has conducted a public hearing and has openly discussed the petition in several Planning Board meetings. On December 15, 1998 the Planning Board voted to recommend passage of the Planning Board Petition with several important amendments (the "Planning Board Amendments") (see attached Planning Board Recommendations - Special District 3, dated December 15, 1998, Pages 5-13). The Planning Board Petition, without the Planning Board Amendments, contains limitations which severely affect W. R. Grace's ability to develop the site. Consequently, W. R. Grace hereby

Consent Agenda #2

Communication was received from
W.R.Grace & Co.-Conn. and Alewife
Land Corporation transmitting their
support of the PB Petition containing
amendments suggested in the recommendations
of the PB and registering protest
under Chapter 40A of the adoption of
the PB Petition without said amendments.

In City Council Janaury 7, 1999

*Referred to the
Petition*

GRACE

1999 JAN -5 P 3: 21

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2
O. Mario Favorito
Vice President and Chief Counsel (Cambridge)
Legal Services Group

Assistant Secretary
W. R. Grace & Co.-Conn.
62 Whittemore Avenue
Cambridge, Massachusetts 02140

Tel: 617-498-4861
Fax: 617-498-4402

January 5, 1999

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In City Council Janaury 7, 1999

*Referred to The
Petition*

VMG Amendment. to add 17.32.2 para (3)

C. C. 106

except that a single retail establishment
containing a grocery store or supermarket
City of Cambridge may total no
more than
55,000 sq. ft.
providing that
noting 199 in
this section
allows any

MASSACHUSETTS

In City Council

1/7/99

MS moved to sub Agenda # 2 for the attention
petition as amended - Passage to be ordained

	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	✓			

limitations
as set forth
in the
district.
10/9

MSSM
RF

9 0 0

City of Cambridge

MASSACHUSETTS

In City Council 1-7, 1999

*UB
#1
by Planning Board
report as amended*

*Planning Board Report
Ordinary PB recommended*

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

9 0

*MS on jump 9-0
Revised passed*



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 15, 1998

To the Honorable, the City Council:

Subject: Recommendation on the Planning Board Petition to create a new Special District 3 to replace existing Industry C districts on the Zoning Map and in the Zoning Text.

Recommendation The Planning Board recommends adoption of the Petition with limited changes to the text that do not alter the substantive provisions of the original petition as filed. The recommendation represents a reasonable compromise among competing points of view, a compromise reached after months of discussions with the community and affected property owners. The recommended Petition, if adopted, would significantly reduce the total amount of development permitted in the affected area. It would limit the uses that could be accommodated in any new construction and limit the number of parking spaces in the district. Further, the new district takes note of important concerns such as stormwater run-off and soil contamination with requirements proportionate to the Board's responsibilities under the Zoning Ordinance and its expertise to enforce such requirements.

A copy of the revised petition text is attached.

Findings

This recommendation is the culmination of a five-month working group process, aided by a professional facilitator, that included residents of the adjacent neighborhoods, members of the Planning Board, property owners, and Community Development Department staff. In its final form, herein transmitted, this recommendation takes into consideration the work of that Working Group, comments made by all parties at the public hearing, and the details of the Von Grossman Petition for the same area, heard and considered at the same time by the Board.

Amendments to the text of the petition as it was originally filed have been made to refine or clarify its provisions without changing their regulatory effect (the changes are identified in Table II). It is the Planning Board's considered opinion that this revised zoning amendment is the most appropriate substitute for the existing zoning districts. It allows a modest level of development that is consistent with the public interest in:

- * protecting wetlands where they occur and maintaining flood storage capacity;
- * minimizing the amount of additional traffic passing through congested intersections on arterial streets and on local streets while granting the property owners an adequate amount of additional development;
- * limiting stormwater run-off onto property located outside the district;
- * ensuring adequate visual buffers between neighbors and any new development;
- * minimizing the disturbance of existing soils to reduce the potential for exposure to soil contaminants; and
- * enhancing the character of the Parkway Overlay District.

The Planning Board makes the following more specific findings.

1. The Special District 3 will make substantial changes to the regulatory environment for the affected area (see attached Table I):

***The amount of development permitted in the district, as measured by Gross Floor Area or Floor Area Ratio, is significantly reduced:** it will be 30% below that currently permitted as-of-right under existing Industry C regulations (FAR of 1.00), and 60% below that currently permitted by special permit in the PUD-IC District (FAR of 2.00). The FAR permitted in the proposed Special District 3 (0.65) will be the lowest of any non residential district in the city, and less than that permitted in the Residence C-1 District (FAR of 0.75), which governs new construction in most of the city's residential neighborhoods; it is only modestly above (30%) that of the Residence B district applicable in the abutting residential neighborhoods (FAR of 0.5).

***The as-of-right height is increased by ten feet,** from the 45 feet permitted in the existing IC district to 55 feet over most of the recommended district; **it is, however, a reduction from the 85 feet currently permitted in the PUD-IC District by special permit.** In a limited area adjacent to the entrance to the Red Line, a building height of 70 feet is permitted.

***An absolute upper limit is provided for parking spaces in the district,** resulting in a ratio of 1.6 spaces for each 1,000 square feet of total development permitted on the site. By comparison, some ratios for existing development in Alewife can be between 2 and 3 spaces per 1,000 square feet. The Board considers this absolute cap on spaces a necessary and stringent measure to address the concerns about traffic congestion in Alewife.

***All industrial uses are eliminated from the district.**

***A traffic study is required ,** even for as-of-right development; a good faith commitment to implement traffic mitigation is required.

***The required open space within the district is increased (to 20% from 15% in the current PUD) and it applies to all as-of-right development, not just to development approved in a PUD, as is now the case.**

***A new requirement restricting storm water runoff beyond the boundaries of the district is introduced.**

***Restrictions on below-grade construction are introduced, to limit any dispersal of soil contaminants that might result from extensive subsurface construction.**

2. The proposed district is a reasonable compromise among the interests of the property owners, the interests of the city generally, and the residents living on abutting streets, in particular. The district offers the opportunity for limited development at a site adjacent to a transit stop and major regional arterial roads, while allowing sufficient room and flexibility to deal effectively with retention of flood storage capacity, stormwater runoff, and other environmental issues. A significant amount of landscaped open space must be provided on site.

3. The proposed district recognizes the troublesome nature of traffic and congestion in Alewife. The issue is addressed directly by limiting the amount of development permitted, which is the source of the generation of traffic, and by limiting the amount of parking that can be installed to serve that development. The parking ratio is sufficiently low that there is every incentive on the part of owners of property to develop effective traffic management strategies to serve their own interests.

4. The proposed district introduces new stormwater runoff standards that may soon be adopted citywide as part of the continuing federal mandate to improve water quality and embodied in a new stormwater management plan. Additional flood plain or site contamination regulations have not been imposed, either because they are not appropriately within the purview of the Planning Board (e.g. chemical contamination), or because additional regulation probably does not address the observed problems in the district (which are related to high water tables or poor drainage, rather than back flooding from the Alewife Brook). Reduction in the amount of development allowed should result in less disturbance to natural systems and allow greater flexibility to deal with these important matters on site.

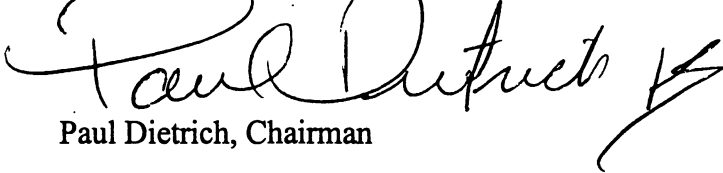
5. The fate of this area is very important to the residents of the immediately abutting neighborhoods and it is important to the city as a whole as we all look to the kind of city we would like to see in the years ahead. Much productive time and effort has been expended by the City Council, the community, city staff, and property owners over the past two years in an effort to formulate a reasonable alternative to the current set of zoning regulations for this area, which all agree are no longer appropriate. The Planning Board recommends this alternate zoning as a reasonable and effective tool for managing the future in this relatively small area of the city.

As suggested by the recently adopted Interim Planning Overlay Proposal (IPOP), a comparable effort is now needed for much larger areas of the city including the rest of Alewife, East Cambridge, and Cambridgeport, where significantly more non residential development is possible in the years ahead. The Special District 3 is the sensible result of the kind of planning effort envisioned by the IPOP for

the entire city. The planning effort envisioned by IPOP has already been accomplished for the Industry C districts; the concerns of traffic and building scale have been addressed in the details of the proposed new district. Further study is not needed.

Therefore the Board is comfortable with exempting this new Special District 3, should it be adopted, from the provisions of Section 11.500, as long as no additional FAR or parking spaces are permitted beyond those recommended by the Planning Board.

Respectfully Submitted for the Planning Board,

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

Paul Dietrich, Chairman

Enclosures:

1. Revised Text Incorporating Recommended Amendments; pg. 5 - 11
Deletions are noted thus: ~~Delete~~; Additions are noted thus: **Additions**

2. Design Guidelines; pg. 12 - 13

3. Table I - Comparison of Existing and Proposed Districts (with recommended changes to the Planning Board Petition noted); pg. 14 - 19

4. Table II - Planning Board and Von Grossman Petition Comparisons, Changes to Planning Board Petition Noted; pg. 20 - 25

Planning Board Recommendation - Special District 3, Revised Text

A. Amend the Text of the Zoning Ordinance of the City of Cambridge by deleting in its entirety the text of Section 13.10 - Planned Unit Development in IC Districts.
(This amendment eliminates the PUD applicable in the IC district)

B. Amend the Text of the Zoning Ordinance of the City of Cambridge by creating a new Special District 3 to read as follows, and inserting that text in its appropriate location in Article 17.00.
(This amendment creates a new special district that substitutes for both the IC district and the PUD-IC District)

17.30 - Special District 3

17.31 - Scope and Purpose

This Section 17.30 regulates development in Special District 3 as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of this Special District 3 to permit a modest level of residential and non residential development in the District consistent with the public interest in protecting regulated wetlands where they occur within the district; maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local, neighborhood streets, that could provide access to the district; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers and screening of buildings and parking facilities from adjacent public parks and recreation facilities; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possibly harmful residual substances in the soil; and in enhancing the parkway character of the Parkway Overlay District.

17.32 - Use Regulations

The following uses are allowed in the Special District 3.

17.32.1 - Permitted Residential Uses

(1) Section 4.31 - Residential Uses, Paragraphs a-i.

17.32.2 - Permitted Non Residential Uses.

(1) Section 4.34 - Office and Laboratory Use, Paragraphs a-f

(2) Section 4.33 - Institutional Uses, all uses.

(3) Section 4.35 - Retail Business and Consumer Service Establishments, Paragraphs a, c, d, e, f(1), g, and r provided that no individual retail establishment exceeds 12,000 square feet in gross floor area.

17.33 - Dimensional Requirements

The following dimensional requirements shall apply in Special District 3.

17.33.1 - Total Gross Floor Area Permitted

17.33.11 - Total Development Permitted. The total Gross Floor Area (GFA) permitted in Special District 3 shall be 782,500 square feet, exclusive of Gross Floor Area occupied by the MBTA Red Line transit station and any structure in existence at the time of adoption of this Section 17.30 that is used exclusively for residential use. Total Gross Floor Area in the District is at any time the sum of the Gross Floor Area of all structures then located in the District (**excepting the above described structures and those other structures required to be demolished prior to the issuance of a certificate of occupancy for any newly constructed building in the district**) and those which are being constructed or may be constructed in the District pursuant to a then effective building permit. At no time may a building permit be issued for any structure that would result in the above Gross Floor Area limit **for all structures in the District (excepting the above described structures and those other structures required to be demolished prior to the issuance of a certificate of occupancy for any newly constructed building in the District)** being exceeded. Development within the District shall be further regulated as set forth below.

17.33.12 - Allocation of GFA to Lots in Existence as of the Date of Adoption of this Section 17.30. In allocating the **total** permitted GFA within the district, each lot in existence as of the date of adoption of this Section 17.30 shall be ~~permitted~~ **allocated a minimum** gross floor area equal to the application of a Floor Area Ratio of 0.45 to the lot area. No building permit shall be issued for any lot that would require the reduction of GFA ~~on any other~~ **allocated to any such existing** lot below that which is allowed by the application of the FAR of 0.45 **without the written consent by the owner of such existing lot.** Future subdivision of an existing lot shall be permitted, but in no event shall the amount of GFA permitted on the original existing lot as set forth in this Section 17.33.12 be increased by such subdivision. For the purposes of this Section 17.33.12, a lot may consist of parcels of land held in separate ownership but developed as a single zoning lot.

17.33.13 - Maximum Floor Area Ratio. There shall be no FAR limit with regard to the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be constructed on any lot to the extent that the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 - Minimum Lot Area for Each Dwelling Unit. The Minimum Lot Area per Dwelling Unit shall be 2500 square feet .

17.33.3 - Minimum Lot Size and Minimum Lot Width

- (1) The minimum lot size shall be 20,000 square feet.

- (2) There shall be a minimum width of 100 feet.

17.33.4 - Minimum Yard Requirements

There shall be no minimum yard requirements in the district except as set forth below.

(1) For those portions of a lot abutting **Alewife Brook Parkway and Whittemore Avenue** a minimum front yard setback of twenty-five (25) feet shall be required and it shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot.

(2) For those portions of a lot abutting ~~Alewife Brook Parkway~~, **Rindge Avenue**, any **Open Space District**, and any **public park or recreation area**, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet from the lot line of that required setback shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot. Notwithstanding any provision of Article 6.000, accessory parking, circulation and loading facilities shall be allowed within the second 25 feet of the required setback where such setback is a front yard.

(3) Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing non residential uses that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential or open space zoning district line: a side yard of $(H+L)/7$ and a rear yard of $(H+L)/5$.

(4) Notwithstanding the minimum yard requirements set forth in Paragraph (1) above with respect to Whittemore Avenue, the buildings located on Whittemore Avenue existing at the time of adoption of this Section 17.30 shall be deemed to be in compliance with the minimum yard requirements of this Section 17.33.4. However any alteration, reconstruction, extension, or structural change of such buildings shall be subject to the minimum yard requirements of Section 17.33.4 in the following circumstances:

(a) The height or footprint of the existing building is increased or extended;

(b) The installation of any loading bay or installation of any mechanical equipment on the roof that is otherwise exempt from the height limit or prohibited from any required yard; or

(b) The demolition and reconstruction of more than twenty-five percent of the area or volume of that portion of a building within the minimum yard required in Section 17.33.4.

17.33.5 - Maximum Height

The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

(1) For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to 1.5 feet for every foot of building height.

(2) A maximum height of seventy (70) feet shall be permitted within the following area bounded by: (a) a line parallel to and abutting the southerly facade of the structure known as the MBTA Red Line east headhouse; (b) a second line perpendicular to Line (a) and proceeding north from a point on line (a) 120 feet easterly of the southwesterly corner of the MBTA headhouse; (c) a third line proceeding in a westerly direction that is perpendicular to Line (b) and parallel to and 320 feet northerly of Line (a); and (d) the centerline of Alewife Brook Parkway.

17.34 - Parking and Loading Requirements

The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

There shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessors' Plat #187 and Lots 25, 28, 29, 55, and 121 on Assessors' Plat #188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

17.35 - Required Open Space

Any combination of Useable Open Space, Publicly Beneficial Open Space, or Green Area shall be provided on every lot and shall in the aggregate equal to at least twenty (20) percent of the area of such lot. Owners of lots within Special District 3 may pool such open space at any location within the District provided its permanency is guaranteed by dedication, easement, deed restriction covenant or comparable legal instrument. The surface area of the body of water known as Jerry's Pond shall not be included within the required open space.

17.36 - Other Regulations

17.36.1 - Limitations on Construction Below Existing Grade.

No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.2 - Limitations on Storm Water Runoff Beyond Property Lines

No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater Management Policy. Property owners within the Special District may combine lots, **retention areas and drainage facilities** in meeting this requirement. Conformance with this requirement shall be certified by an engineer registered in the Commonwealth and competent to make such certification.

17.36.3 - Access to Harvey Street.

No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicles.

17.36.4 - Pedestrian and Bicycle Connections.

Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed 707,500 square feet until a pedestrian and bike connection has been constructed, **or the property owner has guaranteed such construction (a) in a manner satisfactory to the City of Cambridge and (b) prior to the issuance of any certificate of occupancy for space constructed pursuant to such building permit**, within the District between the Linear Park and Whittemore Avenue in the Vicinity of Madison Avenue, to a standard comparable to the improvements in the Linear Park and the Minuteman Bikeway.

17.36.5 - Area of Special Planning Concern.

Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall comply with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

- (1) The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.

(2) The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to certify that an application is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.

(3) In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines for Special District 3.

17.36.6 - Traffic Study

Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be prepared and made available to the Planning Board ~~at each~~ **for the Large Project Procedure that shall include the following elements.** The traffic study may be prepared for the total amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements.

(1) A Transportation Demand Management Plan, which at a minimum shall include a program to subsidize transit passes for employees at the site in the amount of at least 50% of the cost of such passes; joining the Alewife Transportation Management Association (TMA); provision of secure indoor bicycle parking, showers, and lockers/changing rooms; and reservation of 10% of available parking spaces for ridesharing commuters.

(2) Data, which at a minimum, shall include current traffic volumes, projected future trip generation, distribution of trips on area roadway network, evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.

(3) A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to work in a cooperative manner to assist the City in implementing a neighborhood protection; plan including reasonable traffic mitigation measures such as institution of one way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the District.

(4) A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 - Certification

Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings. In making an application for a building permit the applicant shall provide all information necessary to determine whether the requirements of this Section 17.30 with regard to limitations on GFA are being met.

(1) Certification from the Planning Board that the Large Project Procedure has been held.

(2) Certification from the Conservation Commission that the requirements of the state Wetlands Act with regard to flood storage retention and peak storm water runoff have been met, **or alternately, delivery of an outstanding Order of Conditions issued under the Wetlands Act.**

(3) Certification from the Community Development Department and the Department of Traffic, Parking, and Transportation, in consultation with the Planning Board, that the Traffic Study has been prepared.

(4) Certification by the Community Development Department that all other requirements of the District have been met.

(5) Failure to issue such certification, or notice that the requirements have not been met, within twenty-five (25) days of application for a building permit shall be deemed to be positive certification.

17.38 - Exemption from Section 11.500

Section 11.500 of the Zoning Ordinance, adopted as Ordinance #1209, shall not apply to any construction in Special District 3 as regulated by this Section 17.30.

C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000

a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".

(This amendment allows the IC District to be retained in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).

b. In Section 4.40 - Footnotes to the Table of Use Regulations, delete the text of Footnote 4 in its entirety.

(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).

D. Amend the Zoning Map of the City of Cambridge by striking the designation "IC" (Industry C) and substituting therefor the designation "SD-3" (Special District 3).

(This amendment substitutes the new Special District 3 for the Industry C district)

Design Guidelines - Special District 3

Purpose

The purpose of the design guidelines is to serve as a reference for the Development Consultation sessions.

Access Guidelines

The overriding principle is that the WR Grace site should provide smooth pedestrian and bicycle connections with the Linear Park, Russell Field, and surrounding sidewalks and roads, including Whittmore Avenue, Rindge Avenue, the Alewife Brook Parkway, and the Minuteman Bikeway. In addition, automobile circulation on the site should be managed carefully so as to avoid conflicts with pedestrians. Particular attention should be given to avoiding pedestrian/auto conflicts for people walking to Alewife Station. Planning should also ensure that neighboring uses, such as the Rindge Towers and other nearby residences, have convenient pedestrian and bicycle connections through and around the site, and good access to the Station.

The automobile circulation in and out of the site should not facilitate or encourage cut-through traffic that is trying to avoid congestion on the parkway.

Landscaping Guidelines

Well-designed landscaping can provide a structure to tie the entire site together, and thus needs to be given serious attention by the developer.

Landscaping design should complement the varying edge conditions that prevail here. Along the parkway, trees should be planted to reinforce the parkway image that has long been envisioned in the Parkway Overlay District. The grade change from the parkway level down into the site should be landscaped to help smooth this transition in grading. Along Jerry's Pond, a more naturalistic planting approach may be appropriate to be compatible with the Conservation Commission's guidelines for how the wetlands should function.

Along Russell Field and the Linear Park, landscaping should reinforce the pathway system, while screening the parking on the Grace site.

In the parking areas, trees should help define a hierarchy of paths for automobiles and for pedestrians. For example, trees could help break down the expansiveness of the parking area through the pattern of planting.

Building Design Guidelines

In general, the buildings should be designed to form an ensemble of related structures, rather than having the helter-skelter image of a suburban strip development. This grouping of buildings should take into account the image of One Alewife Center, with its strongly articulated entry and its use of masonry to give a modern and welcoming image while respecting the Cantabrigian context.

Entryways should be located to connect to pedestrian flows on and through the site, and in particular should relate to the Alewife Station headhouse and related activity.

Ground floors of buildings should be conceived to have a positive relation to surrounding pathways, so that there is a sense of connectedness and safety that comes from "eyes on the street."

Participation in a Neighborhood Protection Plan

Each project that comes forward for Development Consultation should indicate how measures will be taken to participate in the City's ongoing efforts to protect residential areas from traffic impacts. Such measures shall be documented in a report to be submitted for review by the participants in the Development Consultation.

Table I

**Comparison of Basic Provisions
Existing Districts, Planning Board Petition, Von Grossman Petition**

	Existing Industry C District (most development as-of-right)	Existing PUD-IC District (Planning Board special permit)	Planning Board Recommended Petition - Special District 3 (as-of-right development with certifications)	Von Grossman Petition - Special District 3 (as-of-right development with certifications)
<i>Dimensional Limitations</i>				
Maximum GFA	ca. 1,200,000 sf	ca. 2,400,000 sf	782,500 sf	510,000 sf
FAR	1.00	2.00	0.65 (implied maximum) 0.45 (minimum)	0.42 maximum
Height	45 ft	85 ft	55 ft generally/70 ft at "T" head house	45 ft generally/70 ft at "T" head house
Setbacks	None at Whittemore Avenue	None at Whittemore Avenue	25 ft at Whittemore Avenue, landscaped, (new construction only)	25 ft at Whittemore Avenue, landscaped
	25 ft at Alewife Br Pky, landscaped	None at Alewife Br Pky	25 ft at Alewife Br Pky, landscaped	25 ft at Alewife Br Pky, landscaped
	None at Rindge Avenue	None at Rindge Avenue	50 ft at Rindge Avenue, 25 ft landscaped	50 ft at Rindge Avenue, all landscaped
	Formula or 10 ft minimum at Russell Field and Linear Park	None	50 ft at Russell Field and Linear Park, 25 ft landscaped	150 ft at Russell Field and Linear Park, landscaped
Additional setbacks for residential uses, and all uses next to parks	Formulas for side and rear setbacks	None	Formulas for side and rear setbacks	None
Open space	None	15% of lot area excluding standing water bodies	20% excluding surface area of Jerry's Pond	20% excluding Jerry's Pond and 150' setback buffer area
Minimum lot	20,000 sf	217,800 sf (five acres)	20,000 sf	20,000 sf

	Existing Industry C District	Existing PUD-IC District	Planning Board Petition - Special District 3	Von Grossman Petition - Special District 3
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Parking Limitations

Parking Quantity

<i>Maximum</i>	ca. 2289 spaces (Assuming current development proposal for site; maximum may be exceeded but additional spaces then begin to count as Gross Floor Area)	ca. 2357 spaces (Assuming current development proposal for site; maximum may be exceeded but additional spaces then begin to count as Gross Floor Area)	1000 spaces maximum, plus transferred spaces from Whittemore Ave. lots currently serving W.R Grace (ca. 254 additional spaces)	1000 spaces maximum
<i>Minimum</i>	ca. 1144 spaces	ca. 411 spaces	No minimum	Not mentioned

	Existing Industry C District	Existing PUD-IC District	Planning Board Petition - Special District 3	Von Grossman Petition - Special District 3
<i>Use Limitations</i>				
Housing	No	300 units maximum	Residential at 2500 sf per unit (ca 480 units)	No
Hotel	No	400 rooms, maximum	Yes	No
General Office	Yes	Yes	Yes	Yes
Research and Development	Yes	Yes	Yes	No
Medical, professional, agency office	Yes	Yes	Yes	Yes
Bank	Yes	Yes	Yes	No
Institutional	All exempt uses; limited non exempt uses	All exempt and non exempt uses except hospitals	All exempt and non exempt uses	All exempt uses and non exempt social service and community centers, local government
Convenience and general retail	Convenience retail only	Yes	Yes	Convenience retail only
Barber shop and other personal services	Yes	Yes	Yes	Yes
Laundry services	Yes	Yes	Yes	Yes
Restaurant	Yes	Yes	Yes	Yes
Restaurant with alcohol	Yes	Yes	Yes	Yes
Theater	No	Yes	No	Yes
Arts/crafts studio	Yes	Yes	Yes	Yes
Retail bakery	No	Yes	Yes	Yes
Other retail uses	Limited additional uses	A number of additional uses	No	No
Light industrial uses	Yes	Yes	No	No
Heavy industrial uses	Limited number by special permit	Limited number	No	No
Limitations on quantity of retail	No	100,000 sf maximum for all retail uses	12,000 sf maximum size for any establishment	No limit

	Existing Industry C District	Existing PUD-IC District	Planning Board Petition - Special District 3	Von Grossman Petition - Special District 3
<i>Special Limitations</i>				
Construction below grade	Not mentioned	Not mentioned	Prohibited except in limited circumstances	Prohibited except in limited circumstances
View Corridors	Not mentioned	Not mentioned	Not mentioned	Identified, and prohibit construction from "T" headhouse to near existing buildings
Limitations on access to site				
<i>Harvey Street</i>	Not mentioned	Not mentioned	No access from Harvey St.	No access from Harvey St.
<i>Whittemore Avenue</i>	Not mentioned	Not mentioned	Not mentioned	No internal circulation permitted from Whittemore Avenue to Rindge Avenue or Cambridgepark Drive
<i>Cambridgepark Drive</i>	Not mentioned	Not mentioned	Not mentioned	Left turn prohibited at this location
Pedestrian/bicycle connections	Not mentioned	Not mentioned	Connection from Linear Park to Whittemore Avenue; last 75,000 sf withheld until complete	Connection from Linear Park to Minuteman Bike Trail and Wayside Rail Trail
Area of Special Planning Concern (advisory public meeting required)	No	All activities within the PUD require a special permit from the Planning Board	Yes; public meeting by Planning Board required for each building proposal	No
Storm water runoff	Not mentioned	Not mentioned	No net increase in peak runoff rate of storm water	No net increase in runoff rate for storm water at any time
Flood Plain	Subject to existing Section 11.70; applies in Zone A (100 year storm)	Subject to existing Section 11.70; applies in Zone A (100 year storm)	Subject to existing Section 11.70; applies in Zone A (100 year storm)	Existing Section 11.70 applies to both Zone A and Zone B (100 and 500 year storm)

	Existing Industry C District	Existing PUD-IC District	Planning Board Petition - Special District 3	Von Grossman Petition - Special District 3
<i>Special Limitations (continued)</i>				
Landscaping	Required only where minimum yard requirements are reduced to 10 feet	Required for all open space; nature of landscaping highly detailed	Portions of setbacks must be Green Area; existing Article 6.000 parking landscaping applies	Landscaping required along parking lot edges, and to mitigate excessive storm water runoff, prevent erosion, provide shade. Landscape architect must design the landscaping
Traffic mitigation				
<i>Traffic study</i>	Not mentioned	Implied in PUD criteria for approval	Traffic study required: (1) Transportation Demand Management Plan (2) Data on traffic (3) Commitment to implement traffic study and assist in neighborhood protection plan	Traffic study required: (1) Transportation Demand Management Plan (2) Data on traffic (3) Commitment to implement traffic study and assist in neighborhood protection plan
<i>Limitations on projected traffic from site</i>	No	Within purview of PUD special permit	Reduction is objective of Demand Management Plan	Certification from engineer that mitigation has been implemented on the site that will result in no net increase in projected traffic from the site and will not extend the peak traffic period

	Existing Industry C District	Existing PUD-IC District	Planning Board Petition - Special District 3	Von Grossman Petition - Special District 3
<i>Special Limitations (continued)</i>				
Site contamination	Not mentioned	Not mentioned	Not mentioned	(1) Defines thresholds for certain substances (2) Planning Board and City engineer certify that plans guarantee that no one will be exposed to contaminants or orders
Design Guidelines	Not mentioned	<i>Alewife Revitalization: Alewife Urban Design Study Phase II</i> ("The Fish Book")	Design guidelines attached	Not mentioned
Applicability of Section 11.500 of the Zoning Ordinance (Special Permit from Planning Board required for development over 50,000 sf, until October, 1999)	Subject to its provisions	Subject to its provisions	Exempt from its provisions	Subject to its provisions

Table II
Changes to Planning Board Petition Recommended by the Planning Board

Planning Board Petition - Special District 3 (Original Provisions)

Modifications to Planning Board Petition Recommended by the Planning Board

Von Grossman Petition - Special District 3

Dimensional Limitations

Maximum GFA	782,500 sf	Section 17.33.11: Text to allow issuance of a building permit for a new structure while the existing structure (which must be demolished to accommodate the new structure) is still in place.	510,000 sf
FAR	0.65 (expressed in the Ordinance as the Gross Floor Area limit above) 0.45 (minimum)	Section 17.33.12: A tightening up of the language allocating a minimum FAR of 0.45 to separate lots.	0.42 maximum
Height	55 ft generally/70 ft at "T" head house; some additional limitations near Russell Field	No modification recommended	45 ft generally/70 ft at "T" head house
Setbacks	25 ft at Whittemore Avenue, landscaped	Section 17.33.4 (4): 25 ft at Whittemore Avenue, for new construction only (front yard setback would not apply to existing structures; therefore they would not be non conforming for that dimensional requirement)	25 ft at Whittemore Avenue, landscaped
	50 ft at Alewife Br. Pky, 25 ft landscaped	Section 17.33.4 (1): 25 ft at Alewife Br Pky, landscaped	25 ft at Alewife Br. Pky, landscaped
	50 ft at Rindge Avenue, 25 ft landscaped	No modification recommended	50 ft at Rindge Avenue, all landscaped
	50 ft at Russell Field and Linear Park, 25 ft landscaped	No modification recommended	150 ft at Russell Field and Linear Park, landscaped
Additional setbacks for residential uses, and all uses next to parks	Formulas for side and rear setbacks	No modification recommended	None
Open space	20% excluding surface area of Jerry's Pond	No modification recommended	20% excluding Jerry's Pond and 150' setback buffer area
Minimum lot	20,000 sf	No modification recommended	20,000 sf

<i>Parking Limitations</i>	Planning Board Petition	Modifications	<i>Von Grossman Petition</i>
Parking Quantity <i>Maximum</i>	1000 spaces maximum, plus transferred spaces one for one from Whittemore Ave. lots currently serving W.R Grace (ca. 254 spaces)	No modification recommended	<i>1000 spaces maximum</i>
<i>Minimum</i>	No minimum	No modification recommended	<i>Not mentioned</i>

Planning Board Petition

Modifications

Von Grossman Petition

Use Limitations

Housing	Residential at 2500 sf per unit (ca 480 units)	No modification recommended	No
Hotel	Yes	No modification recommended	No
General Office	Yes	No modification recommended	Yes
Research and Development	Yes	No modification recommended	No
Medical, professional, agency office	Yes	No modification recommended	Yes
Bank	Yes	No modification recommended	No
Institutional	All exempt and non exempt uses	No modification recommended	All exempt uses and non exempt social service and community centers, local government
Convenience and general retail	Yes	No modification recommended	Convenience retail only
Barber shop and other personal services	Yes	No modification recommended	Yes
Laundry services	Yes	No modification recommended	Yes
Restaurant	Yes	No modification recommended	Yes
Restaurant with alcohol	Yes	No modification recommended	Yes
Theater	No	No modification recommended	Yes
Arts/crafts studio	Yes	No modification recommended	Yes
Retail bakery	Yes	No modification recommended	Yes
Other retail uses	No	No modification recommended	No
Light industrial uses	No	No modification recommended	No
Heavy industrial uses	No	No modification recommended	No
Limitations on quantity of retail	12,000 sf maximum size for any establishment	No modification recommended	No limit

<i>Special Limitations</i>	Planning Board Petition	Modifications	<i>Von Grossman Petition</i>
Construction below grade	Prohibited except in limited circumstances	No modification recommended	<i>Prohibited except in limited circumstances</i>
View Corridors	Not mentioned	No modification recommended	<i>Identified; prohibit construction from "T" to near existing buildings</i>
Limitations on access to site			
<i>Harvey Street</i>	No access from Harvey St.	No modification recommended	<i>No access from Harvey St.</i>
<i>Whittemore Avenue</i>	Not mentioned	No modification recommended	<i>No internal circulation permitted from Whittemore Avenue to Rindge Avenue or Cambridgepark Drive</i>
<i>Cambridgepark Drive</i>	Not mentioned	No modification recommended	<i>Left turn prohibited at this location</i>
Pedestrian/bicycle connections	Connection from Linear Park to Whittemore Avenue; last 75,000 sf withheld until complete	Section 17.36.4: Added provisions that would allow the securing of a building permit for a new building before the demolition of the existing building that would be replaced and that would be the location of the walkway/bike path.	<i>Connection from Linear Park to Minuteman Bike Trail and Wayside Rail Trail</i>
Area of Special Planning Concern (advisory public meeting required)	Yes; public meeting by Planning Board required for each building proposal	No modification recommended	<i>No</i>
Storm water runoff	No net increase in peak runoff rate of storm water	Section 17.36.2: Language to make clear that retention areas and drainage facilities can be shared across lots	<i>No net increase in runoff rate for storm water at any time</i>

	Planning Board Petition	Modifications	Von Grossman Petition
Flood Plain	Subject to existing Section 11.70; applies in Zone A (100 year storm)	Section 17.37: Allowing an Order of Conditions to stand for the required certification.	<i>Existing Section 11.70 applies to both Zone A and Zone B (100 and 500 year storm)</i>
Landscaping	Portions of setbacks must be Green Area; existing Article 6.000 parking landscaping applies	No modification recommended	<i>Landscaping required along parking lot edges, and to mitigate excessive storm water runoff, prevent erosion, provide shade. Landscape architect must design the landscaping</i>
Traffic mitigation <i>Traffic study</i>	Traffic study required: (1) Transportation Demand Management Plan (2) Data on traffic (3) Commitment to implement traffic study and assist in neighborhood protection plan	No modification recommended	<i>Traffic study required: (1) Transportation Demand Management Plan (2) Data on traffic (3) Commitment to implement traffic study and assist in neighborhood protection plan</i>
<i>Limitations on projected traffic from site</i>	Reduction is objective of Demand Management Plan	No modification recommended	<i>Certification from engineer that mitigation has been implemented on the site that will result in no net increase in projected traffic from the site and will not extend the peak traffic period</i>

	Planning Board Petition	Modifications	<i>Von Grossman Petition</i>
Site contamination	Not mentioned	No modification recommended	<i>(1) Defines thresholds for certain substances (2) Planning Board and City engineer certify that plans guarantee that no one will be exposed to contaminants or orders</i>
Design Guidelines	Referenced as basis of Area of Special Planning Concern review (draft guidelines have been developed, not submitted with petition)	Design guidelines are attached to the petition	<i>Not mentioned</i>
Applicability of Section 11.500 of the Zoning Ordinance (Special Permit from Planning Board required for development of 50,000 sf or more, until October, 1999.	Subject to its provisions	Section 17.38: All development in Special District 3 is exempt from the requirements of Section 11.500, the IPOP special permit process	<i>Subject to its provisions</i>

**Boundary of the Existing Industry C and
Planned Unit Development in Industry C Districts**

Proposed Boundary for Special District 3





CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307



EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

January 7, 1999

To The Honorable, The City Council:

Please find enclosed for your consideration a report on the Planning Board Petition to create a new Special District 3 to replace existing Industry C districts on the Zoning Map and in the Zoning Text.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy".

Robert W. Healy
City Manager

RWH/mec
Attachment

Consent Agenda #1

Relative to a report on the
Planning Board Petition to create
a new Special District 3 to replace
existing Industry C District
on the Zoning Map and in the Zoning
Text.

In City Council January 7, 1999

*Passed to be Ordained as amended
by the affirmative vote of 9 members.*

*Councillor Sullivan made a motion
to substitute the PB recommendation.*

#1 UB
PB Alewife

City of Cambridge

MASSACHUSETTS

In City Council 1-7, 1999

KT

~~KT~~ amend to add Von Grosser language
in vehicle area

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

4 5
failed

Unfinished Bus
1

Alexis

City of Cambridge

MASSACHUSETTS

In City Council 1-7, 1999

KB

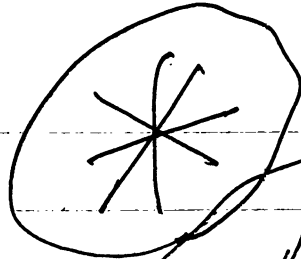
KB

Modify substituti amendment to strike
17.38 Exemption from IPOP

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

MS m. ⁵ ₄ ⁹⁻⁰ Reconsidered carried 9-0 - m. moved from 17.38
IPOP exemption be reinstated. Motion carried 8-1
KB

OB # 1



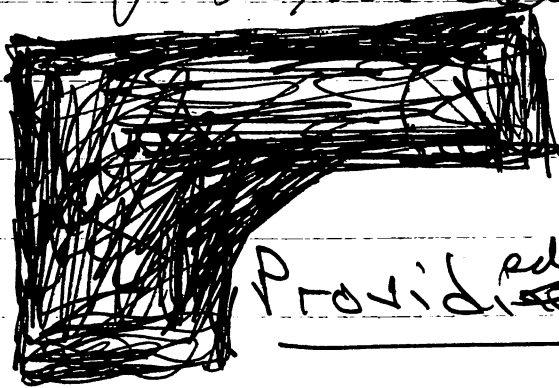
4/5

Amd.

In Section 17.32.2, Paragraph (3)

add the following phrase:

"Except that a single retail establishment containing a grocery store or supermarket may total no more than 55,000 square feet"



uv/9

Provided that

nothing in this section

altos any ~~other~~

limitations set forth in this

District)



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

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tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: ALL INTERESTED PERSONS
FROM: D. MARGARET DRURY, CITY CLERK
DATE: OCTOBER 7, 1998
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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Cambridge MA 02140-1637

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Pierre Charles Destin & Philomene Destin
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Gary S. Twombly
Christina Collins
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P.O. Box 28327
ATTN: Escrow Department
Washington D.C. 20038

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Viviano Manso &
Carmen Manso
68-70 Clifton Street
Cambridge MA 02140-2429

Gerard Verrier
A. Life Estate
76 Clifton Street
Cambridge MA 02140-1711

Hannah R. Goodwin, Joel Nogie, David E. Lowe
Kathryn A. Ehresman
92-94 Clifton Street
Cambridge MA 02140

Frederick E. Harvey
98-100 Clifton Street, #98
Cambridge MA 02140

Victor G. Plosinski
Muriel Plosinski
134 Clifton Street
Cambridge MA 02140-1711

Stella Wraga
110 Clifton Street
Cambridge MA 02140-1714

Loretta V. Swisher & Kathleen J. Rocha
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Cambridge MA 02140-1714

Martha E. Cleveland &
Russell A. Bromfield
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Cambridge MA 02140 1714

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118 Jackson Street
Cambridge MA

Peter J. Imrie
96 Jackson Street
Cambridge MA

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20 Kassul Park
Cambridge MA 02140

Denise M. Guerin
125 Montgomery Street, #3
Cambridge MA 02140

Steve Schrapp
32 Clay Street
Cambridge MA 02140

Honey Schnapp
32 Clay Street
Cambridge MA 02140

Donna Pouno
34 Clay Street
Cambridge MA 02140

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94 Clifton Street, #2
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101 Clifton Street
Cambridge MA

Mary Grace
8 Theriault Court
Cambridge MA

John J. Bohan
109 Jackson Street
Cambridge MA

Paul Miranda
125 Jackson Street
Cambridge MA

Susan Maguire
125 Jackson Street
Cambridge MA

Daniel Kamman
69 Harvey Street, #1
Cambridge MA 02140

Franni Keeley
69 Harvey Street, #1
Cambridge MA 02140

G. Hardings
101 Jackson Street
Cambridge MA

J. David Allrey
91 Jackson Street
Cambridge MA

Lewis Weitzman
124 Montgomery Street
Cambridge MA

Cambridge Affordable Housing
675 Massachusetts Avenue
Cambridge MA 02139

MDC
Real Estate Department
20 Somerset Street
Cambridge MA 02108

MBTA
Real Estate Department
Transportation Building
Ten Park Plaza
Boston MA 02116

David Vickery
Spaulding, Slye & Collier
16th Floor
125 High Street
Cambridge MA 02110

Boston Redevelopment Authority
City Hall
North Floor
Boston MA 02201

Somerville Planning Board
Somerville City Hall
93 Highland Street
Somerville MA 02143

Watertown Planning Board
Town Hall
149 Main Street
Watertown MA 02172

Arlington Planning Board
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455 Concord Avenue
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Boston MA 02202

City Manager
City of Cambridge
Cambridge MA 02139

Just-A-Start Corporation
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Boston MA

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WR Grace Construction Products
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12 Whittemore Avenue
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Dionisios, Ekaterini, Gerasimos Stanitsas
58 Madison Avenue
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Helen B. Sullivan
184 Harvey Street
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Waltham MA 02154

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173 Harvey Street
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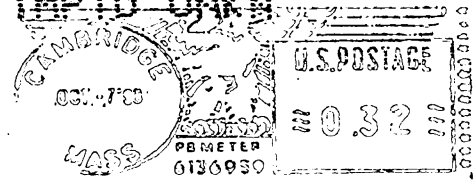
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52 Clifton Street
Cambridge MA 02140-2429

OFFICE OF THE CITY CLERK
City Hall • Cambridge, Mass. 02139

RETURN TO SENDER-ATTEMPTED UNK



G. Hardings
101 Jackson Street
Cambridge MA

ANK York

02139-4742



OFFICE OF THE CITY CLERK
City Hall • Cambridge, Mass. 02139



~~John J. McGuinness Tr.
Of Ulster Trust
8 Bigelow Street
Cambridge MA 02139~~

[Handwritten signature]

0213972302/3231





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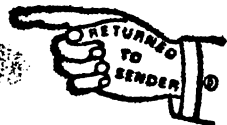
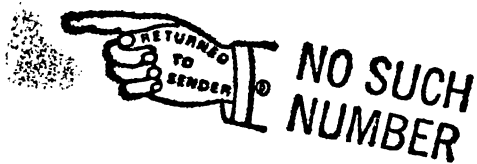
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cc: Councillor Davis

CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139

OFFICE OF THE CITY CLERK
City Hall • Cambridge, Mass. 02139



**NO SUCH
NUMBER**

Dolores M. Webb &
The City of Cambridge Tax Title
C/O CMS Inc.
P.O. Box [REDACTED]
ATTN: Escrow Department
Washington D.C. [REDACTED]





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CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139

PETITION OF IC District (W.R. Grace Site)
Alewife Area

Petition filed with the City Clerk September 14

(all hearings to be completed 65 days from In City Council date)

16 days - September
31 days - October
18 days - November
65 November 18

In City Council September 14

Referred to the Planning Board for report September 28

Planning Board Hearing ~~October 14~~

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be January 18)

11 days = October
30 days = November 12
31 days = December 31
18 days = January 31

90 days = ~~January 18~~ February 16 m
City Council hearing published Chronicle on 10/1
and 10/8

Hearing before the Ordinance Committee October 20, 1998

Reported to the City Council November 23, 1998

Passed to a second reading on November 23, 1998

published in TAI on 12/1/98

Planning Board report received on September 28

Ready for ordination on December 14, 1998

Passed to be ordained on January 7, 1999

published in Chronicle on 1/14/99

COMPLETION DATE January 18



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety Nine.

AN ORDINANCE

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

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

A. Amend the Text of the Zoning Ordinance of the City of Cambridge by deleting in its entirety the text of Section 13.10 - Planned Unit Development in IC Districts.

(This amendment eliminates the PUD applicable in the IC district)

B. Amend the Text of the Zoning Ordinance of the City of Cambridge by creating a new Special District 3 to read as follows, and inserting that text in its appropriate location in Article 17.00.

(This amendment creates a new special district that substitutes for both the IC district and the PUD-IC District)

17.30 - Special District 3

17.31 - Scope and Purpose

This Section 17.30 regulates development in Special District 3 as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of this Special District 3 to permit a modest level of residential and non residential development in the District consistent with the public interest in protecting regulated wetlands where they occur within the district; maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local, neighborhood streets, that could provide access to the district; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers and screening of buildings and parking facilities from adjacent public parks and recreation facilities; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possibly harmful residual substances in the soil; and in enhancing the parkway character of the Parkway Overlay District.

17.32 - Use Regulations

The following uses are allowed in the Special District 3.

17.32.1 - Permitted Residential Uses

(1) Section 4.31 - Residential Uses, Paragraphs a-i.

17.32.2 - Permitted Non Residential Uses.

(1) Section 4.34 - Office and Laboratory Use, Paragraphs a-f

(2) Section 4.33 - Institutional Uses, all uses.

(3) Section 4.35 - Retail Business and Consumer Service Establishments, Paragraphs a, c, d, e, f(1), q, and r provided that no individual retail establishment exceeds 12,000 square feet in gross floor area, except that a single retail establishment containing a grocery store or supermarket may total no more than 55,000 sq. ft. providing that nothing in this section alters any other limitations as set forth in this district.

17.33 - Dimensional Requirements

The following dimensional requirements shall apply in Special District 3.

17.33.1 - Total Gross Floor Area Permitted

17.33.11 - Total Development Permitted. The total Gross Floor Area (GFA) permitted in Special District 3 shall be 782,500 square feet, exclusive of Gross Floor Area occupied by the MBTA Red Line transit station and any structure in existence at the time of adoption of this Section 17.30 that is used exclusively for residential use. Total Gross Floor Area in the District is at any time the sum of the Gross Floor Area of all structures then located in the District **(excepting the above described structures and those other structures required to be demolished prior to the issuance of a certificate of occupancy for any newly constructed building in the district)** and those which are being constructed or may be constructed in the District pursuant to a then effective building permit. At no time may a building permit be issued for any structure that would result in the above Gross Floor Area limit **for all structures in the District (excepting the above described structures and those other structures required to be demolished prior to the issuance of a certificate of occupancy for any newly constructed building in the District)** being exceeded. Development within the District shall be further regulated as set forth below.

17.33.12 - Allocation of GFA to Lots in Existence as of the Date of Adoption of this Section 17.30. In allocating the total permitted GFA within the district, each lot in existence as of the date of adoption of this Section 17.30 shall be **allocated a minimum** gross floor area equal to the application of a Floor Area Ratio of 0.45 to the lot area. No building permit shall be issued for any lot that would require the reduction of GFA **allocated to any such existing lot** below that which is allowed by the application of the FAR of 0.45 **without the written consent by the owner of such existing lot.** Future subdivision of an existing lot shall be permitted, but in no event shall the amount of GFA permitted on the original existing lot as set forth in this Section 17.33.12 be increased by such subdivision. For the purposes of this Section 17.33.12, a lot may consist of parcels of land held in separate ownership but developed as a single zoning lot.

17.33.13 - Maximum Floor Area Ratio. There shall be no FAR limit with regard to the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be constructed on any lot to the extent that the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 - Minimum Lot Area for Each Dwelling Unit. The Minimum Lot Area per Dwelling Unit shall be 2500 square feet .

17.33.3 - Minimum Lot Size and Minimum Lot Width

- (1) The minimum lot size shall be 20,000 square feet.
- (2) There shall be a minimum width of 100 feet.

17.33.4 - Minimum Yard Requirements

There shall be no minimum yard requirements in the district except as set forth below.

(1) For those portions of a lot abutting **Alewife Brook Parkway and Whittemore Avenue** a minimum front yard setback of twenty-five (25) feet shall be required and it shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot.

(2) For those portions of a lot abutting **Rindge Avenue, any Open Space District, and any public park or recreation area**, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet from the lot line of that required setback shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot. Notwithstanding any provision of Article 6.000, accessory parking, circulation and loading facilities shall be allowed within the second 25 feet of the required setback where such setback is a front yard.

(3) Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing non residential uses that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential or open space zoning district line: a side yard of $(H+L)/7$ and a rear yard of $(H+L)/5$.

(4) Notwithstanding the minimum yard requirements set forth in Paragraph (1) above with respect to Whittemore Avenue, the buildings located on Whittemore Avenue existing at the time of adoption of this Section 17.30 shall be deemed to be in compliance with the minimum yard requirements of this Section 17.33.4. However any alteration, reconstruction, extension, or structural change of such buildings shall be subject to the minimum yard requirements of Section 17.33.4 in the following circumstances:

- (a) The height or footprint of the existing building is increased or extended;
- (b) The installation of any loading bay or installation of any mechanical equipment on the roof that is otherwise exempt from the height limit or prohibited from any required yard; or

(b) The demolition and reconstruction of more than twenty-five percent of the area or volume of that portion of a building within the minimum yard required in Section 17.33.4.

17.33.5 - Maximum Height

The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

(1) For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to 1.5 feet for every foot of building height.

(2) A maximum height of seventy (70) feet shall be permitted within the following area bounded by: (a) a line parallel to and abutting the southerly facade of the structure known as the MBTA Red Line east headhouse; (b) a second line perpendicular to Line (a) and proceeding north from a point on line (a) 120 feet easterly of the southwesterly corner of the MBTA headhouse; (c) a third line proceeding in a westerly direction that is perpendicular to Line (b) and parallel to and 320 feet northerly of Line (a); and (d) the centerline of Alewife Brook Parkway.

17.34 - Parking and Loading Requirements

The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

There shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessors' Plat #187 and Lots 25, 28, 29, 55, and 121 on Assessors' Plat #188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

17.35 - Required Open Space

Any combination of Useable Open Space, Publicly Beneficial Open Space, or Green Area shall be provided on every lot and shall in the aggregate equal to at least twenty (20) percent of the area of such lot. Owners of lots within Special District 3 may pool such open space at any location within the District provided its permanency is guaranteed by dedication, easement, deed restriction covenant or comparable legal instrument. The surface area of the body of water known as Jerry's Pond shall not be included within the required open space.

17.36 - Other Regulations

17.36.1 - Limitations on Construction Below Existing Grade.

No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.2 - Limitations on Storm Water Runoff Beyond Property Lines

No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater Management Policy. Property owners within the Special District may combine lots, **retention areas and drainage facilities** in meeting this requirement. Conformance with this requirement shall be certified by an engineer registered in the Commonwealth and competent to make such certification.

17.36.3 - Access to Harvey Street.

No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicles.

17.36.4 - Pedestrian and Bicycle Connections.

Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed 707,500 square feet until a pedestrian and bike connection has been constructed, **or the property owner has guaranteed such construction (a) in a manner satisfactory to the City of Cambridge and (b) prior to the issuance of any certificate of occupancy for space constructed pursuant to such building permit**, within the District between the Linear Park and Whittemore Avenue in the Vicinity of Madison Avenue, to a standard comparable to the improvements in the Linear Park and the Minuteman Bikeway.

17.36.5 - Area of Special Planning Concern.

Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall comply with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

- (1) The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.

(2) The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to certify that an application is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.

(3) In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines for Special District 3.

17.36.6 - Traffic Study

Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be prepared and made available to the Planning Board **for the Large Project Procedure.** The traffic study may be prepared for the total amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements.

- (1) A Transportation Demand Management Plan, which at a minimum shall include a program to subsidize transit passes for employees at the site in the amount of at least 50% of the cost of such passes; joining the Alewife Transportation Management Association (TMA); provision of secure indoor bicycle parking, showers, and lockers/changing rooms; and reservation of 10% of available parking spaces for ridesharing commuters.
- (2) Data, which at a minimum, shall include current traffic volumes, projected future trip generation, distribution of trips on area roadway network, evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.
- (3) A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to work in a cooperative manner to assist the City in implementing a neighborhood protection; plan including reasonable traffic mitigation measures such as institution of one way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the District.
- (4) A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 - Certification

Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings. In making an application for a building permit the applicant shall provide all information necessary to determine whether the requirements of this Section 17.30 with regard to limitations on GFA are being met.

- (1) Certification from the Planning Board that the Large Project Procedure has been held.

(2) Certification from the Conservation Commission that the requirements of the state Wetlands Act with regard to flood storage retention and peak storm water runoff have been met, **or alternately, delivery of an outstanding Order of Conditions issued under the Wetlands Act.**

(3) Certification from the Community Development Department and the Department of Traffic, Parking, and Transportation, in consultation with the Planning Board, that the Traffic Study has been prepared.

(4) Certification by the Community Development Department that all other requirements of the District have been met.

(5) Failure to issue such certification, or notice that the requirements have not been met, within twenty-five (25) days of application for a building permit shall be deemed to be positive certification.

17.38 - Exemption from Section 11.500

Section 11.500 of the Zoning Ordinance, adopted as Ordinance #1209, shall not apply to any construction in Special District 3 as regulated by this Section 17.30.

C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000

a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".

(This amendment allows the IC District to be retained in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).

b. In Section 4.40 - Footnotes to the Table of Use Regulations, delete the text of Footnote 4 in its entirety.

(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).

D. Amend the Zoning Map of the City of Cambridge by striking the designation "IC" (Industry C) and substituting therefor the designation "SD-3" (Special District 3).

(This amendment substitutes the new Special District 3 for the Industry C district)

In City Council January 7, 1999.

Passed to be ordained as amended by a yeas and nays vote:-
Yeas 9; Nays 0; Absent 0.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

Design Guidelines - Special District 3

Purpose

The purpose of the design guidelines is to serve as a reference for the Development Consultation sessions.

Access Guidelines

The overriding principle is that the WR Grace site should provide smooth pedestrian and bicycle connections with the Linear Park, Russell Field, and surrounding sidewalks and roads, including Whittemore Avenue, Rindge Avenue, the Alewife Brook Parkway, and the Minuteman Bikeway. In addition, automobile circulation on the site should be managed carefully so as to avoid conflicts with pedestrians. Particular attention should be given to avoiding pedestrian/auto conflicts for people walking to Alewife Station. Planning should also ensure that neighboring uses, such as the Rindge Towers and other nearby residences, have convenient pedestrian and bicycle connections through and around the site, and good access to the Station.

The automobile circulation in and out of the site should not facilitate or encourage cut-through traffic that is trying to avoid congestion on the parkway.

Landscaping Guidelines

Well-designed landscaping can provide a structure to tie the entire site together, and thus needs to be given serious attention by the developer.

Landscaping design should complement the varying edge conditions that prevail here. Along the parkway, trees should be planted to reinforce the parkway image that has long been envisioned in the Parkway Overlay District. The grade change from the parkway level down into the site should be landscaped to help smooth this transition in grading. Along Jerry's Pond, a more naturalistic planting approach may be appropriate to be compatible with the Conservation Commission's guidelines for how the wetlands should function.

Along Russell Field and the Linear Park, landscaping should reinforce the pathway system, while screening the parking on the Grace site.

In the parking areas, trees should help define a hierarchy of paths for automobiles and for pedestrians. For example, trees could help break down the expansiveness of the parking area through the pattern of planting.

Building Design Guidelines

In general, the buildings should be designed to form an ensemble of related structures, rather than having the helter-skelter image of a suburban strip development. This grouping of buildings should take into account the image of One Alewife Center, with its strongly articulated entry and its use of masonry to give a modern and welcoming image while respecting the Cantabrigian context.

Entryways should be located to connect to pedestrian flows on and through the site, and in particular should relate to the Alewife Station headhouse and related activity.

Ground floors of buildings should be conceived to have a positive relation to surrounding pathways, so that there is a sense of connectedness and safety that comes from "eyes on the street."

Participation in a Neighborhood Protection Plan

Each project that comes forward for Development Consultation should indicate how measures will be taken to participate in the City's ongoing efforts to protect residential areas from traffic impacts. Such measures shall be documented in a report to be submitted for review by the participants in the Development Consultation.

GRACE

1998 OCT 30 P 3: 38

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

O. Mario Favorito
Vice President and Chief Counsel (Cambridge)
Legal Services Group

Assistant Secretary
W. R. Grace & Co.-Conn.
62 Whittemore Avenue
Cambridge, Massachusetts 02140

Tel: (617) 498-4861
Fax: (617) 498-4402

October 20, 1998

Cambridge City Council
c/o Ms. Margaret Drury, City Clerk
City of Cambridge
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: **Protest - Neighborhood Petition - Special District 3**

Dear Councilors:

On September 10, 1998 a group of Cambridge residents petitioned the City Council to rezone the Industrial C District (the "Neighborhood Petition"). This petition was filed subsequent to the Planning Board Petition to create a new Special District 3 in lieu of the Industrial C District.

The Planning Board Petition follows the two Interim Zoning Amendments which prohibited building on the W. R. Grace site for a period of two years in order for the Planning Board to make a comprehensive review of the site and propose a new Zoning Ordinance.

The Neighborhood Petition in effect makes the W. R. Grace site unbuildable and, if enacted, would constitute a compensatory taking by the City of Cambridge. Accordingly, in accordance with Massachusetts General Laws C.40A Section 5, W. R. Grace & Co. - Conn. and Alewife Land Corporation, being the owner of the property affected by the Neighborhood Petition (collectively "Grace"), hereby protests the Neighborhood Petition.

Consent Communication #1

A communication was received from W.R. Grace and Company and Alewife Land Corporation, transmitting written protest on the petition to rezone the Industrial C District to create a new Special District 3 in lieu of the Industrial C District.

In City Council November 9, 1998

Referred to the Petition.


The land owned or controlled by Grace which will be affected by the Neighborhood Petition is set forth in Exhibit A to this letter.

Very truly yours,

W. R. GRACE & CO. - CONN.

By 
Assistant Secretary

ALEWIFE LAND CORPORATION

By 
Secretary

OMF/ska/Cambridge.doc
10/29/98 3:18 PM

cc: R. Sorrentino - Grace/Cambridge

Attachment

The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

There shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessors' Plat #187 and Lots 25, 28, 29, 55, and 121 on Assessors' Plat #188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

17.35 - Required Open Space

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17.36 - Other Regulations

17.36.1 - Limitations on Construction Below Existing Grade.

No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.2 - Limitations on Storm Water Runoff Beyond Property Lines

No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater Management Policy. Property owners within the Special District may combine lots in meeting this requirement.

Conformance with this requirement shall be certified by an engineer registered in the Commonwealth and competent to make such certification.

17.36.3 - Access to Harvey Street.

No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicles.

17.36.4 - Pedestrian and Bicycle Connections.

Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed 707,500 square feet until a pedestrian and bike connection has been constructed within the District between the Linear Park and Whittemore Avenue in the Vicinity of Madison Avenue, to a standard comparable to the improvements in the Linear Park and the Minuteman Bikeway.

17.36.5 - Area of Special Planning Concern.

Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall comply with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

- (1) The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.
- (2) The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to certify that an application is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.
- (3) In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines for Special District 3.

17.36.6 - Traffic Study

Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be prepared and made available to the Planning Board at each Large Project Procedure that shall include the following elements. The traffic study may be prepared for the total amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements.

- (1) A Transportation Demand Management Plan, which at a minimum shall include a program to subsidize transit passes for employees at the site in the amount of at least 50% of the cost of such passes; joining the Alewife Transportation Management Association (TMA); provision of secure indoor bicycle parking, showers, and lockers/changing rooms; and reservation of 10% of available parking spaces for ridesharing commuters.
- (2) Data, which at a minimum, shall include current traffic volumes, projected future trip generation, distribution of trips on area roadway network, evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.
- (3) A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to work in a cooperative manner to assist the City in implementing a neighborhood protection plan including reasonable traffic mitigation measures such as institution of one way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the District.
- (4) A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 - Certification

Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings. In making an application for a building permit the applicant shall provide all information necessary to determine whether the requirements of this Section 17.30 with regard to limitations on GFA are being met.

- (1) Certification from the Planning Board that the Large Project Procedure has been held.
- (2) Certification from the Conservation Commission that the requirements of the state Wetlands Act with regard to flood storage retention and peak storm water runoff have been met.
- (3) Certification from the Community Development Department and the Department of Traffic, Parking, and Transportation, in consultation with the Planning Board, that the Traffic Study has been prepared.
- (4) Certification by the Community Development Department that all other requirements of the District have been met.
- (5) Failure to issue such certification, or notice that the requirements have not been met, within twenty-five (25) days of application for a building permit shall be deemed to be positive certification.

C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000

a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".

(This amendment allows the IC District to be retained in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).

b. In Section 4.40 - Footnotes to the Table of Use Regulations, delete the text of Footnote 4 in its entirety.

(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).

D. Amend the Zoning Map of the City of Cambridge by striking the designation "IC" (Industry C) and substituting therefor the designation "SD-3" (Special District 3).

(This amendment substitutes the new Special District 3 for the Industry C district)



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 9, 1998

To the Honorable, the City Council:

Subject: A proposed zoning petition affecting IC Districts (the "W.R. Grace Site" in the Alewife area of the city)

The Planning Board hereby submits to the City Council for its consideration a proposed rezoning of the Industry C Zone in the Alewife area of the city. This zoning language creates a new Special District 3, as described in the attached document.

The proposed rezoning follows a five month working group process which was led by a professional facilitator, John Wofford, with the planning firm Planners' Collaborative. The process included neighborhood residents, members of the Planning Board, the property owners and Community Development Department staff. The working group process, which met bimonthly over the five months, was made up of three subcommittees treating land use, environmental issues and transportation issues. While the working group process narrowed the "gap" between parties in terms of desired future land uses and zoning and resulted in a number of areas of agreement, the various parties were not able to come together to recommend to the Planning Board one single zoning or land use vision. (Please see the July 10, 1998 "Report to the Planning Board on the Working Group Process to Make Recommendations on Rezoning of the Site Owned by W. R. Grace" and especially pages vii-ix of the executive summary.)

Over the summer, the Planning Board considered the IC District at several meetings and, after much discussion and public comment from the neighborhood and the owner, agreed to recommend the attached zoning, which permits a modest level of development in the district consistent with the public interest in protecting wetlands where they occur; maintaining flood storage capacity; minimizing the amount of additional traffic passing through congested intersections on arterial streets and on local streets; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers; minimizing the disturbance of existing soils to reduce the potential for exposure to soil contaminants; and enhancing the character of the Parkway Overlay District.

The proposed zoning caps gross floor area at 782,500 square feet, inclusive of existing development in the district (with the exception of the MBTA Transit Station and any existing residential uses); this represents a district-wide floor area ratio (FAR) of 0.65. Setbacks from the surrounding areas are set at 25 feet abutting Whittemore Avenue and 50 feet abutting Alewife Brook Parkway, Rindge Avenue, any Open Space District and

any public park or recreation area. Heights are limited to 55 feet, though may rise to 70 feet in a limited area adjacent to the MBTA headhouse. To control traffic impacts, parking has been limited to 1,000 spaces within the district, with some additional parking (254 spaces) allowed if it is relocated from existing parking lots serving the site on Whittemore Avenue. This would result in a maximum of 1.6 spaces per thousand square feet of development for the district. While many different strategies for how to minimize traffic impacts were discussed, the Planning Board felt that FAR and parking caps, combined with TDM and other traffic mitigation represented the most effective strategies for reducing impacts.

Twenty (20) percent of the site must be some combination of useable open space, publicly beneficial open space or green area, not inclusive of Jerry's Pond. No buildings or structures are allowed below existing mean grade of the ground adjacent to the building, to minimize disturbance of soils on site. The zoning also specifies that no increase in peak runoff rates of stormwater will be permitted as a result of construction on the site, requires construction of a pedestrian and bike connection if development exceeds 707,500 s.f., and prohibits direct site access to Harvey Street, except for emergency vehicles.

Finally, this zoning requires that the developer prepare a traffic study to be certified by the Community Development and Traffic, Parking and Transportation Departments, in consultation with the Planning Board, inclusive of a transportation demand management plan, certain data and a commitment to work with the City to implement reasonable traffic mitigation measures.

The Planning Board believes this language builds upon the very significant efforts made during the Working Group Process and upon the areas of agreement that were reached. There were a number of issues raised during the process which could not be appropriately addressed through the Zoning Ordinance, but which were given serious attention by the Board, including site hydrology, environment clean up of hazardous soils, and the sensitivity of this site in a regional traffic context. The Board feels strongly that the City should give hydrological conditions in the Alewife area serious attention to better understand and address flooding in the area. With respect to site cleanup, the Board expects that the recent testing done by W.R. Grace and the City will result in cleanup in accordance with the requirements of the state DEP and Chapter 21E of state law. Finally, the Board urges the City to work with all relevant parties, including adjacent communities, the MDC and the MBTA, to address and improve the traffic conditions in the Alewife area and specifically at the Route 2/Alewife Brook Parkway intersection.

Respectfully submitted for the Planning Board,


Paul Dietrich, Chairman

Planning Board Petition - Special District 3 IC Substitute District

A. Amend the Text of the Zoning Ordinance of the City of Cambridge by deleting in its entirety the text of Section 13.10 - Planned Unit Development in IC Districts. (This amendment eliminates the PUD applicable in the IC district)

B. Amend the Text of the Zoning Ordinance of the City of Cambridge by creating a new Special District 3 to read as follows, and inserting that text in its appropriate location in Article 17.00. (This amendment creates a new special district that substitutes for both the IC district and the PUD-IC District)

17.30 - Special District 3

17.31 - Scope and Purpose

This Section 17.30 regulates development in Special District 3 as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of this Special District 3 to permit a modest level of residential and non residential development in the District consistent with the public interest in protecting regulated wetlands where they occur within the district; maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local, neighborhood streets, that could provide access to the district; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers and screening of buildings and parking facilities from adjacent public parks and recreation facilities; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possibly harmful residual substances in the soil; and in enhancing the parkway character of the Parkway Overlay District.

17.32 - Use Regulations

The following uses are allowed in the Special District 3.

17.32.1 - Permitted Residential Uses

(1) Section 4.31 - Residential Uses, Paragraphs a-i.

17.32.2 - Permitted Non Residential Uses.

(1) Section 4.34 - Office and Laboratory Use, Paragraphs a-f

(2) Section 4.33 - Institutional Uses, all uses.

(3) Section 4.35 - Retail Business and Consumer Service Establishments, Paragraphs a, c, d, e, f(1), q, and r provided that no individual retail establishment exceeds 12,000 square feet in gross floor area.

17.33 - Dimensional Requirements

The following dimensional requirements shall apply in Special District 3.

17.33.1 - Total Gross Floor Area Permitted

17.33.11 - Total Development Permitted. The total Gross Floor Area (GFA) permitted in Special District 3 shall be 782,500 square feet, exclusive of Gross Floor Area occupied by the MBTA Red Line transit station and any structure in existence at the time of adoption of this Section 17.30 that is used exclusively for residential use. Total Gross Floor Area in the District is at any time the sum of the Gross Floor Area of all structures then located in the District and those which are being constructed or may be constructed in the District pursuant to a then effective building permit. At no time may a building permit be issued for any structure that would result in the above Gross Floor Area limit being exceeded. Development within the District shall be further regulated as set forth below.

17.33.12 - Allocation of GFA to Lots in Existence as of the Date of Adoption of this Section 17.30. In allocating the permitted GFA within the district, each lot in existence as of the date of adoption of this Section 17.30 shall be permitted gross floor area equal to the application of a Floor Area Ratio of 0.45 to the lot area. No building permit shall be issued for any lot that would require the reduction of GFA on any other lot below that which is allowed by the application of the FAR of 0.45. Future subdivision of an existing lot shall be permitted, but in no event shall the amount of GFA permitted on the original existing lot as set forth in this Section 17.33.12 be increased by such subdivision. For the purposes of this Section 17.33.12, a lot may consist of parcels of land held in separate ownership but developed as a single zoning lot.

17.33.13 - Maximum Floor Area Ratio. There shall be no FAR limit with regard to the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be constructed on any lot to the extent that the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 - Minimum Lot Area for Each Dwelling Unit. The Minimum Lot Area per Dwelling Unit shall be 2500 square feet.

17.33.3 - Minimum Lot Size and Minimum Lot Width

(1) The minimum lot size shall be 20,000 square feet.

- (2) There shall be a minimum width of 100 feet.

17.33.4 - Minimum Yard Requirements

There shall be no minimum yard requirements in the district except as set forth below.

- (1) For those portions of a lot abutting **Whittemore Avenue** a minimum front yard setback of twenty-five (25) feet shall be required and it shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot.

- (2) For those portions of a lot abutting **Alewife Brook Parkway, Rindge Avenue, any Open Space District, and any public park or recreation area**, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet from the lot line of that required setback shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot. Notwithstanding any provision of Article 6.000, accessory parking, circulation and loading facilities shall be allowed within the second 25 feet of the required setback where such setback is a front yard.

- (3) Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing non residential uses that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential or open space zoning district line: a side yard of $(H+L)/7$ and a rear yard of $(H+L)/5$.

17.33.4 - Maximum Height

The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

- (1) For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to 1.5 feet for every foot of building height.

- (2) A maximum height of seventy (70) feet shall be permitted within the following area bounded by: (a) a line parallel to and abutting the southerly facade of the structure known as the MBTA Red Line east headhouse; (b) a second line perpendicular to Line (a) and proceeding north from a point on line (a) 120 feet easterly of the southwesterly corner of the MBTA headhouse; (c) a third line proceeding in a westerly direction that is perpendicular to Line (b) and parallel to and 320 feet northerly of Line (a); and (d) the centerline of Alewife Brook Parkway.

17.34 - Parking and Loading Requirements

The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

The shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessors' Plat #187 and Lots 25, 28, 29, 55, and 121 on Assessors' Plat #188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

17.35 - Required Open Space

Any combination of Useable Open Space, Publicly Beneficial Open Space, or Green Area shall be provided on every lot and shall in the aggregate equal to at least twenty (20) percent of the area of such lot. Owners of lots within Special District 3 may pool such open space at any location within the District provided its permanency is guaranteed by dedication, easement, deed restriction covenant or comparable legal instrument. The surface area of the body of water known as Jerry's Pond shall not be included within the required open space.

17.36 - Other Regulations

17.36.1 - Limitations on Construction Below Existing Grade.

No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.2 - Limitations on Storm Water Runoff Beyond Property Lines

No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater Management Policy. Property owners within the Special District may combine lots in meeting this requirement.

Conformance with this requirement shall be certified by an engineer registered in the Commonwealth and competent to make such certification.

17.36.3 - Access to Harvey Street.

No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicles.

17.36.4 - Pedestrian and Bicycle Connections.

Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed 707,500 square feet until a pedestrian and bike connection has been constructed within the District between the Linear Park and Whittemore Avenue in the Vicinity of Madison Avenue, to a standard comparable to the improvements in the Linear Park and the Minuteman Bikeway.

17.36.5 - Area of Special Planning Concern.

Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall comply with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

- (1) The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.
- (2) The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to certify that an application is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.
- (3) In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines for Special District 3.

17.36.6 - Traffic Study

Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be prepared and made available to the Planning Board at each Large Project Procedure that shall include the following elements. The traffic study may be prepared for the total amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements.

- (1) A Transportation Demand Management Plan, which at a minimum shall include a program to subsidize transit passes for employees at the site in the amount of at least 50% of the cost of such passes; joining the Alewife Transportation Management Association (TMA); provision of secure indoor bicycle parking, showers, and lockers/changing rooms; and reservation of 10% of available parking spaces for ridesharing commuters.
- (2) Data, which at a minimum, shall include current traffic volumes, projected future trip generation, distribution of trips on area roadway network, evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.
- (3) A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to work in a cooperative manner to assist the City in implementing a neighborhood protection plan including reasonable traffic mitigation measures such as institution of one way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the District.
- (4) A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 - Certification

Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings. In making an application for a building permit the applicant shall provide all information necessary to determine whether the requirements of this Section 17.30 with regard to limitations on GFA are being met.

- (1) Certification from the Planning Board that the Large Project Procedure has been held.
- (2) Certification from the Conservation Commission that the requirements of the state Wetlands Act with regard to flood storage retention and peak storm water runoff have been met.
- (3) Certification from the Community Development Department and the Department of Traffic, Parking, and Transportation, in consultation with the Planning Board, that the Traffic Study has been prepared.
- (4) Certification by the Community Development Department that all other requirements of the District have been met.
- (5) Failure to issue such certification, or notice that the requirements have not been met, within twenty-five (25) days of application for a building permit shall be deemed to be positive certification.

C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000

a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".

(This amendment allows the IC District to be retained in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).

b. In Section 4.40 - Footnotes to the Table of Use Regulations, delete the text of Footnote 4 in its entirety.

(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).

D. Amend the Zoning Map of the City of Cambridge by striking the designation "IC" (Industry C) and substituting therefor the designation "SD-3" (Special District 3).

(This amendment substitutes the new Special District 3 for the Industry C district)



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 9, 1998

To the Honorable, the City Council:

Subject: A proposed zoning petition affecting IC Districts (the "W.R. Grace Site" in the Alewife area of the city)

The Planning Board hereby submits to the City Council for its consideration a proposed rezoning of the Industry C Zone in the Alewife area of the city. This zoning language creates a new Special District 3, as described in the attached document.

The proposed rezoning follows a five month working group process which was led by a professional facilitator, John Wofford, with the planning firm Planners' Collaborative. The process included neighborhood residents, members of the Planning Board, the property owners and Community Development Department staff. The working group process, which met bimonthly over the five months, was made up of three subcommittees treating land use, environmental issues and transportation issues. While the working group process narrowed the "gap" between parties in terms of desired future land uses and zoning and resulted in a number of areas of agreement, the various parties were not able to come together to recommend to the Planning Board one single zoning or land use vision. (Please see the July 10, 1998 "Report to the Planning Board on the Working Group Process to Make Recommendations on Rezoning of the Site Owned by W. R. Grace" and especially pages vii-ix of the executive summary.)

Over the summer, the Planning Board considered the IC District at several meetings and, after much discussion and public comment from the neighborhood and the owner, agreed to recommend the attached zoning, which permits a modest level of development in the district consistent with the public interest in protecting wetlands where they occur; maintaining flood storage capacity; minimizing the amount of additional traffic passing through congested intersections on arterial streets and on local streets; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers; minimizing the disturbance of existing soils to reduce the potential for exposure to soil contaminants; and enhancing the character of the Parkway Overlay District.

The proposed zoning caps gross floor area at 782,500 square feet, inclusive of existing development in the district (with the exception of the MBTA Transit Station and any existing residential uses); this represents a district-wide floor area ratio (FAR) of 0.65. Setbacks from the surrounding areas are set at 25 feet abutting Whittemore Avenue and 50 feet abutting Alewife Brook Parkway, Rindge Avenue, any Open Space District and

any public park or recreation area. Heights are limited to 55 feet, though may rise to 70 feet in a limited area adjacent to the MBTA headhouse. To control traffic impacts, parking has been limited to 1,000 spaces within the district, with some additional parking (254 spaces) allowed if it is relocated from existing parking lots serving the site on Whittemore Avenue. This would result in a maximum of 1.6 spaces per thousand square feet of development for the district. While many different strategies for how to minimize traffic impacts were discussed, the Planning Board felt that FAR and parking caps, combined with TDM and other traffic mitigation represented the most effective strategies for reducing impacts.

Twenty (20) percent of the site must be some combination of useable open space, publicly beneficial open space or green area, not inclusive of Jerry's Pond. No buildings or structures are allowed below existing mean grade of the ground adjacent to the building, to minimize disturbance of soils on site. The zoning also specifies that no increase in peak runoff rates of stormwater will be permitted as a result of construction on the site, requires construction of a pedestrian and bike connection if development exceeds 707,500 s.f., and prohibits direct site access to Harvey Street, except for emergency vehicles.

Finally, this zoning requires that the developer prepare a traffic study to be certified by the Community Development and Traffic, Parking and Transportation Departments, in consultation with the Planning Board, inclusive of a transportation demand management plan, certain data and a commitment to work with the City to implement reasonable traffic mitigation measures.

The Planning Board believes this language builds upon the very significant efforts made during the Working Group Process and upon the areas of agreement that were reached. There were a number of issues raised during the process which could not be appropriately addressed through the Zoning Ordinance, but which were given serious attention by the Board, including site hydrology, environment clean up of hazardous soils, and the sensitivity of this site in a regional traffic context. The Board feels strongly that the City should give hydrological conditions in the Alewife area serious attention to better understand and address flooding in the area. With respect to site cleanup, the Board expects that the recent testing done by W.R. Grace and the City will result in cleanup in accordance with the requirements of the state DEP and Chapter 21E of state law. Finally, the Board urges the City to work with all relevant parties, including adjacent communities, the MDC and the MBTA, to address and improve the traffic conditions in the Alewife area and specifically at the Route 2/Alewife Brook Parkway intersection.

Respectfully submitted for the Planning Board,

A handwritten signature in black ink, appearing to read "Paul Dietrich" with a stylized flourish at the end.

Paul Dietrich, Chairman

**Planning Board Petition - Special District 3
IC Substitute District**

A. Amend the Text of the Zoning Ordinance of the City of Cambridge by deleting in its entirety the text of Section 13.10 - Planned Unit Development in IC Districts. (This amendment eliminates the PUD applicable in the IC district)

B. Amend the Text of the Zoning Ordinance of the City of Cambridge by creating a new Special District 3 to read as follows, and inserting that text in its appropriate location in Article 17.00. (This amendment creates a new special district that substitutes for both the IC district and the PUD-IC District)

17.30 - Special District 3

17.31 - Scope and Purpose

This Section 17.30 regulates development in Special District 3 as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of this Special District 3 to permit a modest level of residential and non residential development in the District consistent with the public interest in protecting regulated wetlands where they occur within the district; maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local, neighborhood streets, that could provide access to the district; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers and screening of buildings and parking facilities from adjacent public parks and recreation facilities; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possibly harmful residual substances in the soil; and in enhancing the parkway character of the Parkway Overlay District.

17.32 - Use Regulations

The following uses are allowed in the Special District 3.

17.32.1 - Permitted Residential Uses

(1) Section 4.31 - Residential Uses, Paragraphs a-i.

17.32.2 - Permitted Non Residential Uses.

(1) Section 4.34 - Office and Laboratory Use, Paragraphs a-f

(2) Section 4.33 - Institutional Uses, all uses.

(3) Section 4.35 - Retail Business and Consumer Service Establishments, Paragraphs a, c, d, e, f(1), q, and r provided that no individual retail establishment exceeds 12,000 square feet in gross floor area.

17.33 - Dimensional Requirements

The following dimensional requirements shall apply in Special District 3.

17.33.1 - Total Gross Floor Area Permitted

17.33.11 - Total Development Permitted. The total Gross Floor Area (GFA) permitted in Special District 3 shall be 782,500 square feet, exclusive of Gross Floor Area occupied by the MBTA Red Line transit station and any structure in existence at the time of adoption of this Section 17.30 that is used exclusively for residential use. Total Gross Floor Area in the District is at any time the sum of the Gross Floor Area of all structures then located in the District and those which are being constructed or may be constructed in the District pursuant to a then effective building permit. At no time may a building permit be issued for any structure that would result in the above Gross Floor Area limit being exceeded. Development within the District shall be further regulated as set forth below.

17.33.12 - Allocation of GFA to Lots in Existence as of the Date of Adoption of this Section 17.30. In allocating the permitted GFA within the district, each lot in existence as of the date of adoption of this Section 17.30 shall be permitted gross floor area equal to the application of a Floor Area Ratio of 0.45 to the lot area. No building permit shall be issued for any lot that would require the reduction of GFA on any other lot below that which is allowed by the application of the FAR of 0.45. Future subdivision of an existing lot shall be permitted, but in no event shall the amount of GFA permitted on the original existing lot as set forth in this Section 17.33.12 be increased by such subdivision. For the purposes of this Section 17.33.12, a lot may consist of parcels of land held in separate ownership but developed as a single zoning lot.

17.33.13 - Maximum Floor Area Ratio. There shall be no FAR limit with regard to the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be constructed on any lot to the extent that the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 - Minimum Lot Area for Each Dwelling Unit. The Minimum Lot Area per Dwelling Unit shall be 2500 square feet.

17.33.3 - Minimum Lot Size and Minimum Lot Width

(1) The minimum lot size shall be 20,000 square feet.

- (2) There shall be a minimum width of 100 feet.

17.33.4 - Minimum Yard Requirements

There shall be no minimum yard requirements in the district except as set forth below.

- (1) For those portions of a lot abutting **Whittemore Avenue** a minimum front yard setback of twenty-five (25) feet shall be required and it shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot.

- (2) For those portions of a lot abutting **Alewife Brook Parkway, Rindge Avenue, any Open Space District, and any public park or recreation area**, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet from the lot line of that required setback shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot. Notwithstanding any provision of Article 6.000, accessory parking, circulation and loading facilities shall be allowed within the second 25 feet of the required setback where such setback is a front yard.

- (3) Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing non residential uses that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential or open space zoning district line: a side yard of $(H+L)/7$ and a rear yard of $(H+L)/5$.

17.33.4 - Maximum Height

The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

- (1) For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to 1.5 feet for every foot of building height.

- (2) A maximum height of seventy (70) feet shall be permitted within the following area bounded by: (a) a line parallel to and abutting the southerly facade of the structure known as the MBTA Red Line east headhouse; (b) a second line perpendicular to Line (a) and proceeding north from a point on line (a) 120 feet easterly of the southwesterly corner of the MBTA headhouse; (c) a third line proceeding in a westerly direction that is perpendicular to Line (b) and parallel to and 320 feet northerly of Line (a); and (d) the centerline of Alewife Brook Parkway.

17.34 - Parking and Loading Requirements

The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

The shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessors' Plat #187 and Lots 25, 28, 29, 55, and 121 on Assessors' Plat #188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

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17.36 - Other Regulations

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No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

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Conformance with this requirement shall be certified by an engineer registered in the Commonwealth and competent to make such certification.

17.36.3 - Access to Harvey Street.

No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicles.

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Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed 707,500 square feet until a pedestrian and bike connection has been constructed within the District between the Linear Park and Whittemore Avenue in the Vicinity of Madison Avenue, to a standard comparable to the improvements in the Linear Park and the Minuteman Bikeway.

17.36.5 - Area of Special Planning Concern.

Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall comply with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

- (1) The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.
- (2) The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to certify that an application is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.
- (3) In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines for Special District 3.

17.36.6 - Traffic Study

Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be prepared and made available to the Planning Board at each Large Project Procedure that shall include the following elements. The traffic study may be prepared for the total amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements.

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(3) A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to work in a cooperative manner to assist the City in implementing a neighborhood protection plan including reasonable traffic mitigation measures such as institution of one way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the District.

(4) A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 - Certification

Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings. In making an application for a building permit the applicant shall provide all information necessary to determine whether the requirements of this Section 17.30 with regard to limitations on GFA are being met.

(1) Certification from the Planning Board that the Large Project Procedure has been held.

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(3) Certification from the Community Development Department and the Department of Traffic, Parking, and Transportation, in consultation with the Planning Board, that the Traffic Study has been prepared.

(4) Certification by the Community Development Department that all other requirements of the District have been met.

(5) Failure to issue such certification, or notice that the requirements have not been met, within twenty-five (25) days of application for a building permit shall be deemed to be positive certification.

C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000

a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".

(This amendment allows the IC District to be retained in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).

b. In Section 4.40 - Footnotes to the Table of Use Regulations, delete the text of Footnote 4 in its entirety.

(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).

D. Amend the Zoning Map of the City of Cambridge by striking the designation "IC" (Industry C) and substituting therefor the designation "SD-3" (Special District 3).

(This amendment substitutes the new Special District 3 for the Industry C district)



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PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 9, 1998

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Subject: A proposed zoning petition affecting IC Districts (the "W.R. Grace Site" in the Alewife area of the city)

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The proposed rezoning follows a five month working group process which was led by a professional facilitator, John Wofford, with the planning firm Planners' Collaborative. The process included neighborhood residents, members of the Planning Board, the property owners and Community Development Department staff. The working group process, which met bimonthly over the five months, was made up of three subcommittees treating land use, environmental issues and transportation issues. While the working group process narrowed the "gap" between parties in terms of desired future land uses and zoning and resulted in a number of areas of agreement, the various parties were not able to come together to recommend to the Planning Board one single zoning or land use vision. (Please see the July 10, 1998 "Report to the Planning Board on the Working Group Process to Make Recommendations on Rezoning of the Site Owned by W. R. Grace" and especially pages vii-ix of the executive summary.)

Over the summer, the Planning Board considered the IC District at several meetings and, after much discussion and public comment from the neighborhood and the owner, agreed to recommend the attached zoning, which permits a modest level of development in the district consistent with the public interest in protecting wetlands where they occur; maintaining flood storage capacity; minimizing the amount of additional traffic passing through congested intersections on arterial streets and on local streets; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers; minimizing the disturbance of existing soils to reduce the potential for exposure to soil contaminants; and enhancing the character of the Parkway Overlay District.

The proposed zoning caps gross floor area at 782,500 square feet, inclusive of existing development in the district (with the exception of the MBTA Transit Station and any existing residential uses); this represents a district-wide floor area ratio (FAR) of 0.65. Setbacks from the surrounding areas are set at 25 feet abutting Whittemore Avenue and 50 feet abutting Alewife Brook Parkway, Rindge Avenue, any Open Space District and

any public park or recreation area. Heights are limited to 55 feet, though may rise to 70 feet in a limited area adjacent to the MBTA headhouse. To control traffic impacts, parking has been limited to 1,000 spaces within the district, with some additional parking (254 spaces) allowed if it is relocated from existing parking lots serving the site on Whittemore Avenue. This would result in a maximum of 1.6 spaces per thousand square feet of development for the district. While many different strategies for how to minimize traffic impacts were discussed, the Planning Board felt that FAR and parking caps, combined with TDM and other traffic mitigation represented the most effective strategies for reducing impacts.

Twenty (20) percent of the site must be some combination of useable open space, publicly beneficial open space or green area, not inclusive of Jerry's Pond. No buildings or structures are allowed below existing mean grade of the ground adjacent to the building, to minimize disturbance of soils on site. The zoning also specifies that no increase in peak runoff rates of stormwater will be permitted as a result of construction on the site, requires construction of a pedestrian and bike connection if development exceeds 707,500 s.f., and prohibits direct site access to Harvey Street, except for emergency vehicles.

Finally, this zoning requires that the developer prepare a traffic study to be certified by the Community Development and Traffic, Parking and Transportation Departments, in consultation with the Planning Board, inclusive of a transportation demand management plan, certain data and a commitment to work with the City to implement reasonable traffic mitigation measures.

The Planning Board believes this language builds upon the very significant efforts made during the Working Group Process and upon the areas of agreement that were reached. There were a number of issues raised during the process which could not be appropriately addressed through the Zoning Ordinance, but which were given serious attention by the Board, including site hydrology, environment clean up of hazardous soils, and the sensitivity of this site in a regional traffic context. The Board feels strongly that the City should give hydrological conditions in the Alewife area serious attention to better understand and address flooding in the area. With respect to site cleanup, the Board expects that the recent testing done by W.R. Grace and the City will result in cleanup in accordance with the requirements of the state DEP and Chapter 21E of state law. Finally, the Board urges the City to work with all relevant parties, including adjacent communities, the MDC and the MBTA, to address and improve the traffic conditions in the Alewife area and specifically at the Route 2/Alewife Brook Parkway intersection.

Respectfully submitted for the Planning Board,


Paul Dietrich, Chairman

**Planning Board Petition - Special District 3
IC Substitute District**

A. Amend the Text of the Zoning Ordinance of the City of Cambridge by deleting in its entirety the text of Section 13.10 - Planned Unit Development in IC Districts. (This amendment eliminates the PUD applicable in the IC district)

B. Amend the Text of the Zoning Ordinance of the City of Cambridge by creating a new Special District 3 to read as follows, and inserting that text in its appropriate location in Article 17.00. (This amendment creates a new special district that substitutes for both the IC district and the PUD-IC District)

17.30 - Special District 3

17.31 - Scope and Purpose

This Section 17.30 regulates development in Special District 3 as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of this Special District 3 to permit a modest level of residential and non residential development in the District consistent with the public interest in protecting regulated wetlands where they occur within the district; maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local, neighborhood streets, that could provide access to the district; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers and screening of buildings and parking facilities from adjacent public parks and recreation facilities; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possibly harmful residual substances in the soil; and in enhancing the parkway character of the Parkway Overlay District.

17.32 - Use Regulations

The following uses are allowed in the Special District 3.

17.32.1 - Permitted Residential Uses

(1) Section 4.31 - Residential Uses, Paragraphs a-i.

17.32.2 - Permitted Non Residential Uses.

(1) Section 4.34 - Office and Laboratory Use, Paragraphs a-f

(2) Section 4.33 - Institutional Uses, all uses.

(3) Section 4.35 - Retail Business and Consumer Service Establishments, Paragraphs a, c, d, e, f(1), q, and r provided that no individual retail establishment exceeds 12,000 square feet in gross floor area.

17.33 - Dimensional Requirements

The following dimensional requirements shall apply in Special District 3.

17.33.1 - Total Gross Floor Area Permitted

17.33.11 - Total Development Permitted. The total Gross Floor Area (GFA) permitted in Special District 3 shall be 782,500 square feet, exclusive of Gross Floor Area occupied by the MBTA Red Line transit station and any structure in existence at the time of adoption of this Section 17.30 that is used exclusively for residential use. Total Gross Floor Area in the District is at any time the sum of the Gross Floor Area of all structures then located in the District and those which are being constructed or may be constructed in the District pursuant to a then effective building permit. At no time may a building permit be issued for any structure that would result in the above Gross Floor Area limit being exceeded. Development within the District shall be further regulated as set forth below.

17.33.12 - Allocation of GFA to Lots in Existence as of the Date of Adoption of this Section 17.30. In allocating the permitted GFA within the district, each lot in existence as of the date of adoption of this Section 17.30 shall be permitted gross floor area equal to the application of a Floor Area Ratio of 0.45 to the lot area. No building permit shall be issued for any lot that would require the reduction of GFA on any other lot below that which is allowed by the application of the FAR of 0.45. Future subdivision of an existing lot shall be permitted, but in no event shall the amount of GFA permitted on the original existing lot as set forth in this Section 17.33.12 be increased by such subdivision. For the purposes of this Section 17.33.12, a lot may consist of parcels of land held in separate ownership but developed as a single zoning lot.

17.33.13 - Maximum Floor Area Ratio. There shall be no FAR limit with regard to the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be constructed on any lot to the extent that the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 - Minimum Lot Area for Each Dwelling Unit. The Minimum Lot Area per Dwelling Unit shall be 2500 square feet.

17.33.3 - Minimum Lot Size and Minimum Lot Width

(1) The minimum lot size shall be 20,000 square feet.

- (2) There shall be a minimum width of 100 feet.

17.33.4 - Minimum Yard Requirements

There shall be no minimum yard requirements in the district except as set forth below.

- (1) For those portions of a lot abutting **Whittemore Avenue** a minimum front yard setback of twenty-five (25) feet shall be required and it shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot.

- (2) For those portions of a lot abutting **Alewife Brook Parkway, Rindge Avenue, any Open Space District, and any public park or recreation area**, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet from the lot line of that required setback shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot. Notwithstanding any provision of Article 6.000, accessory parking, circulation and loading facilities shall be allowed within the second 25 feet of the required setback where such setback is a front yard.

- (3) Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing non residential uses that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential or open space zoning district line: a side yard of $(H+L)/7$ and a rear yard of $(H+L)/5$.

17.33.4 - Maximum Height

The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

- (1) For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to 1.5 feet for every foot of building height.

- (2) A maximum height of seventy (70) feet shall be permitted within the following area bounded by: (a) a line parallel to and abutting the southerly facade of the structure known as the MBTA Red Line east headhouse; (b) a second line perpendicular to Line (a) and proceeding north from a point on line (a) 120 feet easterly of the southwesterly corner of the MBTA headhouse; (c) a third line proceeding in a westerly direction that is perpendicular to Line (b) and parallel to and 320 feet northerly of Line (a); and (d) the centerline of Alewife Brook Parkway.

17.34 - Parking and Loading Requirements

The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

The shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessors' Plat #187 and Lots 25, 28, 29, 55, and 121 on Assessors' Plat #188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

17.35 - Required Open Space

Any combination of Useable Oper. Space, Publicly Beneficial Open Space, or Green Area shall be provided on every lot and shall in the aggregate equal to at least twenty (20) percent of the area of such lot. Owners of lots within Special District 3 may pool such open space at any location within the District provided its permanency is guaranteed by dedication, easement, deed restriction covenant, or comparable legal instrument. The surface area of the body of water known as Jerry's Pond shall not be included within the required open space.

17.36 - Other Regulations

17.36.1 - Limitations on Construction Below Existing Grade.

No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.2 - Limitations on Storm Water Runoff Beyond Property Lines

No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater Management Policy. Property owners within the Special District may combine lots in meeting this requirement.

Conformance with this requirement shall be certified by an engineer registered in the Commonwealth and competent to make such certification.

17.36.3 - Access to Harvey Street.

No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicles.

17.36.4 - Pedestrian and Bicycle Connections.

Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed 707,500 square feet until a pedestrian and bike connection has been constructed within the District between the Linear Park and Whittemore Avenue in the Vicinity of Madison Avenue, to a standard comparable to the improvements in the Linear Park and the Minuteman Bikeway.

17.36.5 - Area of Special Planning Concern.

Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall comply with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

- (1) The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.
- (2) The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to certify that an application is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.
- (3) In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines for Special District 3.

17.36.6 - Traffic Study

Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be prepared and made available to the Planning Board at each Large Project Procedure that shall include the following elements. The traffic study may be prepared for the total amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements.

- (1) A Transportation Demand Management Plan, which at a minimum shall include a program to subsidize transit passes for employees at the site in the amount of at least 50% of the cost of such passes; joining the Alewife Transportation Management Association (TMA); provision of secure indoor bicycle parking, showers, and lockers/changing rooms; and reservation of 10% of available parking spaces for ridesharing commuters.
- (2) Data, which at a minimum, shall include current traffic volumes, projected future trip generation, distribution of trips on area roadway network, evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.
- (3) A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to work in a cooperative manner to assist the City in implementing a neighborhood protection plan including reasonable traffic mitigation measures such as institution of one way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the District.
- (4) A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 - Certification

Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings. In making an application for a building permit the applicant shall provide all information necessary to determine whether the requirements of this Section 17.30 with regard to limitations on GFA are being met.

- (1) Certification from the Planning Board that the Large Project Procedure has been held.
- (2) Certification from the Conservation Commission that the requirements of the state Wetlands Act with regard to flood storage retention and peak storm water runoff have been met.
- (3) Certification from the Community Development Department and the Department of Traffic, Parking, and Transportation, in consultation with the Planning Board, that the Traffic Study has been prepared.
- (4) Certification by the Community Development Department that all other requirements of the District have been met.
- (5) Failure to issue such certification, or notice that the requirements have not been met, within twenty-five (25) days of application for a building permit shall be deemed to be positive certification.

C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000

a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".

(This amendment allows the IC District to be retained in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).

b. In Section 4.40 - Footnotes to the Table of Use Regulations, delete the text of Footnote 4 in its entirety.

(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).

D. Amend the Zoning Map of the City of Cambridge by striking the designation "IC" (Industry C) and substituting therefor the designation "SD-3" (Special District 3).

(This amendment substitutes the new Special District 3 for the Industry C district)

Cambridge Affordable Housing
675 Massachusetts Avenue
Cambridge, MA 02139

~~Thomas Dahl
Neera Dahl
131 Whittemore Avenue
Cambridge, MA 02140~~

~~Catherine Lucy Kennedy
152 Whittemore Avenue
Cambridge, MA 02140~~

(11)

MDC
Real Estate Dept
20 Somerset Street
Boston, MA 02108

MBTA
Real Estate Dept
Transportation Building
Ten Park Plaza
Boston, MA 02116

David Vickery
Spaulding, Slye & Collier
16th Floor
125 High Street
Boston, MA 02110

Boston Redevelopment Authority
City Hall
Ninth Floor
Boston, MA 02201

Somerville Planning Board
Somerville City Hall
93 Highland Street
Somerville, MA 02143

Watertown Planning Board
Town Hall
149 Main Street
Watertown, MA 02172

Arlington Planning Board
Town Hall
730 Massachusetts Avenue
Arlington, MA 02174

Metropolitan Area Planning Council
60 Temple Place
Boston, MA 02111

Belmont Planning Board
Town Hall
455 Concord Avenue
Belmont, MA 02178

Donald Schmidt, EOCD
Room 1803
100 Cambridge Street
Boston, MA 02202

9/28
City Manager
City of Cambridge
Cambridge
Donna: these
will be converted
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the next day or two
for "space/ie" petition
per
operation
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1st #12
uses
41-0003

Jay R. Schachet
Schachet Associates Inc.
175 Federal St.
Boston, Mass.

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CAMBRIDGE, MASSACHUSETTS
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Cambridge Affordable Housing
675 Massachusetts Avenue
Cambridge, MA 02139

MDC
Real Estate Dept
20 Somerset Street
Boston, MA 02108

Boston Redevelopment Authority
City Hall
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Boston, MA 02201

Arlington Planning Board
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60 Temple Place
Boston, MA 02111

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Cambridge, MA 02140~~

David Vickery
Spaulding, Slye & Collier
16th Floor
125 High Street
Boston, MA 02110

Watertown Planning Board
Town Hall
149 Main Street
Watertown, MA 02172

Belmont Planning Board
Town Hall
455 Concord Avenue
Belmont, MA 02178

City Manager
City of Cambridge
Cambridge, Mass.
02139

Just a Start Corporation
P.O. Box 410310
432 Columbia St #12
Cambridge, Mass.

02141-0003

Jay R. Schuchet
Schuchet Associates Inc.
175 Federal St.
Boston, Mass.

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
1988 SEP 30 A 10:01

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESC	CLASS	VALUE	DESCRIPTION	AMOUNT
KERVICK, DAVID & VALERIE KERVICK 20 ALEWIFE BROOK PKWY. CAMBRIDGE MA 02140 1001	SQ FT 4,728 185 25	RES.	1	306,700	S. 251.94 WL 141.95	14.11 7.95
	20365/190					
	TOTAL VALUE 306,700	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 253,412	TOTAL TAX 3,403.32	TOT. TAX & ASSESSMENT 3,819.27	
PROPERTY LOCATION 20-21 ALEWIFE BROOK PKWY	YEAR 1930 EQV CODE 104	ACCOUNT NUMBER 316100-06	PAGE & LINE 0017/01	1ST PAYMENT 2,117.61	2ND PAYMENT 1,701.66	
DEVITO, ANTHONY & MARGARET DE VITO 23 ALEWIFE BROOK PARKWAY CAMBRIDGE MA 02140 1001	SQ FT 4,896 185 24	RES.	1	271,800		
	10370/269					
	TOTAL VALUE 271,800	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 218,512	TOTAL TAX 2,934.61	TOT. TAX & ASSESSMENT 2,934.61	
PROPERTY LOCATION 22 ALEWIFE BROOK PKWY	YEAR 1928 EQV CODE 104	ACCOUNT NUMBER 156700-32	PAGE & LINE 0017/02	1ST PAYMENT 1,467.31	2ND PAYMENT 1,467.30	
OSTAYAN, KARNIG G. & JIRAIR G. OSTAYAN 65 BECKETT RD BELMONT MA 02178	SQ FT 4,885 185 23	RES.	1	315,900		
	26924/130					
	TOTAL VALUE 315,900	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 315,900	TOTAL TAX 4,242.54	TOT. TAX & ASSESSMENT 4,242.54	
PROPERTY LOCATION 25 ALEWIFE BROOK PKWY	YEAR 1928 EQV CODE 105	ACCOUNT NUMBER 590325-17	PAGE & LINE 0017/03	1ST PAYMENT 2,121.27	2ND PAYMENT 2,121.27	
WALSH, WILLIAM J., MARY E. WALSH, ROBERT F. HANLON & CLAIRE A. HANLON 27 ALEWIFE BROOK PARKWAY CAMBRIDGE MA 02140 1036	SQ FT 5,105 185 43	RES.	1	265,400		
	20725/492					
	TOTAL VALUE 265,400	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 212,112	TOTAL TAX 2,848.66	TOT. TAX & ASSESSMENT 2,848.66	
PROPERTY LOCATION 26-27 ALEWIFE BROOK PKWY	YEAR 1928 EQV CODE 104	ACCOUNT NUMBER 403500-27	PAGE & LINE 0017/04	1ST PAYMENT 1,424.33	2ND PAYMENT 1,424.33	
MULUGETA, DANIEL & MESERET AYELE 29 ALEWIFE BROOK PARKWAY CAMBRIDGE MA 02140 1036	SQ FT 5,323 185 42	RES.	1	307,800		
	24657/441					
	TOTAL VALUE 307,800	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 254,512	TOTAL TAX 3,418.09	TOT. TAX & ASSESSMENT 3,418.09	
PROPERTY LOCATION 29 ALEWIFE BROOK PKWY	YEAR 1928 EQV CODE 104	ACCOUNT NUMBER 448110-32	PAGE & LINE 0017/05	1ST PAYMENT 1,709.05	2ND PAYMENT 1,709.04	
LYNCH, DEAN & HARRIET TORGERSON & MAFK TORGERSON 30 ALEWIFE BROOK PARKWAY CAMBRIDGE MA 02140 1036	SQ FT 5,588 185 2	RES.	1	269,600		
	17443/043					
	TOTAL VALUE 269,600	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 216,312	TOTAL TAX 2,905.07	TOT. TAX & ASSESSMENT 2,905.07	
PROPERTY LOCATION 31 ALEWIFE BROOK PKWY	YEAR 1928 EQV CODE 104	ACCOUNT NUMBER 165800-08	PAGE & LINE 0017/06	1ST PAYMENT 1,452.54	2ND PAYMENT 1,452.53	
ALEWIFE LAND CORPORATION % W.R. GRACE CONSTRUCTION PRODLCTS 62 WHITTEMORE AVE. CAMBRIDGE MA 02140 0003	SQ FT 93,884 269 104 105	COMM.	3	621,500		
	1040/152					
	TOTAL VALUE 621,500	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 621,500	TOTAL TAX 22,361.57	TOT. TAX & ASSESSMENT 22,361.57	
PROPERTY LOCATION 134-136 ALEWIFE BROOK PKWY	YEAR 0000 EQV CODE 390	ACCOUNT NUMBER 363250-14	PAGE & LINE 0017/07	1ST PAYMENT 11,180.79	2ND PAYMENT 11,180.78	
PAGE TOTALS		TOTAL TAX 2,358,700	RESIDENTIAL EXEMPTION 266,440	TOTAL TAX VALUATION 2,092,260	TOTAL TAX 42,113.86	TOT. TAX & ASSESSMENT 42,529.81

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT
KATZ, JEFFREY D. & ROBERT M. SOO HOO, TRS OF J & B REALTY TRUST C/O AKU AKU 149 ALEWIFE BROOK PKWY. CAMBRIDGE MA 02140 2394	SQ FT 33,687 268C 30 17716/417	COMM. 3		606,400		
	TOTAL VALUE 606,400	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 606,400	TOTAL TAX 21,818.27	TOT TAX & ASSESSMENT 21,818.27	
	PROPERTY LOCATION 143 ALEWIFE BROOK PKWY	YEAR 0000	EDV CODE 390	ACCOUNT NUMBER 300400-36	PAGE & LINE 0018/01	1ST PAYMENT 10,909.14
KATZ, JACK & ROBERT M SOO HOO TRS J & B REALTY TRUST & CITY OF CAMBRIDGE TAX TITLE C/O AKU AKU 149 ALEWIFE BROOK PKWY CAMBRIDGE MA 02140 2395	SQ FT 42,072 268C 32 38 26834/399	COMM. 3		1,375,800	SL 16,868.34 WL 9,358.73	2,288.13 1,274.70
	TOTAL VALUE 1,375,800	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 1,375,800	TOTAL TAX 49,501.28	TOT TAX & ASSESSMENT 79,291.18	
	PROPERTY LOCATION 149 ALEWIFE BROOK PKWY	YEAR 0000	EDV CODE 326	ACCOUNT NUMBER 307860-16	PAGE & LINE 0018/02	1ST PAYMENT 54,540.54
THE FRESH POND MALL LIMITED PARTNERSHIP 186 ALEWIFE BROOK PKWY CAMBRIDGE MA 02138	SQ FT 706,709 265C 25 23 26100/076	COMM. 3		19,754.30		
	TOTAL VALUE 19,754,300	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 19,754,300	TOTAL TAX 710,759.71	TOT TAX & ASSESSMENT 710,759.71	
	PROPERTY LOCATION 168-210 ALEWIFE BROOK PKWY	YEAR 0000	EDV CODE 323	ACCOUNT NUMBER 520403-23	PAGE & LINE 0018/03	1ST PAYMENT 355,379.86
ATINIZ, RUSEN, TR. OF FRESH POND SHOPPING CENTER TRUST 186 ALEWIFE BROOK PARKWAY, SUITE #305 CAMBRIDGE MA 02138	SQ FT 46,354 265B 59 24631/238	COMM. 3		4,602,900	SL 1,830.58 WL 1,023.76	128.63 71.86
	TOTAL VALUE 4,602,900	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 4,602,900	TOTAL TAX 165,612.34	TOT TAX & ASSESSMENT 163,667.17	
	PROPERTY LOCATION 185 ALEWIFE BROOK PKWY	YEAR 0000	EDV CODE 340	ACCOUNT NUMBER 940112-16	PAGE & LINE 0018/04	1ST PAYMENT 85,861.00
BOSTON EDISON COMPANY % REAL ESTATE & PROPERTY TAXES 800 BOYLSTON ST BOSTON MA 02199	SQ FT 302,836 265B 60	IND. 4		3,029,400		
	TOTAL VALUE 3,029,400	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 3,029,400	TOTAL TAX 108,997.81	TOT TAX & ASSESSMENT 103,997.81	
	PROPERTY LOCATION 191 ALEWIFE BROOK PKWY	YEAR 0000	EDV CODE 424	ACCOUNT NUMBER 940113-19	PAGE & LINE 0018/05	1ST PAYMENT 54,498.91
ATINIZ, RUSEN TR. OF THE FRESH POND SHOPPING CENTER TRUST 195 ALEWIFE BROOK PKWY CAMBRIDGE MA 02138	SQ FT 11,327 265B 57 26895/396	COMM. 3		113,300		
	TOTAL VALUE 113,300	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 113,300	TOTAL TAX 4,076.53	TOT TAX & ASSESSMENT 4,076.53	
	PROPERTY LOCATION 195 ALEWIFE BROOK PKWY	YEAR 0000	EDV CODE 391	ACCOUNT NUMBER 940000-00	PAGE & LINE 0018/06	1ST PAYMENT 2,038.27
MARLOW, ROBERT E., TR OF R.E.M. REALTY TRUST 24 WOBURN ST MEDFORD MA 02155	SQ FT 19,869 265B 61 38	COMM. 3		1,575,000		
	TOTAL VALUE 1,575,000	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 1,575,000	TOTAL TAX 56,668.50	TOT TAX & ASSESSMENT 56,668.50	
	PROPERTY LOCATION 201 ALEWIFE BROOK PKWY	YEAR 0000	EDV CODE 325	ACCOUNT NUMBER 940116-13	PAGE & LINE 0018/07	1ST PAYMENT 28,334.25
PAGE TOTALS	TOTAL TAX 31,057,100	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 31,057,100	TOTAL TAX 1,117,434	TOT TAX & ASSESSMENT 1,150,279	

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION		REAL ESTATE VALUES			ASSESSMENTS AND LIENS		
			DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT	COMM. INT.
ROPER, KATHLEEN ADELE 20 SEAGRAVE RD CAMBRIDGE MA 02140 1618	SQ FT	4,506	RES.	1	222,700			
	187 28							
	1101/080							
TOTAL VALUE		222,700	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	222,700	TOTAL TAX	TOT. TAX & ASSESSMENT
222,700							2,990.86	2,990.86
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
20 SEAGRAVE RD		1930	104	276360-23	2359/01	1,495.43	1,495.43	
KAISER, DONALD J., JR. AND GAIL S. GABRIEL 22 SEAGRAVE RD CAMBRIDGE MA 02140	SQ FT	4,217	RES.	1	256,000			
	187 27							
	1009/123							
TOTAL VALUE		256,000	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	202,712	TOTAL TAX	TOT. TAX & ASSESSMENT
256,000							2,722.42	2,722.42
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
22 SEAGRAVE RD		1930	104	377400-33	2359/02	1,361.21	1,361.21	
KELLEY, MARGARET M. 23-24 SEAGRAVE RD CAMBRIDGE MA 02140 1618	SQ FT	4,062	RES.	1	233,800			
	187 58							
	TOTAL VALUE		233,800	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	180,512	TOTAL TAX
233,800							2,424.27	2,424.27
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
24 SEAGRAVE RD		1930	104	170150-18	2359/03	1,212.14	1,212.13	
STONE, DAVID A. 25-26 SEAGRAVE RD CAMBRIDGE MA 02140	SQ FT	3,707	RES.	1	212,300	SL 190.18	15.60	
	187 57					WL 106.34	8.72	
	1077/071							
TOTAL VALUE		212,300	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	159,012	TOTAL TAX	TOT. TAX & ASSESSMENT
212,300							2,135.53	2,456.37
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
25-26 SEAGRAVE RD		1931	104	573080-06	2359/04	1,388.61	1,067.76	
SEEGER, JOHN A. 28 SEAGRAVE ROAD CAMBRIDGE MA 02140 1618	SQ FT	3,646	RES.	1	217,400			
	187 56							
	808/042							
TOTAL VALUE		217,400	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	164,112	TOTAL TAX	TOT. TAX & ASSESSMENT
217,400							2,204.02	2,204.02
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
28 SEAGRAVE RD		1931	104	533325-13	2359/05	1,102.01	1,102.01	
OCONNOR, DAVID G. 29 SEAGRAVE RD CAMBRIDGE MA 02140 1640	SQ FT	4,956	RES.	1	263,100			
	187 23							
	TOTAL VALUE		263,100	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	209,812	TOTAL TAX
263,100							2,817.77	2,817.77
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
30 SEAGRAVE RD		1931	104	439900-25	2359/06	1,408.89	1,408.88	
BARBOSA, PETER R. & ADELINA BARBOSA 7-9 SECKEL ST. CAMBRIDGE MA 02141 1329	SQ FT	3,969	RES.	1	173,100			
	78 74							
	22323/378							
TOTAL VALUE		173,100	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	173,100	TOTAL TAX	TOT. TAX & ASSESSMENT
173,100							2,324.73	2,324.73
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
7-9 SECKEL ST		0000	111	027315-09	2359/07	1,162.37	1,162.36	
PAGE TOTALS		TOTAL TAX	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
		1,578,400	266,440	1,311,960	17,619.60	17,940.44		

CITY OF CAMBRIDGE
REAL ESTATE DIRECTORY

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT
BALONON-ROSEN, MITCHELL R. & ALMA S. BALONON-ROSEN 51 MADISON AVENUE CAMBRIDGE MA 02140	SQ FT 3,444 188 55 21331/245	RES.	1	170,500		
	TOTAL VALUE 170,500	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION 117,212	TOTAL TAX 1,574.16	TOT. TAX & ASSESSMENT 1,574.16
PROPERTY LOCATION 51 MADISON AVE	YEAR 1925	EQV. CODE 101	ACCOUNT NUMBER 415650-09	PAGE & LINE 1636/01	1ST PAYMENT 787.08	2ND PAYMENT 787.08
QUINLAN, MAUREEN T. 53 MADISON AVE CAMBRIDGE MA 02140 1614	SQ FT 1,986 188 105 16940/515	RES.	1	166,200		
	TOTAL VALUE 166,200	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION 112,912	TOTAL TAX 1,516.41	TOT. TAX & ASSESSMENT 1,516.41
PROPERTY LOCATION 53 MADISON AVE	YEAR 1949	EQV. CODE 101	ACCOUNT NUMBER 489250-12	PAGE & LINE 1636/02	1ST PAYMENT 758.21	2ND PAYMENT 758.20
TRAINOR, JOHN J. & JOANNE TRAINOR 54 MADISON AVE CAMBRIDGE MA 02140 1615	SQ FT 2,225 188 136 15287/381	RES.	1	217,600		
	TOTAL VALUE 217,600	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION 217,600	TOTAL TAX 2,922.37	TOT. TAX & ASSESSMENT 2,922.37
PROPERTY LOCATION 56 MADISON AVE	YEAR 1894	EQV. CODE 105	ACCOUNT NUMBER 589080-26	PAGE & LINE 1636/03	1ST PAYMENT 1,461.19	2ND PAYMENT 1,461.18
SOUSA, JAMES F. & BARBARA A SOUSA C/O BARBARA A. O'CONNOR 57 MADISON AVENUE CAMBRIDGE MA 02140 1614	SQ FT 1,986 188 104 9767/283	RES.	1	150,900	SL 90.16 WL 50.12	18.76 9.94
	TOTAL VALUE 150,900	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION 97,612	TOTAL TAX 1,310.93	TOT. TAX & ASSESSMENT 1,479.91
PROPERTY LOCATION 57 MADISON AVE	YEAR 1897	EQV. CODE 101	ACCOUNT NUMBER 558750-20	PAGE & LINE 1636/04	1ST PAYMENT 824.45	2ND PAYMENT 655.46
NORBERG, EDWARD F., INC. 12 WHITTEMORE AVE. CAMBRIDGE MA 02140 1689	SQ FT 2,047 188 103 15924/078	RES.	1	12,300		
	TOTAL VALUE 12,300	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION 12,300	TOTAL TAX 165.19	TOT. TAX & ASSESSMENT 165.19
PROPERTY LOCATION 59 MADISON AVE	YEAR 0000	EQV. CODE 132	ACCOUNT NUMBER 612150-06	PAGE & LINE 1636/05	1ST PAYMENT 82.60	2ND PAYMENT 82.59
STANITSAS, DIONISIOS, EKATERINI STANITSAS & GERASIMOS STANITSAS 58 MADISON AVE CAMBRIDGE MA 02140 1615	SQ FT 2,225 188 135 23357/499	RES.	1	211,800		
	TOTAL VALUE 211,800	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION 158,512	TOTAL TAX 2,128.81	TOT. TAX & ASSESSMENT 2,128.81
PROPERTY LOCATION 60 MADISON AVE	YEAR 1905	EQV. CODE 105	ACCOUNT NUMBER 545150-00	PAGE & LINE 1636/06	1ST PAYMENT 1,064.41	2ND PAYMENT 1,064.40
BALBAKY, ELSIE MARY LOU 3 MADISON ST CAMBRIDGE MA 02138 2313	SQ FT 4,084 227 74 13557/089	RES.	1	377,200	SL 140.93 WL 147.15	13.45 10.43
	TOTAL VALUE 377,200	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION 323,912	TOTAL TAX 4,350.14	TOT. TAX & ASSESSMENT 4,662.10
PROPERTY LOCATION 3 MADISON ST	YEAR 1864	EQV. CODE 105	ACCOUNT NUMBER 025368-15	PAGE & LINE 1636/07	1ST PAYMENT 2,487.03	2ND PAYMENT 2,175.07
PAGE TOTALS	TOTAL VALUE 1,366,500	RESIDENTIAL EXEMPTION 266,440	TOTAL TAX VALUATION 1,040,060	TOTAL TAX 13,868.01	TOT. TAX & ASSESSMENT 14,448.95	

TAX RATE FOR FISCAL YEAR 1997-98

13.43 0.00 35.98 35.98

CITY OF CAMBRIDGE
REAL ESTATE DIRECTORY

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESC	CLASS	VALUE	DESCRIPTION	AMOUNT
NORBERG, EDWARD F. INC. 12 WHITTEMORE AVE CAMBRIDGE MA 02140	SQ FT 4,000 189 97	COMM.	3	81,000		
	11503/564					
	TOTAL VALUE 81,000	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 81,000	TOTAL TAX 2,914.38	TOT TAX & ASSESSMENT 2,914.38	
PROPERTY LOCATION 12 WHITTEMORE AVE	YEAR 0000 EQV CODE 318	ACCOUNT NUMBER 184110-12	PAGE & LINE 2705/01	1ST PAYMENT 1,457.19	2ND PAYMENT 1,457.19	
NORBERG, EDWARD F. INC. 12 WHITTEMORE AVE CAMBRIDGE MA 02140	SQ FT 13,983 188 106 107 108 109 110	RES.	1	138,000		
	9418/031					
	TOTAL VALUE 138,000	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 138,000	TOTAL TAX 1,853.34	TOT TAX & ASSESSMENT 1,853.34	
PROPERTY LOCATION 25 WHITTEMORE AVE	YEAR 0000 EQV CODE 130	ACCOUNT NUMBER 184200-08	PAGE & LINE 2705/02	1ST PAYMENT 926.67	2ND PAYMENT 926.67	
NORBERG, EDWARD F. INC. 12 WHITTEMORE AVE CAMBRIDGE MA 02140	SQ FT 32,369 188 12	COMM.	3	269,200		
	TOTAL VALUE 269,200	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 269,200	TOTAL TAX 9,685.82	TOT TAX & ASSESSMENT 9,685.82	
PROPERTY LOCATION 32 WHITTEMORE AVE	YEAR 0000 EQV CODE 318	ACCOUNT NUMBER 184250-25	PAGE & LINE 2705/03	1ST PAYMENT 4,842.91	2ND PAYMENT 4,842.91	
W. R. GRACE & CO. 62 WHITTEMORE AVE CAMBRIDGE MA 02140	SQ FT 345,419 269 131	COMM.	3	12,240.60		
	TOTAL VALUE 12,240.60	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 12,240.60	TOTAL TAX 440,416.79	TOT TAX & ASSESSMENT 440,416.79	
PROPERTY LOCATION 36-64 WHITTEMORE AVE	YEAR 0000 EQV CODE 340	ACCOUNT NUMBER 911316-03	PAGE & LINE 2705/04	1ST PAYMENT 220,208.40	2ND PAYMENT 220,208.39	
MELIN, ROLAND F. & DOROTHY A MELIN 45 WHITTEMORE AVE CAMBRIDGE MA 02140 1622	SQ FT 4,380 188 51	RES.	1	170,300		
	12859/417					
	TOTAL VALUE 170,300	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 117,012	TOTAL TAX 1,571.47	TOT TAX & ASSESSMENT 1,571.47	
PROPERTY LOCATION 45 WHITTEMORE AVE	YEAR 1903 EQV CODE 101	ACCOUNT NUMBER 395135-03	PAGE & LINE 2705/05	1ST PAYMENT 785.74	2ND PAYMENT 785.73	
TAYLOR, EDWARD H. & JOHN G. MORGAN 49 WHITTEMORE AVE CAMBRIDGE MA 02140 1622	SQ FT 4,380 188 52	RES.	1	178,200	SL 42.43 WL 124.50	13.45 13.41
	23365/517					
	TOTAL VALUE 178,200	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 124,912	TOTAL TAX 1,677.57	TOT TAX & ASSESSMENT 1,871.36	
PROPERTY LOCATION 46 WHITTEMORE AVE	YEAR 1895 EQV CODE 104	ACCOUNT NUMBER 587680-10	PAGE & LINE 2705/06	1ST PAYMENT 1,032.58	2ND PAYMENT 838.78	
W. R. GRACE & CO 62 WHITTEMORE AVE. CAMBRIDGE MA 02140	SQ FT 12,533 188 140	COMM.	3	127,800		
	TOTAL VALUE 127,800	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 127,800	TOTAL TAX 4,598.24	TOT TAX & ASSESSMENT 4,598.24	
PROPERTY LOCATION 53-59 WHITTEMORE AVE	YEAR 0000 EQV CODE 337	ACCOUNT NUMBER 911312-11	PAGE & LINE 2705/07	1ST PAYMENT 2,299.12	2ND PAYMENT 2,299.12	
PAGE TOTALS	TOTAL VALUE 13,205,100	RESIDENTIAL EXEMPTION 106,576	TOTAL TAX VALUATION 13,098,524	TOTAL TAX 462,717.61	TOT TAX & ASSESSMENT 462,911.40	

CITY OF CAMBRIDGE
REAL ESTATE DIRECTORY

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES		ASSESSMENTS AND LIENS		
		DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT
W. R. GRACE & CO. 62 WHITTEMORE AVE CAMBRIDGE MA 02140	SQ FT 32,992 188 141	COMM.	3	336,500		
	TOTAL VALUE 336,500	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION 336,500	TOTAL TAX 12,107.27	TOT. TAX & ASSESSMENT 12,107.27
	PROPERTY LOCATION YEAR EQV CODE 65-85 WHITTEMORE AVE 0000 337	ACCOUNT NUMBER 911311-13	PAGE & LINE 2706/01	1ST PAYMENT 6,053.64	2ND PAYMENT 6,053.63	
W. R. GRACE & CO. 62 WHITTEMORE AVE CAMBRIDGE MA 02140	SQ FT 12,233 187 76	COMM.	3	124,700		
	TOTAL VALUE 124,700	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION 124,700	TOTAL TAX 4,486.71	TOT. TAX & ASSESSMENT 4,486.71
	PROPERTY LOCATION YEAR EQV CODE 91-99 WHITTEMORE AVE 0000 337	ACCOUNT NUMBER 911313-03	PAGE & LINE 2706/02	1ST PAYMENT 2,243.36	2ND PAYMENT 2,243.35	
BESSONE, JOSEPH & ALICE J. BESSONE, A LIFE ESTATE 111 WHITTEMORE AVE CAMBRIDGE MA 02140 1634	SQ FT 4,650 187 50 74 1110/111	RES.	1	144,400		
	TOTAL VALUE 144,400	RESIDENTIAL EXEMPTION	53,283	TOTAL TAX VALUATION 91,112	TOTAL TAX 1,223.63	TOT. TAX & ASSESSMENT 1,223.63
	PROPERTY LOCATION YEAR EQV CODE 111-113 WHITTEMORE AVE 1936 101	ACCOUNT NUMBER 041050-22	PAGE & LINE 2706/03	1ST PAYMENT 611.82	2ND PAYMENT 611.81	
W. R. GRACE & CO. 62 WHITTEMORE AVE CAMBRIDGE MA 02140	SQ FT 10,105 187 75	COMM.	3	103,000		
	TOTAL VALUE 103,000	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION 103,000	TOTAL TAX 3,705.94	TOT. TAX & ASSESSMENT 3,705.94
	PROPERTY LOCATION YEAR EQV CODE 115-119 WHITTEMORE AVE 0000 337	ACCOUNT NUMBER 911314-07	PAGE & LINE 2706/04	1ST PAYMENT 1,852.97	2ND PAYMENT 1,852.97	
CAMBRIDGE AFFORDABLE HOUSING CORPORATION & THE CITY OF CAMBRIDGE TAX TITLE 675 MASS AVE CAMBRIDGE MA 02139	SQ FT 5,719 187 70 1091/040	RES.	1	212,000		
	TOTAL VALUE 212,000	RESIDENTIAL EXEMPTION	C	TOTAL TAX VALUATION 212,000	TOTAL TAX 2,847.16	TOT. TAX & ASSESSMENT 2,847.16
	PROPERTY LOCATION YEAR EQV CODE 123 WHITTEMORE AVE 0000 104	ACCOUNT NUMBER 870350-3E	PAGE & LINE 2706/05	1ST PAYMENT 1,423.58	2ND PAYMENT 1,423.58	
DAHL, THOMAS A. & NEERA K. DAHL 131 WHITTEMORE AVE CAMBRIDGE MA 02140	SQ FT 3,776 187 65 1133/035	RES.	1	158,500		
	TOTAL VALUE 158,500	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION 105,212	TOTAL TAX 1,413.00	TOT. TAX & ASSESSMENT 1,413.00
	PROPERTY LOCATION YEAR EQV CODE 131 WHITTEMORE AVE 1939 101	ACCOUNT NUMBER 476170-18	PAGE & LINE 2706/06	1ST PAYMENT 706.50	2ND PAYMENT 706.50	
KENNEDY, CATHERINE LUCY 152 WHITTEMORE AVE. CAMBRIDGE MA 02140 1623	SQ FT 5,874 187 16	RES.	1	204,300		
	TOTAL VALUE 204,300	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION 151,012	TOTAL TAX 2,028.09	TOT. TAX & ASSESSMENT 2,028.09
	PROPERTY LOCATION YEAR EQV CODE 152 WHITTEMORE AVE 1931 104	ACCOUNT NUMBER 314150-18	PAGE & LINE 2706/07	1ST PAYMENT 1,014.05	2ND PAYMENT 1,014.04	
PAGE TOTALS	TOTAL VALUE 1,283,400	RESIDENTIAL EXEMPTION 159,864	TOTAL TAX VALUATION 1,123,536	TOTAL TAX 27,811.80	TOT. TAX & ASSESSMENT 27,811.80	

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION		REAL ESTATE VALUES			ASSESSMENTS AND LIENS			
			DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT	COMM. INT.	
SULLIVAN, WALTER D. HELEN B SULLIVAN 184 HARVEY ST CAMBRIDGE MA 02140 1750	SQ FT	9,639	RES.	1	168,000				
	190 258								
	622/148								
TOTAL VALUE		168,000	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	114,712	TOTAL TAX	TOT. TAX & ASSESSMENT	
1,540.58							1,540.58		
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
184 HARVEY ST		1910	101	581300-14	1253/01	770.29	770.29		
ROBINSON, JR., GEORGE 51 SAVILLE ST CAMBRIDGE MA 02138	SQ FT	2,986	RES.	1	115,300				
	190 232								
	1163/036								
TOTAL VALUE		115,300	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	115,300	TOTAL TAX	TOT. TAX & ASSESSMENT	
1,548.48							1,548.48		
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
190 HARVEY ST		1880	104	591300-19	1253/02	774.24	774.24		
BARNES, SYLVIA W. 196 HARVEY ST CAMBRIDGE MA 02140 1750	SQ FT	4,806	RES.	1	177,300				
	190 226								
	1141/075								
TOTAL VALUE		177,300	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	124,012	TOTAL TAX	TOT. TAX & ASSESSMENT	
1,665.48							1,665.48		
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
194-196 HARVEY ST		1866	104	585300-24	1253/03	832.74	832.74		
MURPHY, FRANCIS E., III & SHARON M. MURPHY 100 WOODCLIFF DR WALTHAM MA 02154	SQ FT	5,878	RES.	1	241,400				
	269 111								
	1032/050								
TOTAL VALUE		241,400	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	241,400	TOTAL TAX	TOT. TAX & ASSESSMENT	
3,242.00							3,242.00		
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
216-218 HARVEY ST		0000	105	417790-27	1253/04	1,621.00	1,621.00		
JERVIS, ROBERT F. AND FRANK J. JERVIS, TRS. C S P REALTY TRUST 173 HARVEY ST. CAMBRIDGE MA 02140	SQ FT	2,306	COMM.	3	13,200				
	269 73								
	15942/294								
TOTAL VALUE		13,200	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	13,200	TOTAL TAX	TOT. TAX & ASSESSMENT	
474.94							474.94		
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
217 HARVEY ST		0000	390	001301-20	1253/05	237.47	237.47		
SLATER, PAUL D. & NANCY S. SONIS TRS. OF THE MAPLE TRUST C/O BEAL AND COMPANY INC 177 MILK ST BOSTON MA 02109	SQ FT	6,705	RES.	1	769,100				
	196 124								
	15093/207								
TOTAL VALUE		769,100	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	769,100	TOTAL TAX	TOT. TAX & ASSESSMENT	
10,329.01							10,329.01		
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
5 HASKELL ST		0000	112	552350-00	1253/06	5,164.50	5,164.50		
WASHBURN, BRIAN J. & DONNA M. WASHBURN 9 HASKELL ST. CAMBRIDGE MA 02140 1834	SQ FT	7,470	RES.	1	180,900				
	196 44								
	20432/441								
TOTAL VALUE		180,900	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	127,612	TOTAL TAX	TOT. TAX & ASSESSMENT	
1,713.83							1,713.83		
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
7-9 HASKELL ST		0000	111	468100-09	1253/07	856.92	856.92		
PAGE TOTALS		TOTAL VALUE	1,665,200	RESIDENTIAL EXEMPTION	159,864	TOTAL TAX VALUATION	1,505,336	TOTAL TAX	TOT. TAX & ASSESSMENT
							20,514.32	20,514.32	

CITY OF CAMBRIDGE
REAL ESTATE DIRECTORY

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION		REAL ESTATE VALUES		ASSESSMENTS AND LIENS		
			DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT
DI GIOVANNI, LOUIS F. TRUSTEE OF KENNEDY AND ELIOT REALTY TRUST 50 CHURCH STREET CAMBRIDGE MA 02138	SQ FT	15,678	COMM.	3	7,902,400		
	162 66						
	15806/215						
PROPERTY LOCATION	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
65 JOHN F. KENNEDY ST	7,902,400	0	7,902,400	284,328.35	284,328.35		
	YEAR	EQU. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
	0000	336	254850-09	1476/01	142,164.18	142,164.17	
LEFEBVRE, LEONARD S. 4 KASSUL PARK CAMBRIDGE MA 02140 1637	SQ FT	7,291	RES.	1	242,600		
	187 51 61						
	1088/127						
PROPERTY LOCATION	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
4 KASSUL PK	242,600	53,288	189,312	2,542.46	2,542.46		
	YEAR	EQU. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
	1935	101	337800-18	1476/02	1,271.23	1,271.23	
CAMPBELL, KATHERINE T., A LIFE ESTATE 9 KASSUL PK. CAMBRIDGE MA 02140 1611	SQ FT	5,244	RES.	1	152,700		
	187 47						
	1146/015						
PROPERTY LOCATION	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
9-11 KASSUL PK	152,700	53,288	99,412	1,335.10	1,335.10		
	YEAR	EQU. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
	1936	101	085800-08	1476/03	667.55	667.55	
KALE, DAVID J. 10 KASSUL PARK CAMBRIDGE MA 02140	SQ FT	3,549	RES.	1	136,000		
	187 71						
	1102/149						
PROPERTY LOCATION	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
10 KASSUL PK	136,000	53,288	102,712	1,379.42	1,379.42		
	YEAR	EQU. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
	1931	101	990253-20	1476/04	689.71	689.71	
MAHONEY, MARGARET A. 16 KASSUL PARK CAMBRIDGE MA 02140 1637	SQ FT	3,368	RES.	1	154,200		
	187 53						
	921/195						
PROPERTY LOCATION	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
14 KASSUL PK	154,200	53,288	100,912	1,355.25	1,355.25		
	YEAR	EQU. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
	1931	101	361675-33	1476/05	677.63	677.62	
DAUSMAN, JESSICA A. 15 KASSUL PK CAMBRIDGE MA 02140	SQ FT	5,917	RES.	1	145,800		
	187 46						
	1159/173						
PROPERTY LOCATION	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
15 KASSUL PK	145,800	53,288	92,512	1,242.43	1,242.43		
	YEAR	EQU. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
	1936	101	585600-00	1476/06	621.22	621.21	
EGAN, CATHERINE W. 20 KASSUL PK CAMBRIDGE MA 02140 1637	SQ FT	3,414	RES.	1	159,200		
	187 52						
	159,200						
PROPERTY LOCATION	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
20 KASSUL PK	159,200	53,288	105,912	1,422.40	1,422.40		
	YEAR	EQU. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
	1931	104	184600-13	1476/07	711.20	711.20	
PAGE TOTALS		TOTAL TAX	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT	
		8,912,900	319,728	8,593,172	293,605.41	293,605.41	

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION		REAL ESTATE VALUES			ASSESSMENTS AND LIENS		
			DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT	COMM. INT.
KEEGAN, KATE & DONNA M. TURLEY 8 CLEVELAND ST CAMBRIDGE MA 02138 4202	SQ FT	2,200	RES.	1	293,700			
	135 63							
	26371/432							
	TOTAL VALUE	293,700	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	240,412	TOTAL TAX 3,228.73 TOT TAX & ASSESSMENT 3,228.73	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE		1ST PAYMENT	2ND PAYMENT	
8 CLEVELAND ST	1880	101	478003-16	0537/01		1,614.37	1,614.36	
CLARKE, ROSEMARY, TR. OF CLARKE FAMILY TRUST 10 CLEVELAND STREET CAMBRIDGE MA 02138 4202	SQ FT	2,875	RES.	1	299,000			
	135 64 105							
	20609/249							
	TOTAL VALUE	299,000	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	299,000	TOTAL TAX 4,015.57 TOT TAX & ASSESSMENT 4,015.57	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE		1ST PAYMENT	2ND PAYMENT	
10 CLEVELAND ST	1886	101	110800-26	0537/02		2,007.79	2,007.78	
MIELCARZ, JR., THADDEUS F. & RICHARD SCHULTZ 11 CLEVELAND ST CAMBRIDGE MA 02138	SQ FT	2,755	RES.	1	192,300	SL 28.08 WL 17.90	.93 5.22	
	135 54 55							
	11 25707/561							
	TOTAL VALUE	192,300	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	139,012	TOTAL TAX 1,866.93 TOT TAX & ASSESSMENT 1,919.06	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE		1ST PAYMENT	2ND PAYMENT	
11-13 CLEVELAND ST	0000	102	970029-11	0537/03		985.60	933.46	
WALSWORTH, RONALD L., JR. & B. ELISABETH BURDICK 13 CLEVELAND ST CAMBRIDGE MA 02138	SQ FT	2,803	RES.	1	192,300			
	135 54 55							
	13 26017/562							
	TOTAL VALUE	192,300	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	192,300	TOTAL TAX 2,582.59 TOT TAX & ASSESSMENT 2,582.59	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE		1ST PAYMENT	2ND PAYMENT	
11-13 CLEVELAND ST	0000	102	970030-03	0537/04		1,291.30	1,291.29	
ROBBINS, MICHAEL J. & DEBORAH A. ROBBINS 8 CLIFTON STREET CAMBRIDGE MA 02140	SQ FT	1,706	RES.	1	122,400			
	269 100							
	21034/095							
	TOTAL VALUE	122,400	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	69,112	TOTAL TAX 928.17 TOT TAX & ASSESSMENT 928.17	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE		1ST PAYMENT	2ND PAYMENT	
8 CLIFTON ST	1894	101	498475-36	0537/05		464.09	464.08	
COUSSELLANT, MARIE L. 9 CLIFTON ST CAMBRIDGE MA 02140 2428	SQ FT	1,620	RES.	1	139,100			
	193 165							
	20899/560							
	TOTAL VALUE	139,100	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	85,812	TOTAL TAX 1,152.45 TOT TAX & ASSESSMENT 1,152.45	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE		1ST PAYMENT	2ND PAYMENT	
9 CLIFTON ST	1868	101	037350-08	0537/06		576.23	576.22	
MORIN, GISELE & JEAN-GUY MORIN 14 JACKSON STREET CAMBRIDGE MA 02140 2425	SQ FT	6,000	RES.	1	231,700			
	193 20							
	89P4900E							
	TOTAL VALUE	231,700	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	231,700	TOTAL TAX 3,111.73 TOT TAX & ASSESSMENT 3,111.73	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE		1ST PAYMENT	2ND PAYMENT	
11-13 CLIFTON ST	1916	104	522525-08	0537/07		1,555.87	1,555.86	
PAGE TOTALS		TOTAL VALUE	1,470,500	RESIDENTIAL EXEMPTION	213,152	TOTAL TAX VALUATION	1,257,348	TOTAL TAX 16,886.17 TOT TAX & ASSESSMENT 16,938.30

CITY OF CAMBRIDGE
REAL ESTATE DIRECTORY

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT
DAVIS, PATRICIA ROSLYN WOLFE 14 CLIFTON CAMBRIDGE MA 02140 2429	SQ FT 6,000 269 25	RES.	1	294,500		
	13035/001					
	TOTAL VALUE 294,500	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 241,212	TOTAL TAX 3,239.48	TOT TAX & ASSESSMENT 3,239.48	
PROPERTY LOCATION 14 CLIFTON ST	YEAR 1903 EQV CODE 105	ACCOUNT NUMBER 146483-13	PAGE & LINE 0538/01	1ST PAYMENT 1,619.74	2ND PAYMENT 1,619.74	
HOLLMAN, ARAM G. 15 CLIFTON STREET CAMBRIDGE MA 02140 2428	SQ FT 4,800 193 1B1	RES.	1	114,700		
	21176/450					
	TOTAL VALUE 114,700	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 61,412	TOTAL TAX 824.76	TOT TAX & ASSESSMENT 824.76	
PROPERTY LOCATION 15 CLIFTON ST	YEAR 1894 EQV CODE 101	ACCOUNT NUMBER 312500-01	PAGE & LINE 0538/02	1ST PAYMENT 412.38	2ND PAYMENT 412.38	
COTE, LEOPOLD JOSEPH AND LUCILLE MARIE COTE 17 CLIFTON ST CAMBRIDGE MA 02140 2428	SQ FT 7,200 193 1B3	RES.	1	207,000		
	24142/124					
	TOTAL VALUE 207,000	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 153,712	TOTAL TAX 2,064.35	TOT TAX & ASSESSMENT 2,064.35	
PROPERTY LOCATION 19 CLIFTON ST	YEAR 1866 EQV CODE 104	ACCOUNT NUMBER 128300-17	PAGE & LINE 0538/03	1ST PAYMENT 1,032.18	2ND PAYMENT 1,032.17	
POWELL, DAPHNE E. 8 THE CITY OF CAMBRIDGE TAX TITLE 362 RINDGE AVE CAMBRIDGE MA 02140 2429	SQ FT 6,000 269 24	RES.	1	187,600		
	26577/271					
	TOTAL VALUE 187,600	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 187,600	TOTAL TAX 2,519.47	TOT TAX & ASSESSMENT 2,519.47	
PROPERTY LOCATION 20 CLIFTON ST	YEAR 1930 EQV CODE 104	ACCOUNT NUMBER 394040-33	PAGE & LINE 0538/04	1ST PAYMENT 1,259.74	2ND PAYMENT 1,259.73	
PARCELLA, CARMELLA G. 24 CLIFTON CAMBRIDGE MA 02140 2429	SQ FT 6,000 269 23	RES.	1	154,600		
	926/178					
	TOTAL VALUE 154,600	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 101,312	TOTAL TAX 1,360.62	TOT TAX & ASSESSMENT 1,360.62	
PROPERTY LOCATION 24 CLIFTON ST	YEAR 1867 EQV CODE 101	ACCOUNT NUMBER 454350-32	PAGE & LINE 0538/05	1ST PAYMENT 680.31	2ND PAYMENT 680.31	
MAHMOOD, SHAHJAHAN B. ROKEYA MAHMOOD 25 CLIFTON ST CAMBRIDGE MA 02140 2428	SQ FT 6,000 193 23	RES.	1	206,400	SL 452.75 WL 254.25	39.52 22.26
	19316/515					
	TOTAL VALUE 206,400	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 206,400	TOTAL TAX 2,771.95	TOT TAX & ASSESSMENT 3,541.43	
PROPERTY LOCATION 25 CLIFTON ST	YEAR 1930 EQV CODE 104	ACCOUNT NUMBER 643850-23	PAGE & LINE 0538/06	1ST PAYMENT 2,155.46	2ND PAYMENT 1,385.97	
VON COLLN, GARY & JACQUELINE BRILL 27-29 CLIFTON ST CAMBRIDGE MA 02140 2428	SQ FT 6,000 193 24	RES.	1	240,600		
	24569/388					
	TOTAL VALUE 240,600	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 187,312	TOTAL TAX 2,515.60	TOT TAX & ASSESSMENT 2,515.60	
PROPERTY LOCATION 29 CLIFTON ST	YEAR 1925 EQV CODE 104	ACCOUNT NUMBER 643900-35	PAGE & LINE 0538/07	1ST PAYMENT 1,257.80	2ND PAYMENT 1,257.80	
PAGE TOTALS		TOTAL TAX 1,405,400	RESIDENTIAL EXEMPTION 266,440	TOTAL TAX VALUATION 1,138,960	TOTAL TAX 15,296.23	TOT TAX & ASSESSMENT 16,065.71

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS						
		DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT	COMM. INT.				
DUQUETTE, DONALD J. MARIE T DUQUETTE 30 CLIFTON ST CAMBRIDGE MA 02140 2429	SQ FT 6,000 269 22 11305/286	RES.	1	185,200							
	TOTAL VALUE 185,200	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION 131,912	TOTAL TAX 1,771.58	TOT. TAX & ASSESSMENT 1,771.58					
	PROPERTY LOCATION 30 CLIFTON ST	YEAR 1844	EQV. CODE 104	ACCOUNT NUMBER 180150-23	PAGE & LINE 0539/01	1ST PAYMENT 885.79	2ND PAYMENT 885.79				
GREENE, GRAFTON S. AND WALTYE O. GREENE 35A CLIFTON ST. CAMBRIDGE MA 02140 2428	SQ FT 6,000 193 25 13921/492	RES.	1	195,900	SL 516.76 WL 289.88	84.15 45.79					
	TOTAL VALUE 195,900	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION 142,612	TOTAL TAX 1,915.28	TOT. TAX & ASSESSMENT 2,851.86					
	PROPERTY LOCATION 35 CLIFTON ST	YEAR 1859	EQV. CODE 104	ACCOUNT NUMBER 355550-27	PAGE & LINE 0539/02	1ST PAYMENT 894.22	2ND PAYMENT 957.64				
SCHLESINGER, CHRISTOPHER W. 36 CLIFTON STREET CAMBRIDGE MA 02140 2429	SQ FT 6,000 269 21 17284/603	RES.	1	174,200							
	TOTAL VALUE 174,200	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION 120,912	TOTAL TAX 1,623.85	TOT. TAX & ASSESSMENT 1,623.85					
	PROPERTY LOCATION 36 CLIFTON ST	YEAR 1894	EQV. CODE 101	ACCOUNT NUMBER 499100-08	PAGE & LINE 0539/03	1ST PAYMENT 811.93	2ND PAYMENT 811.92				
BORER, WILLIAM S. & MARCY A. WASILEWSKI 39 CLIFTON ST CAMBRIDGE MA 02140	SQ FT 6,000 193 26 25577/474	RES.	1	183,400							
	TOTAL VALUE 183,400	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION 183,400	TOTAL TAX 2,463.06	TOT. TAX & ASSESSMENT 2,463.06					
	PROPERTY LOCATION 39 CLIFTON ST	YEAR 1891	EQV. CODE 101	ACCOUNT NUMBER 364220-10	PAGE & LINE 0539/04	1ST PAYMENT 1,231.53	2ND PAYMENT 1,231.53				
NAJARIAN, CAROLANN S. C/O THE ATHENAEUM GROUP 215 FIRST STREET CAMBRIDGE MA 02142	SQ FT 679 269 20 14 U39/052	RES.	1	68,500							
	TOTAL VALUE 68,500	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION 68,500	TOTAL TAX 919.96	TOT. TAX & ASSESSMENT 919.96					
	PROPERTY LOCATION 40 CLIFTON ST	YEAR 0000	EQV. CODE 102	ACCOUNT NUMBER 423130-20	PAGE & LINE 0539/05	1ST PAYMENT 459.98	2ND PAYMENT 459.98				
BERNARDI, AMERIGO 40 CLIFTON STREET UNIT#24 CAMBRIDGE MA 02140	SQ FT 705 269 20 24 U23/175	RES.	1	68,500							
	TOTAL VALUE 68,500	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION 15,212	TOTAL TAX 204.30	TOT. TAX & ASSESSMENT 204.30					
	PROPERTY LOCATION 40 CLIFTON ST	YEAR 0000	EQV. CODE 102	ACCOUNT NUMBER 423115-18	PAGE & LINE 0539/06	1ST PAYMENT 102.15	2ND PAYMENT 102.15				
NAJARIAN, K. GEORGE C/O ATHENAEUM GROUP 215 FIRST ST. CAMBRIDGE MA 02142	SQ FT 706 269 20 23 U39/057	RES.	1	68,500							
	TOTAL VALUE 68,500	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION 68,500	TOTAL TAX 919.96	TOT. TAX & ASSESSMENT 919.96					
	PROPERTY LOCATION 40 CLIFTON ST	YEAR 0000	EQV. CODE 102	ACCOUNT NUMBER 423120-24	PAGE & LINE 0539/07	1ST PAYMENT 459.98	2ND PAYMENT 459.98				
PAGE TOTALS		TOTAL TAX	944,200	RESIDENTIAL EXEMPTION	213,152	TOTAL TAX VALUATION	731,048	TOTAL TAX	9,817.99	TOT. TAX & ASSESSMENT	10,754.57

CITY OF CAMBRIDGE
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NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION		REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
			DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT
GRANDOIT, GERARD D. & CITY OF CAMBRIDGE TAX TITLE P.O. BOX 337 CAMBRIDGE MA 02140	SQ FT	705	RES.	1	68,500		
	269 20						
	22 U40/104						
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
40 CLIFTON ST	0000	102	423125-14	0540/01	459.98	459.98	
	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
	68,500	0	68,500	919.96	919.96		
KIM, JONG C. & CITY OF CAMBRIDGE TAX TITLE 40 CLIFTON ST CAMBRIDGE MA 02140 2432	SQ FT	708	RES.	1	68,500		
	269 20						
	34 15555/561						
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
40 CLIFTON ST	0000	102	317794-09	0540/02	102.15	102.15	
	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
	68,500	53,288	15,212	204.30	204.30		
NAJARIAN, ALICE C/O THE ATHENAEUM GROUP 215 FIRST STREET CAMBRIDGE MA 02142	SQ FT	683	RES.	1	68,500		
	269 20						
	11 U39/C50						
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
40 CLIFTON ST	0000	102	423140-16	0540/03	459.98	459.98	
	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
	68,500	0	68,500	919.96	919.96		
WONG, JEFFREY W. 40 CLIFTON CAMBRIDGE MA 02140 2432	SQ FT	707	RES.	1	68,500		
	269 20						
	31 U5/039						
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
40 CLIFTON ST	0000	102	423110-28	0540/04	102.15	102.15	
	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
	68,500	53,288	15,212	204.30	204.30		
NAJARIAN, MICHAEL C/O THE ATHENAEUM GROUP 215 FIRST ST CAMBRIDGE MA 02142	SQ FT	704	RES.	1	68,500		
	269 20						
	33 U39/056						
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
40 CLIFTON ST	0000	102	423105-22	0540/05	459.98	459.98	
	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
	68,500	0	68,500	919.96	919.96		
KOENIG, THOMAS H. 40 CLIFTON ST CAMBRIDGE MA 02140 2432	SQ FT	709	RES.	1	68,500		
	269 20						
	32 U3/174						
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
40 CLIFTON ST	0000	102	321780-11	0540/06	102.15	102.15	
	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
	68,500	53,288	15,212	204.30	204.30		
MCGUINNESS, JOHN J., TR. OF ULSTER TRUST 8 BIGELOW ST. CAMBRIDGE MA 02139	SQ FT	552	RES.	1	52,500		
	269 20						
	13 U28/023						
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT	
40 CLIFTON ST	0000	102	423135-10	0540/07	352.54	352.54	
	TOTAL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
	52,500	0	52,500	705.08	705.08		
PAGE TOTALS							
	TOTAL TAX	RESIDENTIAL EXEMPTION	TOTAL TAX VALUATION	TOTAL TAX	TOT. TAX & ASSESSMENT		
	463,500	159,864	303,636	4,077.86	4,077.86		

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION		REAL ESTATE VALUES			ASSESSMENTS AND LIENS		
			DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT	COMM. INT.
NAJARIAN, STEPHEN P. & PATRICIA NAJARIAN C/O THE ATHENAEUM GROUP 215 FIRST ST CAMBRIDGE MA 02142	SQ FT	683	RES.	1	68,500			
	269 20							
	12 U39/051							
TOTAL VALUE		68,500	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	68,500	TOTAL TAX	TOT. TAX & ASSESSMENT
919.96							919.96	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
40 CLIFTON ST	0000	102	423145-06	0541/01	459.98	459.98		
THONGSAVATDY, SENG DAM 40 CLIFTON ST... #21 CAMBRIDGE MA 02140	SQ FT	709	RES.	1	68,500			
	269 20							
	21 U46/140							
TOTAL VALUE		68,500	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	15,212	TOTAL TAX	TOT. TAX & ASSESSMENT
204.30							204.30	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
40-44 CLIFTON ST	0000	102	509661-18	0541/02	102.15	102.15		
ANTONELLIS, JOSEPH S. & PAUL BOUCHER 355 MARKET ST. BRIGHTON MA 02114	SQ FT	6,000	RES.	1	211,300			
	193 27							
	14874/561							
TOTAL VALUE		211,300	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	211,300	TOTAL TAX	TOT. TAX & ASSESSMENT
2,837.76							2,837.76	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
41 CLIFTON ST	0000	111	163655-26	0541/03	1,418.88	1,418.88		
SCALFATI, JULIE M. 48-50 CLIFTON ST CAMBRIDGE MA 02140 2428	SQ FT	6,000	RES.	1	207,800			
	269 113							
	24110/035							
TOTAL VALUE		207,800	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	154,512	TOTAL TAX	TOT. TAX & ASSESSMENT
2,075.09							2,075.09	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
48 CLIFTON ST	0000	104	529050-08	0541/04	1,037.55	1,037.54		
ANTONELLIS, JOSEPH S. & PAUL BOUCHER 355 MARKET ST. BRIGHTON MA 02114	SQ FT	6,000	RES.	1	204,600			
	193 28							
	14874/567							
TOTAL VALUE		204,600	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	204,600	TOTAL TAX	TOT. TAX & ASSESSMENT
2,747.78							2,747.78	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
49 CLIFTON ST	0000	111	163657-22	0541/05	1,373.89	1,373.89		
NEIL, MAUREEN & JAMES H. NEIL 53 CLIFTON STREET CAMBRIDGE MA 02140 2428	SQ FT	3,000	RES.	1	145,400			
	193 28							
	17092/283							
TOTAL VALUE		145,400	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	92,112	TOTAL TAX	TOT. TAX & ASSESSMENT
1,237.06							1,237.06	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
53 CLIFTON ST	1896	101	095360-28	0541/06	618.53	618.53		
DESTIN, PIERRE CHARLES & PHILOMENE DESTIN 52 CLIFTON ST CAMBRIDGE MA 02140 2429	SQ FT	6,000	RES.	1	188,700			
	269 114							
	14872/269							
TOTAL VALUE		188,700	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	135,412	TOTAL TAX	TOT. TAX & ASSESSMENT
1,818.58							1,818.58	
PROPERTY LOCATION	YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
54 CLIFTON ST	0000	101	314435-29	0541/07	909.29	909.29		
PAGE TOTALS		1,094,800	RESIDENTIAL EXEMPTION	213,152	TOTAL TAX VALUATION	881,648	TOTAL TAX	TOT. TAX & ASSESSMENT
11,840.53							11,840.53	

CITY OF CAMBRIDGE
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NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESC.	CLASS	VALUE	DESCRIPTION AMOUNT	COMM. INT.
NOTEWARE, SALLY 55 CLIFTON STREET CAMBRIDGE MA 02140 2428	SQ FT 3,000 193 30	RES.	1	170,200	SL 129.11 WL 112.69	7.83 12.41
	26684/402					
	TOTAL VALUE 170,200	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 116,912	TOTAL TAX 1,570.13	TOT. TAX & ASSESSMENT 1,832.17	
PROPERTY LOCATION 55 CLIFTON ST	YEAR 1896 EQV. CODE 104	ACCOUNT NUMBER 517300-31	PAGE & LINE 0542/01	1ST PAYMENT 1,047.11	2ND PAYMENT 785.06	
FRIEDMAN, KAREN E. 57 CLIFTON ST CAMBRIDGE MA 02140 2428	SQ FT 3,000 193 31	RES.	1	142,800		
	24045/006					
	TOTAL VALUE 142,800	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 89,512	TOTAL TAX 1,202.14	TOT. TAX & ASSESSMENT 1,202.14	
PROPERTY LOCATION 57 CLIFTON ST	YEAR 1896 EQV. CODE 101	ACCOUNT NUMBER 042100-18	PAGE & LINE 0542/02	1ST PAYMENT 601.07	2ND PAYMENT 601.07	
TWOMBLY, GARY S. CHRISTINA COLLINS 60 CLIFTON ST CAMBRIDGE MA 02140 2429	SQ FT 6,000 269 18	RES.	1	146,000	SL 197.00 WL 110.20	29.78 16.32
	17640/384					
	TOTAL VALUE 146,000	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 92,712	TOTAL TAX 1,245.12	TOT. TAX & ASSESSMENT 1,598.42	
PROPERTY LOCATION 60 CLIFTON ST	YEAR 1873 EQV. CODE 101	ACCOUNT NUMBER 602500-26	PAGE & LINE 0542/03	1ST PAYMENT 975.8E	2ND PAYMENT 622.56	
BRIGHAM, PETER M. & PENNY R BRIGHAM 61 CLIFTON ST CAMBRIDGE MA 02140 2428	SQ FT 3,000 193 52	RES.	1	140,000		
	19576/272					
	TOTAL VALUE 140,000	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 86,712	TOTAL TAX 1,164.54	TOT. TAX & ASSESSMENT 1,164.54	
PROPERTY LOCATION 61 CLIFTON ST	YEAR 1896 EQV. CODE 101	ACCOUNT NUMBER 042110-14	PAGE & LINE 0542/04	1ST PAYMENT 582.27	2ND PAYMENT 582.27	
WEBB, DOLORES M. & THE CITY OF CAMBRIDGE TAX TITLE C/O CMS INC. P.O. BOX 28327 ATT: ESCROW DEPARTMENT WASHINGTON DC 20038	SQ FT 5,405 269 98	RES.	1	196,400	SL 1,064.21 WL 597.13	175.56 95.33
	24128/364					
	TOTAL VALUE 196,400	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 196,400	TOTAL TAX 2,637.65	TOT. TAX & ASSESSMENT 4,569.88	
PROPERTY LOCATION 62 CLIFTON ST	YEAR 0000 EQV. CODE 111	ACCOUNT NUMBER 477091-00	PAGE & LINE 0542/05	1ST PAYMENT 3,251.06	2ND PAYMENT 1,318.82	
NADEAU, WILLIAM A. LEONORA NADEAU 63 CLIFTON ST CAMBRIDGE MA 02140 2428	SQ FT 3,738 193 33	RES.	1	139,500		
	7816/332					
	TOTAL VALUE 139,500	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 86,212	TOTAL TAX 1,157.83	TOT. TAX & ASSESSMENT 1,157.83	
PROPERTY LOCATION 63 CLIFTON ST	YEAR 1896 EQV. CODE 104	ACCOUNT NUMBER 422450-04	PAGE & LINE 0542/06	1ST PAYMENT 578.92	2ND PAYMENT 578.91	
LANNON, TERRY P. & MAUREEN E. TIVNAN 66 CLIFTON STREET CAMBRIDGE MA 02140	SQ FT 1,795 269 99	RES.	1	119,100	SL 5.39 WL 162.65	.30 14.14
	25594/095					
	TOTAL VALUE 119,100	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 65,812	TOTAL TAX 883.85	TOT. TAX & ASSESSMENT 1,066.33	
PROPERTY LOCATION 66 CLIFTON ST	YEAR 1857 EQV. CODE 101	ACCOUNT NUMBER 077900-00	PAGE & LINE 0542/07	1ST PAYMENT 624.41	2ND PAYMENT 441.92	
PAGE TOTALS	TOTAL VALUE 1,054,000	RESIDENTIAL EXEMPTION 319,728	TOTAL TAX VALUATION 734,272	TOTAL TAX 9,861.26	TOT. TAX & ASSESSMENT 12,591.31	

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT
MADDEN, JOANNE K. 67-67A CLIFTON ST CAMBRIDGE MA 02140 2428	SQ FT 3,738 193 1	RES.	1	184,700		
	25770/153					
	TOTAL VALUE 184,700	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 131,412	TOTAL TAX 1,764.86	TOT TAX & ASSESSMENT 1,764.86	
PROPERTY LOCATION 67 CLIFTON ST	YEAR 1896	EQV. CODE 104	ACCOUNT NUMBER 507800-23	PAGE & LINE 0543/01	1ST PAYMENT 882.43	2ND PAYMENT 882.43
MANSO, VIVIANO & CARMEN MANSO 68-70 CLIFTON ST CAMBRIDGE MA 02140 2429	SQ FT 4,800 269 97	RES.	1	186,500		
	18094/171					
	TOTAL VALUE 186,500	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 133,212	TOTAL TAX 1,789.04	TOT TAX & ASSESSMENT 1,789.04	
PROPERTY LOCATION 68-70 CLIFTON ST	YEAR 1900	EQV. CODE 104	ACCOUNT NUMBER 559500-03	PAGE & LINE 0543/02	1ST PAYMENT 894.52	2ND PAYMENT 894.52
VERRIER, GERARD N., A LIFE ESTATE 76 CLIFTON ST CAMBRIDGE MA 02140 1711	SQ FT 18,000 269 71 69 72	RES.	1	347,100		
	1157/054					
	TOTAL VALUE 347,100	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 293,812	TOTAL TAX 3,945.89	TOT TAX & ASSESSMENT 3,945.89	
PROPERTY LOCATION 82 CLIFTON ST	YEAR 1923	EQV. CODE 105	ACCOUNT NUMBER 608750-05	PAGE & LINE 0543/03	1ST PAYMENT 1,972.95	2ND PAYMENT 1,972.94
SIMMS, AMY F. 85 CLIFTON ST #3 CAMBRIDGE MA 02140 1712	SQ FT 6,000 190 50	RES.	1	257,900		
	26453/169					
	TOTAL VALUE 257,900	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 204,612	TOTAL TAX 2,747.94	TOT TAX & ASSESSMENT 2,747.94	
PROPERTY LOCATION 85 CLIFTON ST	YEAR 1912	EQV. CODE 105	ACCOUNT NUMBER 342750-17	PAGE & LINE 0543/04	1ST PAYMENT 1,373.97	2ND PAYMENT 1,373.97
FERRARO, ERNEST A., TR. OF CLIFTON STREET REALTY TRUST % ANN PRIOR 63 MARATHON ST ARLINGTON MA 02174	SQ FT 6,000 190 51	RES.	1	262,800		
	15880/498					
	TOTAL VALUE 262,800	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 262,800	TOTAL TAX 3,529.40	TOT TAX & ASSESSMENT 3,529.40	
PROPERTY LOCATION 91 CLIFTON ST	YEAR 1926	EQV. CODE 105	ACCOUNT NUMBER 199700-04	PAGE & LINE 0543/05	1ST PAYMENT 1,764.70	2ND PAYMENT 1,764.70
GOODWIN, HANNAH R., JOEL NOGIC, DAVID E. LOWE & KATHRYN A. EHRESMAN 82-84 CLIFTON STREET CAMBRIDGE MA 02140	SQ FT 6,000 269 14	RES.	1	208,500		
	1159/034					
	TOTAL VALUE 208,500	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 155,212	TOTAL TAX 2,084.50	TOT TAX & ASSESSMENT 2,084.50	
PROPERTY LOCATION 82-84 CLIFTON ST	YEAR 1927	EQV. CODE 105	ACCOUNT NUMBER 199725-23	PAGE & LINE 0543/06	1ST PAYMENT 1,042.25	2ND PAYMENT 1,042.25
HAMS, MARCIA L. & SUSAN SHEPARD 95 CLIFTON ST. CAMBRIDGE MA 02140 1712	SQ FT 5,508 190 255	RES.	1	166,900		
	20726/257					
	TOTAL VALUE 166,900	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 113,612	TOTAL TAX 1,525.81	TOT TAX & ASSESSMENT 1,525.81	
PROPERTY LOCATION 95 CLIFTON ST	YEAR 1912	EQV. CODE 101	ACCOUNT NUMBER 036050-11	PAGE & LINE 0543/07	1ST PAYMENT 762.91	2ND PAYMENT 762.90
PAGE TOTALS		TOTAL TAX 1,614,400	RESIDENTIAL EXEMPTION 319,728	TOTAL TAX VALUATION 1,294,672	TOTAL TAX 17,387.44	TOT TAX & ASSESSMENT 17,387.44

CITY OF CAMBRIDGE
REAL ESTATE DIRECTORY

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT
CHAN, LAN YING, WO HING CHAN & SAU-KING CHAN 97 CLIFTON ST. CAMBRIDGE MA 02140 1712	SQ FT 2,232 190 236	RES.	1	174,000		
	23386/173					
	TOTAL VALUE 174,000	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 120,712	TOTAL TAX 1,621.16	TOT TAX & ASSESSMENT 1,621.16	
PROPERTY LOCATION 97 CLIFTON ST	YEAR 1845 EQV CODE 101	ACCOUNT NUMBER 213400-20	PAGE & LINE 0544/01	1ST PAYMENT 810.58	2ND PAYMENT 810.58	
HARVEY, FREDERICK E. 98-100 CLIFTON ST., #98 CAMBRIDGE MA 02140	SQ FT 1,871 269 13	RES.	1	253,000		
	98 U44/188					
	TOTAL VALUE 253,000	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 199,712	TOTAL TAX 2,682.33	TOT TAX & ASSESSMENT 2,682.33	
PROPERTY LOCATION 98-100 CLIFTON ST	YEAR 0000 EQV CODE 102	ACCOUNT NUMBER 911257-07	PAGE & LINE 0544/02	1ST PAYMENT 1,341.07	2ND PAYMENT 1,341.06	
CUMBERBATCH, JOHN D. & SHARON M. CUMBERBATCH 100 CLIFTON ST., #100 CAMBRIDGE MA 02140	SQ FT 1,804 269 13	RES.	1	253,000		
	*00 U51/195					
	TOTAL VALUE 253,000	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 253,000	TOTAL TAX 3,397.79	TOT TAX & ASSESSMENT 3,397.79	
PROPERTY LOCATION 98-100 CLIFTON ST	YEAR 0000 EQV CODE 102	ACCOUNT NUMBER 911258-09	PAGE & LINE 0544/03	1ST PAYMENT 1,698.80	2ND PAYMENT 1,698.89	
NOONAN, CAROL, ROBERT ROULEAU, DENIS ROULEAU & DAVID ROULEAU 101 CLIFTON STREET CAMBRIDGE MA 02140	SQ FT 1,800 190 266	RES.	1	153,800		
	91P4570E					
	TOTAL VALUE 153,800	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 100,512	TOTAL TAX 1,349.87	TOT TAX & ASSESSMENT 1,349.87	
PROPERTY LOCATION 101 CLIFTON ST	YEAR 1889 EQV CODE 101	ACCOUNT NUMBER 994503-26	PAGE & LINE 0544/04	1ST PAYMENT 674.94	2ND PAYMENT 674.93	
PLOSINSKI, VICTOR G. MURIEL PLOSINSKI 104 CLIFTON ST CAMBRIDGE MA 02140 1711	SQ FT 6,000 269 12	RES.	1	241,700		
	TOTAL VALUE 241,700	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 188,412	TOTAL TAX 2,530.37	TOT TAX & ASSESSMENT 2,530.37	
PROPERTY LOCATION 104 CLIFTON ST	YEAR 1856 EQV CODE 101	ACCOUNT NUMBER 471950-05	PAGE & LINE 0544/05	1ST PAYMENT 1,265.19	2ND PAYMENT 1,265.18	
JANUS, ANASTASIS 107 CLIFTON ST CAMBRIDGE MA 02140 1713	SQ FT 2,864 190 54	RES.	1	145,400		
	12342/424					
	TOTAL VALUE 145,400	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 92,112	TOTAL TAX 1,237.06	TOT TAX & ASSESSMENT 1,237.06	
PROPERTY LOCATION 107 CLIFTON ST	YEAR 1895 EQV CODE 101	ACCOUNT NUMBER 297800-01	PAGE & LINE 0544/06	1ST PAYMENT 618.53	2ND PAYMENT 618.53	
WRAGA, STELLA 110 CLIFTON ST. CAMBRIDGE MA 02140 1714	SQ FT 6,000 269 11	RES.	1	171,000		
	14283/106					
	TOTAL VALUE 171,000	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 117,712	TOTAL TAX 1,580.87	TOT TAX & ASSESSMENT 1,580.87	
PROPERTY LOCATION 110 CLIFTON ST	YEAR 1894 EQV CODE 104	ACCOUNT NUMBER 637872-16	PAGE & LINE 0544/07	1ST PAYMENT 790.44	2ND PAYMENT 790.43	
PAGE TOTALS		TOTAL TAX 1,391,900	RESIDENTIAL EXEMPTION 319,728	TOTAL TAX VALUATION 1,072,172	TOTAL TAX 14,399.25	TOT TAX & ASSESSMENT 14,399.25

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT
FLYNN, WILLIAM G. & HELEN D FLYNN 111 CLIFTON CAMBRIDGE MA 02140 1713	SQ FT 6,000 190 55	RES.	1	190,000		
	11720/711					
	TOTAL VALUE 190,000	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 136,712	TOTAL TAX 1,836.04	TOT TAX & ASSESSMENT 1,836.04	
PROPERTY LOCATION 111 CLIFTON ST	YEAR 1886	EQV CODE 101	ACCOUNT NUMBER 208100-33	PAGE & LINE 0545/01	1ST PAYMENT 918.02	2ND PAYMENT 918.02
SWISHER, LORETTA V. & KATHLEEN J. ROCHA 112 CLIFTON ST CAMBRIDGE MA 02140 1714	SQ FT 6,000 269 10	RES.	1	184,000		
	24081/370					
	TOTAL VALUE 184,000	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 130,712	TOTAL TAX 1,755.46	TOT TAX & ASSESSMENT 1,755.46	
PROPERTY LOCATION 114 CLIFTON ST	YEAR 1895	EQV CODE 104	ACCOUNT NUMBER 116900-33	PAGE & LINE 0545/02	1ST PAYMENT 877.73	2ND PAYMENT 877.73
CLEVELAND, MARTHA E. & RUSSELL A. BROMFIELD 118 CLIFTON CAMBRIDGE MA 02140 1714	SQ FT 6,000 269 9	RES.	1	186,200		
	15881/305					
	TOTAL VALUE 186,200	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 132,912	TOTAL TAX 1,785.01	TOT TAX & ASSESSMENT 1,785.01	
PROPERTY LOCATION 118 CLIFTON ST	YEAR 1894	EQV CODE 104	ACCOUNT NUMBER 577500-08	PAGE & LINE 0545/03	1ST PAYMENT 892.51	2ND PAYMENT 892.50
PIGOTT, CHARLES A. & MARY ANN CAHILL TRS. OF PIGOTT NOMINEE REALTY TRUST 70 MASS AVE. ARLINGTON MA 02174	SQ FT 12,000 190 210 56	RES.	1	548,200		
	918/066					
	TOTAL VALUE 548,200	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 548,200	TOTAL TAX 7,362.33	TOT TAX & ASSESSMENT 7,362.33	
PROPERTY LOCATION 123 CLIFTON ST	YEAR 0000	EQV CODE 112	ACCOUNT NUMBER 994500-32	PAGE & LINE 0545/04	1ST PAYMENT 3,681.17	2ND PAYMENT 3,681.16
ROGARIS, PETER J., TR OF J.P. REALTY TRUST 80 RICHMOND RD BELMONT MA 02178	SQ FT 8,640 190 233	RES.	1	286,900		
	1160/096					
	TOTAL VALUE 286,900	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 286,900	TOTAL TAX 3,853.07	TOT TAX & ASSESSMENT 3,853.07	
PROPERTY LOCATION 125 CLIFTON ST	YEAR 0000	EQV CODE 111	ACCOUNT NUMBER 586020-24	PAGE & LINE 0545/05	1ST PAYMENT 1,926.54	2ND PAYMENT 1,926.53
SPARTICHIINO, GEORGE A & CITY OF CAMBRIDGE TAX TITLE 23 FLINTLOCK RD LEXINGTON MA 02173	SQ FT 4,393 269 112	RES.	1	238,500		
	1160/089					
	TOTAL VALUE 238,500	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 238,500	TOTAL TAX 3,203.06	TOT TAX & ASSESSMENT 3,203.06	
PROPERTY LOCATION 128 CLIFTON ST	YEAR 0000	EQV CODE 111	ACCOUNT NUMBER 560750-05	PAGE & LINE 0545/06	1ST PAYMENT 1,601.53	2ND PAYMENT 1,601.53
SULLIVAN, JANE P. C/O G.W. MANAGEMENT P.O. BOX 337 CHESTNUT HILL MA 02167	SQ FT 712 118 2	RES.	1	93,400		
	22 14334/396					
	TOTAL VALUE 93,400	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 93,400	TOTAL TAX 1,254.36	TOT TAX & ASSESSMENT 1,254.36	
PROPERTY LOCATION 2 CLINTON ST	YEAR 0000	EQV CODE 102	ACCOUNT NUMBER 535971-32	PAGE & LINE 0545/07	1ST PAYMENT 627.18	2ND PAYMENT 627.18
PAGE TOTALS		TOTAL TAX 1,727,200	RESIDENTIAL EXEMPTION 159,864	TOTAL TAX VALUATION 1,567,336	TOTAL TAX 21,049.33	TOT TAX & ASSESSMENT 21,049.33

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION		REAL ESTATE VALUES		ASSESSMENTS AND LIENS			
			DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT	COMM. INT.
MORRISSEY, MARGARET M., TR OF THE WALSH FAMILY TRUST & CITY OF CAMBRIDGE TAX TITLE 340 HARVARD ST CAMBRIDGE MA 02139	SQ FT	932	RES.	1	103,800			
	118 2							
	21 26E34/443							
	TOTAL VALUE	103,800	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	103,800	TOTAL TAX	TOT TAX & ASSESSMENT
						1,394.03	1,394.03	
PROPERTY LOCATION	YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
2 CLINTON ST	0000	102	535969-20	0546/01	697.02	697.01		
SERINO, DAVID P. % NANCY GALLUCCIO 86 BUCKINGHAM STREET CAMBRIDGE MA 02138	SQ FT	712	RES.	1	93,400			
	118 2							
	32 96P2324FE							
	TOTAL VALUE	93,400	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	93,400	TOTAL TAX	TOT TAX & ASSESSMENT
						1,254.36	1,254.36	
PROPERTY LOCATION	YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
2 CLINTON ST	0000	102	535979-16	0546/02	627.18	627.18		
SERINO, DAVID P. % NANCY GALLUCCIO 86 BUCKINGHAM STREET CAMBRIDGE MA 02138	SQ FT	456	RES.	1	50,900			
	118 2							
	5 96P2324FE							
	TOTAL VALUE	50,900	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	50,900	TOTAL TAX	TOT TAX & ASSESSMENT
						683.59	683.59	
PROPERTY LOCATION	YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
2 CLINTON ST	0000	102	535966-26	0546/03	341.30	341.79		
ARMSTRONG, T. KEVIN 2 CLINTON ST #35 CAMBRIDGE MA 02139 2332	SQ FT	690	RES.	1	77,000			
	118 2							
	35 24135/060							
	TOTAL VALUE	77,000	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	23,712	TOTAL TAX	TOT TAX & ASSESSMENT
						318.45	318.45	
PROPERTY LOCATION	YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
2 CLINTON ST	0000	102	535982-26	0546/04	159.23	159.22		
SERINO, DAVID P. % NANCY GALLUCCIO 86 BUCKINGHAM ST. CAMBRIDGE MA 02138	SQ FT	456	RES.	1	59,800			
	118 2							
	36 96P2324FE							
	TOTAL VALUE	59,800	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	59,800	TOTAL TAX	TOT TAX & ASSESSMENT
						803.11	803.11	
PROPERTY LOCATION	YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
2 CLINTON ST	0000	102	535983-24	0546/05	401.56	401.55		
SALADINI, LISA C/O G.W. MANAGEMENT P.O. BOX 337 CHESTNUT HILL MA 02167	SQ FT	690	RES.	1	77,000			
	118 2							
	25 14135/220							
	TOTAL VALUE	77,000	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	77,000	TOTAL TAX	TOT TAX & ASSESSMENT
						1,034.11	1,034.11	
PROPERTY LOCATION	YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
2 CLINTON ST	0000	102	535974-26	0546/06	517.06	517.05		
SERINO, DAVID P. % NANCY GALLUCCIO 86 BUCKINGHAM ST. CAMBRIDGE MA 02138	SQ FT	923	RES.	1	121,200			
	118 2							
	7 96P2324FE							
	TOTAL VALUE	121,200	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	121,200	TOTAL TAX	TOT TAX & ASSESSMENT
						1,627.72	1,627.72	
PROPERTY LOCATION	YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
2 CLINTON ST	0000	102	535967-24	0546/07	813.86	813.86		
PAGE TOTALS	TOTAL VALUE	583,100	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	529,812	TOTAL TAX	TOT TAX & ASSESSMENT
						7,115.37	7,115.37	

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT
MAGLIOZZI, DAVID 271 RINDGE AVE CAMBRIDGE MA 02140 3212	50 FT 3,396 193 52 53	RES.	1	134,700		
	25810/077					
	TOTAL VALUE 134,700	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 134,700	TOTAL TAX 1,809.02	TOT. TAX & ASSESSMENT 1,809.02	
PROPERTY LOCATION 271 RINDGE AVE	YEAR 1859	EQU CODE 101	ACCOUNT NUMBER 194100-21	PAGE & LINE 2265/01	1ST PAYMENT 904.51	2ND PAYMENT 904.51
TREMBLAY, ALFRED J. & JOAN M. TREMBLAY, TRS. OF THE A & J TREMBLAY FAMILY TRUST 46 MCGARVEY RD STOUGHTON MA 02072 3213	50 FT 1,800 193 204	RES.	1	140,300		
	20819/404					
	TOTAL VALUE 140,300	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 140,300	TOTAL TAX 1,884.23	TOT. TAX & ASSESSMENT 1,884.23	
PROPERTY LOCATION 277 RINDGE AVE	YEAR 1860	EQU CODE 104	ACCOUNT NUMBER 599200-10	PAGE & LINE 2265/02	1ST PAYMENT 942.12	2ND PAYMENT 942.11
WOLFE, DEAN J. & NORMA M WOLFE 281 RINDGE AVE CAMBRIDGE MA 02140 3213	50 FT 7,198 193 17	RES.	1	169,300		
	10861/215					
	TOTAL VALUE 169,300	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 116,012	TOTAL TAX 1,558.04	TOT. TAX & ASSESSMENT 1,558.04	
PROPERTY LOCATION 281 RINDGE AVE	YEAR 1855	EQU CODE 104	ACCOUNT NUMBER 635850-23	PAGE & LINE 2265/03	1ST PAYMENT 779.02	2ND PAYMENT 779.02
KALE, CARL & HELEN KALE 293 RINDGE AVE CAMBRIDGE MA 02140 3213	50 FT 3,501 193 209	RES.	1	148,700		
	10815/499					
	TOTAL VALUE 148,700	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 95,412	TOTAL TAX 1,281.38	TOT. TAX & ASSESSMENT 1,281.38	
PROPERTY LOCATION 293 RINDGE AVE	YEAR 1873	EQU CODE 104	ACCOUNT NUMBER 305350-18	PAGE & LINE 2265/04	1ST PAYMENT 640.69	2ND PAYMENT 640.69
RIGAZIO, ANTHONY E. & NELLIE L RIGAZIO 297 RINDGE AVE CAMBRIDGE MA 02140 3213	50 FT 1,311 193 166	RES.	1	114,300		
	6486/428					
	TOTAL VALUE 114,300	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 61,012	TOTAL TAX 819.39	TOT. TAX & ASSESSMENT 819.39	
PROPERTY LOCATION 297 RINDGE AVE	YEAR 1860	EQU CODE 101	ACCOUNT NUMBER 503200-24	PAGE & LINE 2265/05	1ST PAYMENT 409.70	2ND PAYMENT 409.69
THOMPSON, RONALD H. & DORIS K. THOMPSON A LIFE ESTATE 305 RINDGE AVE CAMBRIDGE MA 02140 3128	50 FT 1,904 269 115	RES.	1	124,300		
	26203/566					
	TOTAL VALUE 124,300	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 71,012	TOTAL TAX 953.69	TOT. TAX & ASSESSMENT 953.69	
PROPERTY LOCATION 305 RINDGE AVE	YEAR 0000	EQU CODE 104	ACCOUNT NUMBER 592475-31	PAGE & LINE 2265/06	1ST PAYMENT 476.85	2ND PAYMENT 476.84
PATAPANIAN, EDWARD 52 STONY BROOK BELMONT MA 02178 1725	50 FT 28,312 268A 41	IND.	4	142,600		
	TOTAL VALUE 142,600	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 142,600	TOTAL TAX 5,130.75	TOT. TAX & ASSESSMENT 5,130.75	
PROPERTY LOCATION 310 RINDGE AVE	YEAR 0000	EQU CODE 401	ACCOUNT NUMBER 720214-16	PAGE & LINE 2265/07	1ST PAYMENT 2,565.38	2ND PAYMENT 2,565.37
PAGE TOTALS		TOTAL TAX 974,200	RESIDENTIAL EXEMPTION 213,152	TOTAL TAX VALUATION 761,048	TOTAL TAX 13,436.50	TOT. TAX & ASSESSMENT 13,436.50

CITY OF CAMBRIDGE
REAL ESTATE DIRECTORY

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION		REAL ESTATE VALUES		ASSESSMENTS AND LIENS				
			DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT	COMM. INT.	
TRANT, FRANCIS X BARBARA J TRANT 315 RINDGE AVE CAMBRIDGE MA 02140 3128	50 FT	6,650	RES.	1	152,000				
	269 27								
	10578/261								
TOTAL VALUE		152,000	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	98,712	TOTAL TAX	TOT TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
315 RINDGE AVE		1844	101	597950-03	2266/01	662.85	662.85		
PATAPANIAN, EDWARD 52 STONY BROOK BELMONT MA 02178 1725	50 FT	59,329	IND.	4	297,600				
	268A 42								
	149E3/413								
TOTAL VALUE		297,600	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	297,600	TOTAL TAX	TOT TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
320 RINDGE AVE		0000	401	720216-12	2266/02	5,353.83	5,353.82		
PATAPANIAN, EDWARD TR. OF PATAPANIAN FAMILY TRUST 52 STONY BROOK BELMONT MA 02178	50 FT	64,566	IND.	4	323,800				
	268A 40								
	1639D/287								
TOTAL VALUE		323,800	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	323,800	TOTAL TAX	TOT TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
324 RINDGE AVE		0000	401	720212-20	2266/03	5,825.16	5,825.16		
FERRO, ELVIRA M. 18 CHADBOURNE RD LEXINGTON MA 02173 8233	50 FT	8,058	RES.	1	147,200				
	268B 16								
	20594/436								
TOTAL VALUE		147,200	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	147,200	TOTAL TAX	TOT TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
326 RINDGE AVE		0000	104	526180-36	2266/04	988.45	988.45		
FERRO, JOSEPH A., TR. OF FERRO FAMILY TRUST 336 RINDGE AVENUE CAMBRIDGE MA 02140	50 FT	9,700	COMM.	3	232,200				
	268B 15								
	1737E/022								
TOTAL VALUE		232,200	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	232,200	TOTAL TAX	TOT TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
336 RINDGE AVE		0000	325	177150-17	2266/05	4,177.28	4,177.28		
FERRO, ANTONIO P. 18 CHADBOURNE RD LEXINGTON MA 02173 8233	50 FT	4,825	COMM.	3	118,000				
	268B 14								
	20594/433								
TOTAL VALUE		118,000	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	118,000	TOTAL TAX	TOT TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
344 RINDGE AVE		0000	325	200810-27	2266/06	2,122.82	2,122.82		
FERRO, ANTONIO P. ELVIRA M FERRO 18 CHADBOURNE RD LEXINGTON MA 02173 8233	50 FT	1,675	RES.	1	95,500				
	268B 35								
TOTAL VALUE		95,500	RESIDENTIAL EXEMPTION	C	TOTAL TAX VALUATION	95,500	TOTAL TAX	TOT TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
350 RINDGE AVE		0000	101	200830-19	2266/07	641.29	641.28		
PAGE TOTALS		TOTAL VALUE	1,366,300	RESIDENTIAL EXEMPTION	53,288	TOTAL TAX VALUATION	1,313,012	TOTAL TAX	TOT TAX & ASSESSMENT
						39,543.34	39,543.34		

CITY OF CAMBRIDGE
REAL ESTATE DIRECTORY

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION		REAL ESTATE VALUES			ASSESSMENTS AND LIENS			
			DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT	COMM. INT.	
FERRO, ANTONIO P. ELVIRA M FERRO 18 CHADBOURNE RD LEXINGTON MA 02173 8233	SQ FT	3,325	RES.	1	147,800				
	268B	34							
	12535/309								
TOTAL VALUE		147,800	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	147,800	TOTAL TAX	TOT. TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
350 RINDGE AVE		0000	104	200820-23	2267/01	992.48	992.47		
CHEN, HENRY T. M., STEPHEN T. C. CHEN & HELEN T. W. CHEN, TRS. OF JOYCE CHEN REALTY TRUST & CITY OF CAMBRIDGE TAX TITLE 45 STELLA RD. BELMONT MA 02178 3301	SQ FT	5,000	RES.	1	135,100				
	268B	41 167							
	26048/042								
TOTAL VALUE		135,100	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	135,100	TOTAL TAX	TOT. TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
354 RINDGE AVE		1940	101	104090-22	2267/02	907.20	907.19		
CHEN, HENRY T., M., STEPHEN T. C. CHEN & HELEN T. W. CHEN, TRS. OF JOYCE CHEN REALTY TRUST & CITY OF CAMBRIDGE TAX TITLE 45 STELLA RD. BELMONT MA 02178	SQ FT	4,815	COMM.	3	49,400				
	268B	11							
	26048/001								
TOTAL VALUE		49,400	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	49,400	TOTAL TAX	TOT. TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
358 RINDGE AVE		0000	337	923421-11	2267/03	888.71	888.70		
CHEN, HENRY, HELEN CHEN & STEPHEN CHEN & CITY OF CAMBRIDGE TAX TITLE 45 STELLA ROAD BELMONT MA 02178	SQ FT	4,498	RES.	1	125,000	SL 1,103.99	77.90		
	268B	9				WL 619.88	43.72		
	87P1463AA								
TOTAL VALUE		125,000	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	125,000	TOTAL TAX	TOT. TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
368 RINDGE AVE		0000	101	870388-07	2267/04	2,684.87	839.37		
MUSTASCIO, GEORGE C. LORENZO CASAMASSIMA TRS. OF M & C REALTY TRUST & LORENZO CASAMASSIMA 372 RINDGE AVE CAMBRIDGE MA 02140	SQ FT	6,218	COMM.	3	179,800				
	268B	8							
	15279/063								
TOTAL VALUE		179,800	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	179,800	TOTAL TAX	TOT. TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
372 RINDGE AVE		0000	332	421630-12	2267/05	3,234.60	3,234.60		
MUTASCIO, GEORGE C. LORENZO CASAMASSIMA TRS. OF 378 RINDGE AVE REALTY TRUST & LORENZO CASAMASSIMA 372 RINDGE AVE CAMBRIDGE MA 02140	SQ FT	3,342	RES.	1	139,700	SL 1,690.57	86.10		
	268B	7				WL 989.16	52.96		
	15279/067								
TOTAL VALUE		139,700	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	139,700	TOTAL TAX	TOT. TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
380 RINDGE AVE		0000	111	421635-02	2267/06	3,756.88	938.08		
CHEN, STEPHEN T. C., HENRY T. M. CHEN & HELEN T. W. CHEN, TRS. OF JOYCE CHEN REALTY TRUST & CITY OF CAMBRIDGE TAX TITLE 45 STELLA ROAD BELMONT MA 02178	SQ FT	11,500	COMM.	3	750,400	SL 3,322.06	626.21		
	268B	44 11				WL 2,691.81	384.24		
	26048/015								
TOTAL VALUE		750,400	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	750,400	TOTAL TAX	TOT. TAX & ASSESSMENT	
PROPERTY LOCATION		YEAR	EQV. CODE	ACCOUNT NUMBER	PAGE & LINE	1ST PAYMENT	2ND PAYMENT		
384-390 RINDGE AVE		0000	326	994713-06	2267/07	20,524.02	13,499.69		
PAGE TOTALS		TOTAL VALUE	1,527,200	RESIDENTIAL EXEMPTION	0	TOTAL TAX VALUATION	1,527,200	TOTAL TAX	TOT. TAX & ASSESSMENT
						42,600.26	54,288.86		

NAME & ADDRESS OF PERSON ASSESSED	PROPERTY DESCRIPTION	REAL ESTATE VALUES			ASSESSMENTS AND LIENS	
		DESC.	CLASS	VALUE	DESCRIPTION	AMOUNT
SHERMAN ASSOCIATES % FEDERAL NATIONAL MORTGAGE ASSOC. 950 EAST PACES FERRY RD. ATLANTA GA 30326 1161	SQ FT 150,263 268B 45	RES.	1	5,000,000		
	11957/329					
	TOTAL VALUE 5,000,000	RESIDENTIAL EXEMPTION 0	TOTAL TAX VALUATION 5,000,000	TOTAL TAX 67,150.00	TOT. TAX & ASSESSMENT 67,150.00	
PROPERTY LOCATION 402 RINDGE AVE	YEAR 0000	EQV. CODE 112	ACCOUNT NUMBER 940111-14	PAGE & LINE 2268/01	1ST PAYMENT 33,575.00	2ND PAYMENT 33,575.00
GALVIN, JANET L., TR OF "THE JEANNETTE L. GALVIN REVOCABLE TRUST" 2 RINDGE TERR CAMBRIDGE MA 02140 1826	SQ FT 3,524 198 89	RES.	1	267,300		
	23385/459					
	TOTAL VALUE 267,300	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 214,012	TOTAL TAX 2,874.18	TOT. TAX & ASSESSMENT 2,874.18	
PROPERTY LOCATION 3 RINDGE TERR	YEAR 1903	EQV. CODE 104	ACCOUNT NUMBER 223385-28	PAGE & LINE 2268/02	1ST PAYMENT 1,437.09	2ND PAYMENT 1,437.09
STANSBURY, MARIAN B., A LIFE ESTATE 4 RINDGE TERR CAMBRIDGE MA 02140 1826	SQ FT 3,551 198 88	RES.	1	261,400		
	2532E/355					
	TOTAL VALUE 261,400	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 208,112	TOTAL TAX 2,794.94	TOT. TAX & ASSESSMENT 2,794.94	
PROPERTY LOCATION 5 RINDGE TERR	YEAR 1903	EQV. CODE 104	ACCOUNT NUMBER 567400-11	PAGE & LINE 2268/03	1ST PAYMENT 1,397.47	2ND PAYMENT 1,397.47
GOULART, EDWARD G. MARY T GOULART 6 RINDGE TERR CAMBRIDGE MA 02140 1826	SQ FT 3,120 198 87	RES.	1	222,800		
	10956/391					
	TOTAL VALUE 222,800	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 169,512	TOTAL TAX 2,276.54	TOT. TAX & ASSESSMENT 2,276.54	
PROPERTY LOCATION 6 RINDGE TERR	YEAR 1903	EQV. CODE 101	ACCOUNT NUMBER 242250-10	PAGE & LINE 2268/04	1ST PAYMENT 1,138.27	2ND PAYMENT 1,138.27
HARRISON, TODD M. & ALICIA CROTHERS 2 RINDGEFIELD ST CAMBRIDGE MA 02140 1841	SQ FT 3,403 196 51	RES.	1	220,800		
	23970/157					
	TOTAL VALUE 220,800	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 167,512	TOTAL TAX 2,249.68	TOT. TAX & ASSESSMENT 2,249.68	
PROPERTY LOCATION 2 RINDGEFIELD ST	YEAR 1893	EQV. CODE 101	ACCOUNT NUMBER 313000-25	PAGE & LINE 2268/05	1ST PAYMENT 1,124.84	2ND PAYMENT 1,124.84
MICELI, GERMAINE M. C/O GERMAINE HOLT 3 RINDGEFIELD ST CAMBRIDGE MA 02140	SQ FT 1,575 196 125	RES.	1	258,100		
	13444/338					
	TOTAL VALUE 258,100	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 204,812	TOTAL TAX 2,750.62	TOT. TAX & ASSESSMENT 2,750.62	
PROPERTY LOCATION 3 RINDGEFIELD ST	YEAR 1912	EQV. CODE 105	ACCOUNT NUMBER 398350-15	PAGE & LINE 2268/06	1ST PAYMENT 1,375.31	2ND PAYMENT 1,375.31
THORP, JOSEPH F. 6 RINDGEFIELD ST CAMBRIDGE MA 02140 1841	SQ FT 3,903 196 5C	RES.	1	259,300		
	23928/413					
	TOTAL VALUE 259,300	RESIDENTIAL EXEMPTION 53,288	TOTAL TAX VALUATION 206,012	TOTAL TAX 2,766.74	TOT. TAX & ASSESSMENT 2,766.74	
PROPERTY LOCATION 4-6 RINDGEFIELD ST	YEAR 1980	EQV. CODE 101	ACCOUNT NUMBER 593160-16	PAGE & LINE 2268/07	1ST PAYMENT 1,383.37	2ND PAYMENT 1,383.37
PAGE TOTALS	TOTAL TAX 6,489,700	RESIDENTIAL EXEMPTION 319,728	TOTAL TAX VALUATION 6,169,972	TOTAL TAX 82,862.70	TOT. TAX & ASSESSMENT 82,862.70	



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 9, 1998

To the Honorable, the City Council:

Subject: A proposed zoning petition affecting IC Districts (the "W.R. Grace Site" in the Alewife area of the city)

The Planning Board hereby submits to the City Council for its consideration a proposed rezoning of the Industry C Zone in the Alewife area of the city. This zoning language creates a new Special District 3, as described in the attached document.

The proposed rezoning follows a five month working group process which was led by a professional facilitator, John Wofford, with the planning firm Planners' Collaborative. The process included neighborhood residents, members of the Planning Board, the property owners and Community Development Department staff. The working group process, which met bimonthly over the five months, was made up of three subcommittees treating land use, environmental issues and transportation issues. While the working group process narrowed the "gap" between parties in terms of desired future land uses and zoning and resulted in a number of areas of agreement, the various parties were not able to come together to recommend to the Planning Board one single zoning or land use vision. (Please see the July 10, 1998 "Report to the Planning Board on the Working Group Process to Make Recommendations on Rezoning of the Site Owned by W. R. Grace" and especially pages vii-ix of the executive summary.)

Over the summer, the Planning Board considered the IC District at several meetings and, after much discussion and public comment from the neighborhood and the owner, agreed to recommend the attached zoning, which permits a modest level of development in the district consistent with the public interest in protecting wetlands where they occur; maintaining flood storage capacity; minimizing the amount of additional traffic passing through congested intersections on arterial streets and on local streets; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers; minimizing the disturbance of existing soils to reduce the potential for exposure to soil contaminants; and enhancing the character of the Parkway Overlay District.

The proposed zoning caps gross floor area at 782,500 square feet, inclusive of existing development in the district (with the exception of the MBTA Transit Station and any existing residential uses); this represents a district-wide floor area ratio (FAR) of 0.65. Setbacks from the surrounding areas are set at 25 feet abutting Whittemore Avenue and 50 feet abutting Alewife Brook Parkway, Rindge Avenue, any Open Space District and

any public park or recreation area. Heights are limited to 55 feet, though may rise to 70 feet in a limited area adjacent to the MBTA headhouse. To control traffic impacts, parking has been limited to 1,000 spaces within the district, with some additional parking (254 spaces) allowed if it is relocated from existing parking lots serving the site on Whittemore Avenue. This would result in a maximum of 1.6 spaces per thousand square feet of development for the district. While many different strategies for how to minimize traffic impacts were discussed, the Planning Board felt that FAR and parking caps, combined with TDM and other traffic mitigation represented the most effective strategies for reducing impacts.

Twenty (20) percent of the site must be some combination of useable open space, publicly beneficial open space or green area, not inclusive of Jerry's Pond. No buildings or structures are allowed below existing mean grade of the ground adjacent to the building, to minimize disturbance of soils on site. The zoning also specifies that no increase in peak runoff rates of stormwater will be permitted as a result of construction on the site, requires construction of a pedestrian and bike connection if development exceeds 707,500 s.f., and prohibits direct site access to Harvey Street, except for emergency vehicles.

Finally, this zoning requires that the developer prepare a traffic study to be certified by the Community Development and Traffic, Parking and Transportation Departments, in consultation with the Planning Board, inclusive of a transportation demand management plan, certain data and a commitment to work with the City to implement reasonable traffic mitigation measures.

The Planning Board believes this language builds upon the very significant efforts made during the Working Group Process and upon the areas of agreement that were reached. There were a number of issues raised during the process which could not be appropriately addressed through the Zoning Ordinance, but which were given serious attention by the Board, including site hydrology, environment clean up of hazardous soils, and the sensitivity of this site in a regional traffic context. The Board feels strongly that the City should give hydrological conditions in the Alewife area serious attention to better understand and address flooding in the area. With respect to site cleanup, the Board expects that the recent testing done by W.R. Grace and the City will result in cleanup in accordance with the requirements of the state DEP and Chapter 21E of state law. Finally, the Board urges the City to work with all relevant parties, including adjacent communities, the MDC and the MBTA, to address and improve the traffic conditions in the Alewife area and specifically at the Route 2/Alewife Brook Parkway intersection.

Respectfully submitted for the Planning Board,

A handwritten signature in black ink, appearing to read "Paul Dietrich", with a stylized flourish at the end.

Paul Dietrich, Chairman

Planning Board Petition - Special District 3 IC Substitute District

A. Amend the Text of the Zoning Ordinance of the City of Cambridge by deleting in its entirety the text of Section 13.10 - Planned Unit Development in IC Districts.
(This amendment eliminates the PUD applicable in the IC district)

B. Amend the Text of the Zoning Ordinance of the City of Cambridge by creating a new Special District 3 to read as follows, and inserting that text in its appropriate location in Article 17.00.
(This amendment creates a new special district that substitutes for both the IC district and the PUD-IC District)

17.30 - Special District 3

17.31 - Scope and Purpose

This Section 17.30 regulates development in Special District 3 as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of this Special District 3 to permit a modest level of residential and non residential development in the District consistent with the public interest in protecting regulated wetlands where they occur within the district; maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local, neighborhood streets, that could provide access to the district; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers and screening of buildings and parking facilities from adjacent public parks and recreation facilities; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possibly harmful residual substances in the soil; and in enhancing the parkway character of the Parkway Overlay District.

17.32 - Use Regulations

The following uses are allowed in the Special District 3.

17.32.1 - Permitted Residential Uses

(1) Section 4.31 - Residential Uses, Paragraphs a-i.

17.32.2 - Permitted Non Residential Uses.

(1) Section 4.34 - Office and Laboratory Use, Paragraphs a-f

(2) Section 4.33 - Institutional Uses, all uses.

(3) Section 4.35 - Retail Business and Consumer Service Establishments, Paragraphs a, c, d, e, f(1), q, and r provided that no individual retail establishment exceeds 12,000 square feet in gross floor area.

17.33 - Dimensional Requirements

The following dimensional requirements shall apply in Special District 3.

17.33.1 - Total Gross Floor Area Permitted

17.33.11 - Total Development Permitted. The total Gross Floor Area (GFA) permitted in Special District 3 shall be 782,500 square feet, exclusive of Gross Floor Area occupied by the MBTA Red Line transit station and any structure in existence at the time of adoption of this Section 17.30 that is used exclusively for residential use. Total Gross Floor Area in the District is at any time the sum of the Gross Floor Area of all structures then located in the District and those which are being constructed or may be constructed in the District pursuant to a then effective building permit. At no time may a building permit be issued for any structure that would result in the above Gross Floor Area limit being exceeded. Development within the District shall be further regulated as set forth below.

17.33.12 - Allocation of GFA to Lots in Existence as of the Date of Adoption of this Section 17.30. In allocating the permitted GFA within the district, each lot in existence as of the date of adoption of this Section 17.30 shall be permitted gross floor area equal to the application of a Floor Area Ratio of 0.45 to the lot area. No building permit shall be issued for any lot that would require the reduction of GFA on any other lot below that which is allowed by the application of the FAR of 0.45. Future subdivision of an existing lot shall be permitted, but in no event shall the amount of GFA permitted on the original existing lot as set forth in this Section 17.33.12 be increased by such subdivision. For the purposes of this Section 17.33.12, a lot may consist of parcels of land held in separate ownership but developed as a single zoning lot.

17.33.13 - Maximum Floor Area Ratio. There shall be no FAR limit with regard to the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be constructed on any lot to the extent that the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 - Minimum Lot Area for Each Dwelling Unit. The Minimum Lot Area per Dwelling Unit shall be 2500 square feet.

17.33.3 - Minimum Lot Size and Minimum Lot Width

(1) The minimum lot size shall be 20,000 square feet.

- (2) There shall be a minimum width of 100 feet.

17.33.4 - Minimum Yard Requirements

There shall be no minimum yard requirements in the district except as set forth below.

- (1) For those portions of a lot abutting **Whittemore Avenue** a minimum front yard setback of twenty-five (25) feet shall be required and it shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot.

- (2) For those portions of a lot abutting **Alewife Brook Parkway, Rindge Avenue, any Open Space District, and any public park or recreation area**, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet from the lot line of that required setback shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot. Notwithstanding any provision of Article 6.000, accessory parking, circulation and loading facilities shall be allowed within the second 25 feet of the required setback where such setback is a front yard.

- (3) Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing non residential uses that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential or open space zoning district line: a side yard of $(H+L)/7$ and a rear yard of $(H+L)/5$.

17.33.4 - Maximum Height

The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

- (1) For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to 1.5 feet for every foot of building height.

- (2) A maximum height of seventy (70) feet shall be permitted within the following area bounded by: (a) a line parallel to and abutting the southerly facade of the structure known as the MBTA Red Line east headhouse; (b) a second line perpendicular to Line (a) and proceeding north from a point on line (a) 120 feet easterly of the southwesterly corner of the MBTA headhouse; (c) a third line proceeding in a westerly direction that is perpendicular to Line (b) and parallel to and 320 feet northerly of Line (a); and (d) the centerline of Alewife Brook Parkway.

17.34 - Parking and Loading Requirements

The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

There shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessors' Plat #187 and Lots 25, 28, 29, 55, and 121 on Assessors' Plat #188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

17.35 - Required Open Space

Any combination of Useable Open Space, Publicly Beneficial Open Space, or Green Area shall be provided on every lot and shall in the aggregate equal to at least twenty (20) percent of the area of such lot. Owners of lots within Special District 3 may pool such open space at any location within the District provided its permanency is guaranteed by dedication, easement, deed restriction covenant or comparable legal instrument. The surface area of the body of water known as Jerry's Pond shall not be included within the required open space.

17.36 - Other Regulations

17.36.1 - Limitations on Construction Below Existing Grade.

No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.2 - Limitations on Storm Water Runoff Beyond Property Lines

No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater Management Policy. Property owners within the Special District may combine lots in meeting this requirement.

Conformance with this requirement shall be certified by an engineer registered in the Commonwealth and competent to make such certification.

17.36.3 - Access to Harvey Street.

No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicles.

17.36.4 - Pedestrian and Bicycle Connections.

Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed 707,500 square feet until a pedestrian and bike connection has been constructed within the District between the Linear Park and Whittemore Avenue in the Vicinity of Madison Avenue, to a standard comparable to the improvements in the Linear Park and the Minuteman Bikeway.

17.36.5 - Area of Special Planning Concern.

Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall comply with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

- (1) The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.
- (2) The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to certify that an application is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.
- (3) In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines for Special District 3.

17.36.6 - Traffic Study

Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be prepared and made available to the Planning Board at each Large Project Procedure that shall include the following elements. The traffic study may be prepared for the total amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements.

- (1) A Transportation Demand Management Plan, which at a minimum shall include a program to subsidize transit passes for employees at the site in the amount of at least 50% of the cost of such passes; joining the Alewife Transportation Management Association (TMA); provision of secure indoor bicycle parking, showers, and lockers/changing rooms; and reservation of 10% of available parking spaces for ridesharing commuters.
- (2) Data, which at a minimum, shall include current traffic volumes, projected future trip generation, distribution of trips on area roadway network, evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.
- (3) A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to work in a cooperative manner to assist the City in implementing a neighborhood protection plan including reasonable traffic mitigation measures such as institution of one way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the District.
- (4) A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 - Certification

Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings. In making an application for a building permit the applicant shall provide all information necessary to determine whether the requirements of this Section 17.30 with regard to limitations on GFA are being met.

- (1) Certification from the Planning Board that the Large Project Procedure has been held.
- (2) Certification from the Conservation Commission that the requirements of the state Wetlands Act with regard to flood storage retention and peak storm water runoff have been met.
- (3) Certification from the Community Development Department and the Department of Traffic, Parking, and Transportation in consultation with the Planning Board, that the Traffic Study has been prepared.
- (4) Certification by the Community Development Department that all other requirements of the District have been met.
- (5) Failure to issue such certification, or notice that the requirements have not been met, within twenty-five (25) days of application for a building permit shall be deemed to be positive certification.

C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000

a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".
(This amendment allows the IC District to be retained in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).

b. In Section 4.40 - Footnotes to the Table of Use Regulations, delete the text of Footnote 4 in its entirety.
(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).

D. Amend the Zoning Map of the City of Cambridge by striking the designation "IC" (Industry C) and substituting therefor the designation "SD-3" (Special District 3).

(This amendment substitutes the new Special District 3 for the Industry C district)



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 9, 1998

To the Honorable, the City Council:

Subject: A proposed zoning petition affecting IC Districts (the "W.R. Grace Site" in the Alewife area of the city)

The Planning Board hereby submits to the City Council for its consideration a proposed rezoning of the Industry C Zone in the Alewife area of the city. This zoning language creates a new Special District 3, as described in the attached document.

The proposed rezoning follows a five month working group process which was led by a professional facilitator, John Wofford, with the planning firm Planners' Collaborative. The process included neighborhood residents, members of the Planning Board, the property owners and Community Development Department staff. The working group process, which met bimonthly over the five months, was made up of three subcommittees treating land use, environmental issues and transportation issues. While the working group process narrowed the "gap" between parties in terms of desired future land uses and zoning and resulted in a number of areas of agreement, the various parties were not able to come together to recommend to the Planning Board one single zoning or land use vision. (Please see the July 10, 1993 "Report to the Planning Board on the Working Group Process to Make Recommendations on Rezoning of the Site Owned by W. R. Grace" and especially pages vii-ix of the executive summary.)

Over the summer, the Planning Board considered the IC District at several meetings and, after much discussion and public comment from the neighborhood and the owner, agreed to recommend the attached zoning, which permits a modest level of development in the district consistent with the public interest in protecting wetlands where they occur; maintaining flood storage capacity; minimizing the amount of additional traffic passing through congested intersections on arterial streets and on local streets; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers; minimizing the disturbance of existing soils to reduce the potential for exposure to soil contaminants; and enhancing the character of the Parkway Overlay District.

The proposed zoning caps gross floor area at 782,500 square feet, inclusive of existing development in the district (with the exception of the MBTA Transit Station and any existing residential uses); this represents a district-wide floor area ratio (FAR) of 0.65. Setbacks from the surrounding areas are set at 25 feet abutting Whittemore Avenue and 50 feet abutting Alewife Brook Parkway, Rindge Avenue, any Open Space District and

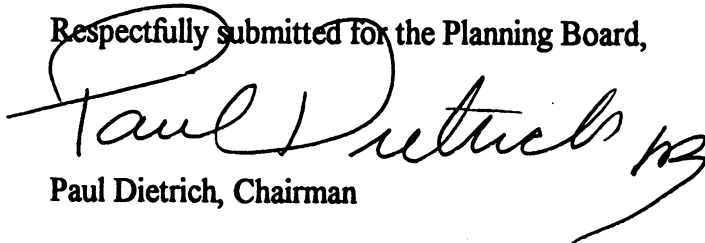
any public park or recreation area. Heights are limited to 55 feet, though may rise to 70 feet in a limited area adjacent to the MBTA headhouse. To control traffic impacts, parking has been limited to 1,000 spaces within the district, with some additional parking (254 spaces) allowed if it is relocated from existing parking lots serving the site on Whittemore Avenue. This would result in a maximum of 1.6 spaces per thousand square feet of development for the district. While many different strategies for how to minimize traffic impacts were discussed, the Planning Board felt that FAR and parking caps, combined with TDM and other traffic mitigation represented the most effective strategies for reducing impacts.

Twenty (20) percent of the site must be some combination of useable open space, publicly beneficial open space or green area, not inclusive of Jerry's Pond. No buildings or structures are allowed below existing mean grade of the ground adjacent to the building, to minimize disturbance of soils on site. The zoning also specifies that no increase in peak runoff rates of stormwater will be permitted as a result of construction on the site, requires construction of a pedestrian and bike connection if development exceeds 707,500 s.f., and prohibits direct site access to Harvey Street, except for emergency vehicles.

Finally, this zoning requires that the developer prepare a traffic study to be certified by the Community Development and Traffic, Parking and Transportation Departments, in consultation with the Planning Board, inclusive of a transportation demand management plan, certain data and a commitment to work with the City to implement reasonable traffic mitigation measures.

The Planning Board believes this language builds upon the very significant efforts made during the Working Group Process and upon the areas of agreement that were reached. There were a number of issues raised during the process which could not be appropriately addressed through the Zoning Ordinance, but which were given serious attention by the Board, including site hydrology, environment clean up of hazardous soils, and the sensitivity of this site in a regional traffic context. The Board feels strongly that the City should give hydrological conditions in the Alewife area serious attention to better understand and address flooding in the area. With respect to site cleanup, the Board expects that the recent testing done by W.R. Grace and the City will result in cleanup in accordance with the requirements of the state DEP and Chapter 21E of state law. Finally, the Board urges the City to work with all relevant parties, including adjacent communities, the MDC and the MBTA, to address and improve the traffic conditions in the Alewife area and specifically at the Route 2/Alewife Brook Parkway intersection.

Respectfully submitted for the Planning Board,



Paul Dietrich, Chairman

**Planning Board Petition - Special District 3
IC Substitute District**

A. Amend the Text of the Zoning Ordinance of the City of Cambridge by deleting in its entirety the text of Section 13.10 - Planned Unit Development in IC Districts. *(This amendment eliminates the PUD applicable in the IC district)*

B. Amend the Text of the Zoning Ordinance of the City of Cambridge by creating a new Special District 3 to read as follows, and inserting that text in its appropriate location in Article 17.00. *(This amendment creates a new special district that substitutes for both the IC district and the PUD-IC District)*

17.30 - Special District 3

17.31 - Scope and Purpose

This Section 17.30 regulates development in Special District 3 as shown on the Zoning Map of the City of Cambridge, as amended.

It is the intent of this Special District 3 to permit a modest level of residential and non residential development in the District consistent with the public interest in protecting regulated wetlands where they occur within the district; maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local, neighborhood streets, that could provide access to the district; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers and screening of buildings and parking facilities from adjacent public parks and recreation facilities; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possibly harmful residual substances in the soil; and in enhancing the parkway character of the Parkway Overlay District.

17.32 - Use Regulations

The following uses are allowed in the Special District 3.

17.32.1 - Permitted Residential Uses

(1) Section 4.31 - Residential Uses, Paragraphs a-i.

17.32.2 - Permitted Non Residential Uses.

(1) Section 4.34 - Office and Laboratory Use, Paragraphs a-f

(2) Section 4.33 - Institutional Uses, all uses.

(3) Section 4.35 - Retail Business and Consumer Service Establishments, Paragraphs a, c, d, e, f(1), q, and r provided that no individual retail establishment exceeds 12,000 square feet in gross floor area.

17.33 - Dimensional Requirements

The following dimensional requirements shall apply in Special District 3.

17.33.1 - Total Gross Floor Area Permitted

17.33.11 - Total Development Permitted. The total Gross Floor Area (GFA) permitted in Special District 3 shall be 782,500 square feet, exclusive of Gross Floor Area occupied by the MBTA Red Line transit station and any structure in existence at the time of adoption of this Section 17.30 that is used exclusively for residential use. Total Gross Floor Area in the District is at any time the sum of the Gross Floor Area of all structures then located in the District and those which are being constructed or may be constructed in the District pursuant to a then effective building permit. At no time may a building permit be issued for any structure that would result in the above Gross Floor Area limit being exceeded. Development within the District shall be further regulated as set forth below.

17.33.12 - Allocation of GFA to Lots in Existence as of the Date of Adoption of this Section 17.30. In allocating the permitted GFA within the district, each lot in existence as of the date of adoption of this Section 17.30 shall be permitted gross floor area equal to the application of a Floor Area Ratio of 0.45 to the lot area. No building permit shall be issued for any lot that would require the reduction of GFA on any other lot below that which is allowed by the application of the FAR of 0.45. Future subdivision of an existing lot shall be permitted, but in no event shall the amount of GFA permitted on the original existing lot as set forth in this Section 17.33.12 be increased by such subdivision. For the purposes of this Section 17.33.12, a lot may consist of parcels of land held in separate ownership but developed as a single zoning lot.

17.33.13 - Maximum Floor Area Ratio. There shall be no FAR limit with regard to the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be constructed on any lot to the extent that the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 - Minimum Lot Area for Each Dwelling Unit. The Minimum Lot Area per Dwelling Unit shall be 2500 square feet .

17.33.3 - Minimum Lot Size and Minimum Lot Width

(1) The minimum lot size shall be 20,000 square feet.

- (2) There shall be a minimum width of 100 feet.

17.33.4 - Minimum Yard Requirements

There shall be no minimum yard requirements in the district except as set forth below.

- (1) For those portions of a lot abutting **Whittemore Avenue** a minimum front yard setback of twenty-five (25) feet shall be required and it shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot.

- (2) For those portions of a lot abutting **Alewife Brook Parkway, Rindge Avenue, any Open Space District, and any public park or recreation area**, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet from the lot line of that required setback shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot. Notwithstanding any provision of Article 6.000, accessory parking, circulation and loading facilities shall be allowed within the second 25 feet of the required setback where such setback is a front yard.

- (3) Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing non residential uses that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential or open space zoning district line: a side yard of $(H+L)/7$ and a rear yard of $(H+L)/5$.

17.33.4 - Maximum Height

The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

- (1) For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to 1.5 feet for every foot of building height.

- (2) A maximum height of seventy (70) feet shall be permitted within the following area bounded by: (a) a line parallel to and abutting the southerly facade of the structure known as the MBTA Red Line east headhouse; (b) a second line perpendicular to Line (a) and proceeding north from a point on line (a) 120 feet easterly of the southwesterly corner of the MBTA headhouse; (c) a third line proceeding in a westerly direction that is perpendicular to Line (b) and parallel to and 320 feet northerly of Line (a); and (d) the centerline of Alewife Brook Parkway.

17.34 - Parking and Loading Requirements

The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

There shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessors' Plat #187 and Lots 25, 28, 29, 55, and 121 on Assessors' Plat #188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

17.35 - Required Open Space

Any combination of Useable Open Space, Publicly Beneficial Open Space, or Green Area shall be provided on every lot and shall in the aggregate equal to at least twenty (20) percent of the area of such lot. Owners of lots within Special District 3 may pool such open space at any location within the District provided its permanency is guaranteed by dedication, easement, deed restriction covenant or comparable legal instrument. The surface area of the body of water known as Jerry's Pond shall not be included within the required open space.

17.36 - Other Regulations

17.36.1 - Limitations on Construction Below Existing Grade.

No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.2 - Limitations on Storm Water Runoff Beyond Property Lines

No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater Management Policy. Property owners within the Special District may combine lots in meeting this requirement.

Conformance with this requirement shall be certified by an engineer registered in the Commonwealth and competent to make such certification.

17.36.3 - Access to Harvey Street.

No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicles.

17.36.4 - Pedestrian and Bicycle Connections.

Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed 707,500 square feet until a pedestrian and bike connection has been constructed within the District between the Linear Park and Whittemore Avenue in the Vicinity of Madison Avenue, to a standard comparable to the improvements in the Linear Park and the Minuteman Bikeway.

17.36.5 - Area of Special Planning Concern.

Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall comply with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

- (1) The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.
- (2) The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to certify that an application is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.
- (3) In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines for Special District 3.

17.36.6 - Traffic Study

Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be prepared and made available to the Planning Board at each Large Project Procedure that shall include the following elements. The traffic study may be prepared for the total amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements.

- (1) A Transportation Demand Management Plan, which at a minimum shall include a program to subsidize transit passes for employees at the site in the amount of at least 50% of the cost of such passes; joining the Alewife Transportation Management Association (TMA); provision of secure indoor bicycle parking, showers, and lockers/changing rooms; and reservation of 10% of available parking spaces for ridesharing commuters.
- (2) Data, which at a minimum, shall include current traffic volumes, projected future trip generation, distribution of trips on area roadway network, evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.
- (3) A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to work in a cooperative manner to assist the City in implementing a neighborhood protection; plan including reasonable traffic mitigation measures such as institution of one way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the District.
- (4) A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 - Certification

Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings. In making an application for a building permit the applicant shall provide all information necessary to determine whether the requirements of this Section 17.30 with regard to limitations on GFA are being met.

- (1) Certification from the Planning Board that the Large Project Procedure has been held.
- (2) Certification from the Conservation Commission that the requirements of the state Wetlands Act with regard to flood storage retention and peak storm water runoff have been met.
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C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000

a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".

(This amendment allows the IC District to be retained in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).

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(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).

D. Amend the Zoning Map of the City of Cambridge by striking the designation "IC" (Industry C) and substituting therefor the designation "SD-3" (Special District 3).

(This amendment substitutes the new Special District 3 for the Industry C district)



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307



17.

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

September 14, 1998

To The Honorable, The City Council:

Please find attached for your consideration a Planning Board proposed zoning petition affecting IC District (the "W.R. Grace Site" in the Alewife area of the City).

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

Consent Agenda #14

Relative to PB proposed zoning
petition affecting IC Districts
(the W.R. Grace Site" in the
Alewife area of the City.)

In City Council September 14, 1998

No Action Taken

*sent to Planning Board and
Ordinance Committee pursuant
to Chapter 40A.*



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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The proposed zoning caps gross floor area at 782,500 square feet, inclusive of existing development in the district (with the exception of the MBTA Transit Station and any existing residential uses); this represents a district-wide floor area ratio (FAR) of 0.65. Setbacks from the surrounding areas are set at 25 feet abutting Whittmore Avenue and 50 feet abutting Alewife Brook Parkway, Rindge Avenue, any Open Space District and

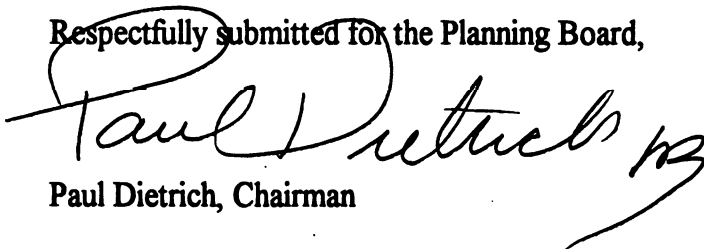
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Finally, this zoning requires that the developer prepare a traffic study to be certified by the Community Development and Traffic, Parking and Transportation Departments, in consultation with the Planning Board, inclusive of a transportation demand management plan, certain data and a commitment to work with the City to implement reasonable traffic mitigation measures.

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Respectfully submitted for the Planning Board,



Paul Dietrich, Chairman

**Planning Board Petition - Special District 3
IC Substitute District**

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(This amendment creates a new special district that substitutes for both the IC district and the PUD-IC District)

17.30 - Special District 3

17.31 - Scope and Purpose

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It is the intent of this Special District 3 to permit a modest level of residential and non residential development in the District consistent with the public interest in protecting regulated wetlands where they occur within the district; maintaining flood storage capacity in the district consistent with federal regulations; minimizing the amount of additional traffic passing through congested intersections on arterial streets, and on local, neighborhood streets, that could provide access to the district; limiting stormwater runoff onto property located outside the district; ensuring adequate visual buffers and screening of buildings and parking facilities from adjacent public parks and recreation facilities; minimizing the disturbance of existing soil within the district to limit dispersal and exposure to possibly harmful residual substances in the soil; and in enhancing the parkway character of the Parkway Overlay District.

17.32 - Use Regulations

The following uses are allowed in the Special District 3.

17.32.1 - Permitted Residential Uses

(1) Section 4.31 - Residential Uses, Paragraphs a-i.

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(1) Section 4.34 - Office and Laboratory Use, Paragraphs a-f

(2) Section 4.33 - Institutional Uses, all uses.

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The following dimensional requirements shall apply in Special District 3.

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17.33.11 - Total Development Permitted. The total Gross Floor Area (GFA) permitted in Special District 3 shall be 782,500 square feet, exclusive of Gross Floor Area occupied by the MBTA Red Line transit station and any structure in existence at the time of adoption of this Section 17.30 that is used exclusively for residential use. Total Gross Floor Area in the District is at any time the sum of the Gross Floor Area of all structures then located in the District and those which are being constructed or may be constructed in the District pursuant to a then effective building permit. At no time may a building permit be issued for any structure that would result in the above Gross Floor Area limit being exceeded. Development within the District shall be further regulated as set forth below.

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17.33.13 - Maximum Floor Area Ratio. There shall be no FAR limit with regard to the amount of GFA on any single lot within the District, subject to the total development limits set forth in Sections 17.33.11 and 17.33.12 above. Additional GFA above that permitted by the application of an FAR of 0.45 to any lot, may be constructed on any lot to the extent that the total amount of development (GFA) at the time within the entire Special District 3 is less than that permitted in Section 17.33.11 above.

17.33.2 - Minimum Lot Area for Each Dwelling Unit. The Minimum Lot Area per Dwelling Unit shall be 2500 square feet .

17.33.3 - Minimum Lot Size and Minimum Lot Width

(1) The minimum lot size shall be 20,000 square feet.

- (2) There shall be a minimum width of 100 feet.

17.33.4 - Minimum Yard Requirements

There shall be no minimum yard requirements in the district except as set forth below.

- (1) For those portions of a lot abutting **Whittemore Avenue** a minimum front yard setback of twenty-five (25) feet shall be required and it shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot.
- (2) For those portions of a lot abutting **Alewife Brook Parkway, Rindge Avenue, any Open Space District, and any public park or recreation area**, a minimum yard setback from that property line of fifty (50) feet shall be required. The first twenty-five (25) feet from the lot line of that required setback shall consist entirely of Green Area as defined in Article 2.000 with the exception of necessary driveways crossing the yard in a generally perpendicular manner to provide access to other portions of the lot. Notwithstanding any provision of Article 6.000, accessory parking, circulation and loading facilities shall be allowed within the second 25 feet of the required setback where such setback is a front yard.
- (3) Notwithstanding the minimum yard requirements set forth in Paragraphs (1) and (2) above, the following yard setbacks shall be required for that portion of any new structure containing residential use; or for any new structure containing non residential uses that is within one hundred (100) feet of a lot containing a public park, recreation area, or a structure containing a residential use, or a residential or open space zoning district line: a side yard of $(H+L)/7$ and a rear yard of $(H+L)/5$.

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The maximum height in Special District 3 shall be fifty-five (55) feet except as modified below.

- (1) For that portion of a structure exceeding thirty-five (35) feet in height, a setback shall be required from any public park or recreation area equal to 1.5 feet for every foot of building height.
- (2) A maximum height of seventy (70) feet shall be permitted within the following area bounded by: (a) a line parallel to and abutting the southerly facade of the structure known as the MBTA Red Line east headhouse; (b) a second line perpendicular to Line (a) and proceeding north from a point on line (a) 120 feet easterly of the southwesterly corner of the MBTA headhouse; (c) a third line proceeding in a westerly direction that is perpendicular to Line (b) and parallel to and 320 feet northerly of Line (a); and (d) the centerline of Alewife Brook Parkway.

17.34 - Parking and Loading Requirements

The requirements of Article 6.000 shall apply in Special District 3 except as modified below.

17.34.1 - Minimum Off-Street Accessory Parking Requirements

The shall be no minimum parking requirement for any use within Special District 3.

17.34.2 - Maximum Off-Street Accessory Parking Requirements

(1) No more than 1000 parking spaces shall be permitted within Special District 3. That number may be increased by one parking space for each parking space, accessory to uses located within Special District 3 and in existence as of the date of adoption of this Section 17.30, that is removed permanently from Lots 7, 62, 70, 72, and 73 as shown on Assessors' Plat #187 and Lots 25, 28, 29, 55, and 121 on Assessors' Plat #188; the area occupied by such removed parking space shall remain unused or converted to any permitted residential use.

(2) Parking facilities may be located in whole or in part in one or more pooled parking facilities located anywhere within Special District 3.

17.35 - Required Open Space

Any combination of Useable Open Space, Publicly Beneficial Open Space, or Green Area shall be provided on every lot and shall in the aggregate equal to at least twenty (20) percent of the area of such lot. Owners of lots within Special District 3 may pool such open space at any location within the District provided its permanency is guaranteed by dedication, easement, deed restriction covenant or comparable legal instrument. The surface area of the body of water known as Jerry's Pond shall not be included within the required open space.

17.36 - Other Regulations

17.36.1 - Limitations on Construction Below Existing Grade.

No portion of a building or structure, including parking structures, shall be located below the existing mean grade of the ground adjacent to the proposed building or structure prior to construction except as may be required to reasonably accommodate necessary utility systems and building foundations (e.g. elevator shafts, foundation pilings, etc.).

17.36.2 - Limitations on Storm Water Runoff Beyond Property Lines

No net increase in the peak runoff rate of storm water beyond any property line shall be permitted as a consequence of any construction on a lot consistent with the state Department of Environmental Protection Stormwater Management Policy. Property owners within the Special District may combine lots in meeting this requirement.

Conformance with this requirement shall be certified by an engineer registered in the Commonwealth and competent to make such certification.

17.36.3 - Access to Harvey Street.

No building, structure, parking facility or access road within Special District 3 may have access to Harvey Street except as may be necessary for emergency vehicles.

17.36.4 - Pedestrian and Bicycle Connections.

Notwithstanding the provisions of Section 17.33.11, no building permit shall be issued that allows the total amount of development in the District (GFA) to exceed 707,500 square feet until a pedestrian and bike connection has been constructed within the District between the Linear Park and Whittemore Avenue in the Vicinity of Madison Avenue, to a standard comparable to the improvements in the Linear Park and the Minuteman Bikeway.

17.36.5 - Area of Special Planning Concern.

Special District 3 shall be considered an area of Special Planning Concern. All development within the District shall comply with the Development Consultation Procedures as specified in Section 11.40, except as modified below:

- (1) The Planning Board shall conduct the Large Project Procedure in lieu of the Community Development Department.
- (2) The Large Project Procedure shall be modified so that the Community Development Department shall have ten (10) business days to certify that an application is complete, ten (10) business days from certification to hold a public meeting, and ten (10) business days thereafter to make a report.
- (3) In reviewing a proposal the Planning Board shall be guided by the provisions of the Design Guidelines for Special District 3.

17.36.6 - Traffic Study

Before issuance of any building permit for construction of GFA within Special District 3, a Traffic Study shall be prepared and made available to the Planning Board at each Large Project Procedure that shall include the following elements. The traffic study may be prepared for the total amount of development allowed in the District when the first building permit is requested and shall be applicable to all future building permits issued in the district except that traffic data shall be updated at least every five (5) years after the initial submission of the study whenever a new building permit is sought. The Traffic Study shall include the following elements.

(1) A Transportation Demand Management Plan, which at a minimum shall include a program to subsidize transit passes for employees at the site in the amount of at least 50% of the cost of such passes; joining the Alewife Transportation Management Association (TMA); provision of secure indoor bicycle parking, showers, and lockers/changing rooms; and reservation of 10% of available parking spaces for ridesharing commuters.

(2) Data, which at a minimum, shall include current traffic volumes, projected future trip generation, distribution of trips on area roadway network, evaluation of roadway operations and safety, and identification of traffic operation and safety improvements.

(3) A commitment to implement the provisions of the Transportation Demand Management Plan and a commitment of the proponent to work in a cooperative manner to assist the City in implementing a neighborhood protection plan including reasonable traffic mitigation measures such as institution of one way streets, traffic calming, signal timing changes and other traffic control measures and initiatives which may affect traffic flows relating to development in the District.

(4) A procedure by which implementation of the recommendations in the plan will be periodically monitored and reported to the Planning Board.

17.37 - Certification

Before issuance of any building permit for new Gross Floor Area within Special District 3 the following certifications shall be made to the Superintendent of Buildings. In making an application for a building permit the applicant shall provide all information necessary to determine whether the requirements of this Section 17.30 with regard to limitations on GFA are being met.

(1) Certification from the Planning Board that the Large Project Procedure has been held.

(2) Certification from the Conservation Commission that the requirements of the state Wetlands Act with regard to flood storage retention and peak storm water runoff have been met.

(3) Certification from the Community Development Department and the Department of Traffic, Parking, and Transportation, in consultation with the Planning Board, that the Traffic Study has been prepared.

(4) Certification by the Community Development Department that all other requirements of the District have been met.

(5) Failure to issue such certification, or notice that the requirements have not been met, within twenty-five (25) days of application for a building permit shall be deemed to be positive certification.

C. Amend the Text of the Zoning Ordinance by doing the following in Article 4.000

a. In Section 4.30 - Table of Use Regulations, in the Column headed "IC", delete "PUD" wherever it occurs and substitute therefor "No".

(This amendment allows the IC District to be retained in the zoning ordinance, for possible application elsewhere in the City, but prohibits all uses that previously had been permitted by special permit in the PUD-IC District).

b. In Section 4.40 - Footnotes to the Table of Use Regulations, delete the text of Footnote 4 in its entirety.

(This amendment eliminates a footnote that refers to the PUD-IC District that has been eliminated).

D. Amend the Zoning Map of the City of Cambridge by striking the designation "IC" (Industry C) and substituting therefor the designation "SD-3" (Special District 3).

(This amendment substitutes the new Special District 3 for the Industry C district)



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139



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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

September 28, 1998

To The Honorable, The City Council:

Please find attached for your consideration a Planning Board proposed zoning petition affecting IC District (the "W.R. Grace Site" in the Alewife area of the City).

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

Consent Agenda #14

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Relative to a Planning Board
proposed zoning petition affecting
IC District (the "W.R. Grace Site"
in the Alewife area of the City.)

11/1/99

Passed to be Ordained as Amended
by affirmative vote of nine
members.

9/14/98

No Action Taken.

Sent to PB and Ordinance Committee
pursuant to Chapter 40A

In City Council September 28, 1998

Referred to PB + Ordinance Committee
for hearing + Report