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Cambridge, Massachusetts 02139
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October 23, 1984
CAMBRIDGE, MASS.

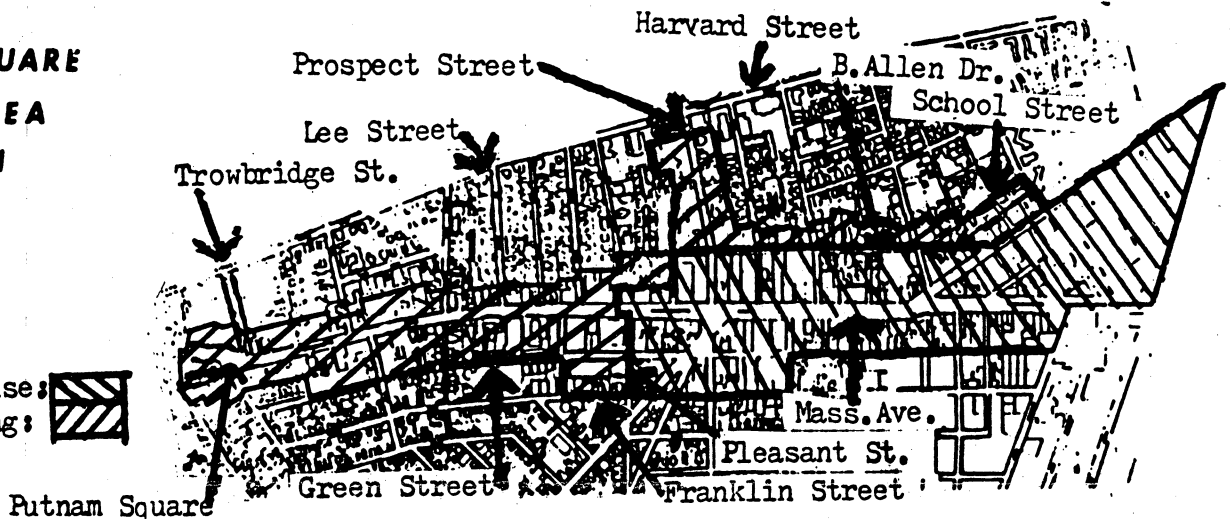
TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

I wish to thank you for the extensive consideration you have given during past months to community questions with regard to the Central Square Commercial Area Revitalization District. It appears that you will soon take a vote on the district's boundaries. I wish, therefore, to ensure that you are fully aware of the resolution which, in my opinion, will settle the issue to the satisfaction of residential needs. This resolution is, as well, one of the few possible resolutions which will satisfy state requirements.

The following diagram is taken directly from the Development Department's map of the district. I have reduced it to simplify presentation. I have marked it up to reflect that portion of the district which makes sense, and that portion which is wrong. It is no coincidence that the portion which makes sense also satisfies fully state requirements of which you have not been informed by the staff during present discussions.

**THE CENTRAL SQUARE
COMMERCIAL AREA
REVITALIZATION
DISTRICT**

These areas make sense: 
These areas are wrong: 



The areas which make sense are those portions of the district located east of City Hall and which are zoned Business B and Industry B. The Business B district is the most intensive normal business district in the city. It begins just east of City Hall and runs to Lafayette Square. The Industry B zone is located to the east of Lafayette Square and is not controversial.

Relevant state requirements are spelled out in 751 Code of Massachusetts Regulations, section 8.02 (1) to (3), which reads as follows:

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8.02: Criteria for Plan Approval.

In order for the Secretary to approve the CARD Plan, the following findings must be made:

(1) That the plan boundaries describe a predominately commercial geographic area.

(2) That the proposed CARD area is suffering from commercial decay which may be described in terms of: the trend in market conditions over a period of years; the movement of commercial enterprises out of the proposed CARD area; loss of commercial sales; commercial buildings with a large vacancy rate; or physically deteriorating buildings.

(3) That the Plan describes specific strategies designed to reverse the commercial decay. The strategies should include:

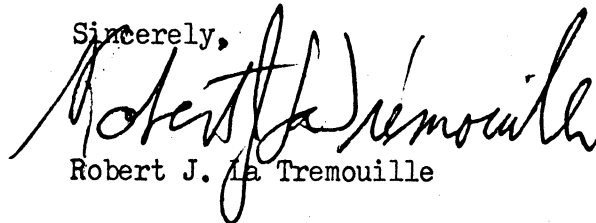
(a) Public actions required to reverse the commercial disinvestment;

(b) The use of development incentives in the development and redevelopment of the CARD area.

The district which I described above as making sense clearly satisfies these requirements. The balance of the Central Square CARD clearly does not.

I suggest that the city council request the City Manager to draft the appropriate documentation necessary to modify the district accordingly; and that the drafted proposal spell out corresponding metes and bounds in accordance with necessary legal definition.

Sincerely,



Robert J. La Tremouille

3.

S-656

Comm. from Robert J. LaTremouille
Re: the Central Square CARD District
and its boundaries.

In City Council,

October 29, 1984

- Placed
ON
File