

CAMBRIDGE PROPERTY OWNERS ASSOCIATION INC.

2A TROWBRIDGE STREET, CAMBRIDGE, MASSACHUSETTS 02138

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Dec. 23, 1969

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The Honorable Cambridge City Council
c/o City Clerk's Office
City Hall
Cambridge, Mass.

Dear Sirs and Mesdames:

RE: BROADENING THE TAX BASE

In a recent communication to your august body, we suggested consideration of re-zoning Massachusetts Avenue from the assorted present zones to a uniform one, Business B. We still hold exactly the same opinion.

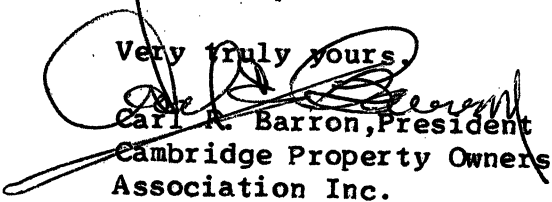
We feel that parking is a City problem, as well as one for the individual automobile owners. We recognize that re-zoning, as suggested above, with the present requirements of no parking being required for Business B., would only aggravate an already serious difficulty. Therefore, in order to provide a constructive partial solution, we recommend serious consideration of a revision of the requirements of the Business B zone to include the same parking facilities as would normally be under an office zone, i.e. one parking space for every 900 square feet.

We strongly urge an aggressive and realistic approach to re-zoning. We believe that there is easily available between \$100-200 million worth of new construction looking for a location along this main artery. The proposed M.I.T. apartment building at the corner of Bay Street and Mass. Ave., ranging between \$6-9 million, plus the new 8-story office building of The American Science and Engineering, Inc. with a value of \$4.5 million, would supply between \$10-13 million on these two sites alone. This kind of revenue is absolutely necessary for the City of Cambridge, unless the tax rate is of no importance to anyone, whether members of the City Council, tenants, or property owners. Since this obviously is not the case, the alternative is to add to the tax base in a similar fashion.

Also included in our recommendation is a mixture of office building and apartment construction. It would prevent a monotonous type of construction by having this mixture, and still provide the higher income.

As noted above, we believe that parking is a community problem. Furthermore, we feel that something definite should be done in the form of providing more parking facilities, particularly in heavily congested areas, than now exist. No loss of time should be involved in trying to resolve this problem.

Very truly yours,


Carl F. Barron, President
Cambridge Property Owners
Association Inc.

CFB/dy

Communication from Carl R. Barron, Pres.,
Cambridge Property Owners Association Inc.
relative to a previous communication sent
by him to the City Council re: Broadening
the Tax Base, urging an aggressive and
realistic approach to re-zoning

January 12, 1970

1/12/70
Placed on File -