

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To The Honorable, the City Council:

Dear Councillors:

SUBJECT: Planning Board's Recommendation on a Petition to Rezone
Land in the Arlington, Lancaster, Linnaean Streets Area

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, October 4, 1977, on a petition by Karin Weller et al to rezone land in the Arlington Street, Humboldt Street, Linnaean Street, Massachusetts Avenue area from a Residence C-2 and a Residence B designation to a Residence A-2 designation.

The Character of the Neighborhood

The petition area is a mixture of one, two and three-family houses, several of which have evolved into lodging houses. To the east and south of the petition area along Massachusetts Avenue and Linnaean Street, are several high density, multi-unit developments.

Given the location of this attractive residential area which abuts Massachusetts Avenue within walking distance of Harvard Square and Porter Square and given the proximity of Harvard, Radcliffe and Lesley, it was inevitable that this area would undergo pressures to increase the number of available dwelling units by conversion of existing dwellings and by redevelopment of parcels to higher density, multi-unit buildings. Between 1950 and 1970 the number of dwelling units neighborhood wide increased by 600 or approximately 15%. While this increase in dwelling units was occurring, the number of families was dropping by some 3000 or 16%. Correspondingly, the non-family population rose by approximately 2000. The comparative proportion of families to non-families, which was 7 to 1 in 1950, had become approximately 2 to 1 by 1970. An influx of non-family persons, as represented in the above statistics, decreases the number of persons per occupied unit and increases the number of occupied units.

Mid-Decade Census Summary figures, which are available on a city-wide basis only, show that between 1970 and 1975, the number of family households in Cambridge has stabilized. However, summary figures also show

that the number of one, two and three-family houses have decreased while the numbers of both categories of apartment buildings have increased markedly.

It is clear that the character of Neighborhood 9 changed considerably between 1950 and 1970 both in terms of population composition and the amount of conversion and redevelopment. The Mid-Decade Census Summary seems to indicate that similar trends are continuing throughout the city.

Zoning

The zoning in Neighborhood 9 is a conglomeration of various designations which have evolved over time. At the base of this roughly triangular shaped neighborhood is Concord Avenue which is zoned for high and moderate density construction over most of its length. One side of the triangle is delimited by the right-of-way of the Boston and Maine railroad. Zoning along this edge is almost exclusively in industrial designations. The remaining side of the triangle is delimited by Massachusetts Avenue. Zoning along this edge is in a Business designation which allows high density residential uses. Most of the remainder of the neighborhood is zoned in low density residential designations.

Immediately behind the Massachusetts Avenue edge of the neighborhood is the petition area. It is presently zoned Residence C-2 and Residence B and is proposed by the petitioner to be rezoned Residence A-2. A Residence C-2 designation is a high density designation which allows residential institutional and hotel uses at a density of 72 units per acre with a height limit of 85 feet. Residence B is a low density designation which allows residential and institutional uses at a density of 18 units per acre with a height limit of 35 feet. Residence A-2 is a low density designation which allows only residential and institutional uses at a density of 9 units per acre with a height limit of 35 feet. Neither Residence B nor Residence A-2 designations allow hotel uses. Residence C-2 and Residence B do allow townhouse construction.

To the extent that zoning affects the frequency, distribution, and intensity of land uses throughout the City, zoning interacts with the needs of families. In Cambridge zoning has a critical impact on the suitability of an area as a family environment and the protection of that environment. In the last decade pressures have grown to the extent that both the physical and sociological characteristics of many family-type neighborhoods have already been altered considerably and their suitability as family environments has been threatened with extinction. In many areas zoning has contributed to this situation by implicitly encouraging pressures for redevelopment and conver-

sion to higher densities. In areas where densities permitted by the Zoning Ordinance are substantially higher than existing densities such pressures are built in. This petition attempts to subdue these pressures in order to protect the abutting residential areas.

Recommendation

The Planning Board is deeply concerned over the erosion of neighborhoods suitable as family environments. As the superimposition of zoning designations allowing greater height and greater density than those existing in a neighborhood is one of the primary factors causing pressure for redevelopment and conversion, the Planning Board is generally sympathetic to efforts which correct this situation and impede erosion of the family environment. However, rezoning areas to densities which are below the density of existing development could be construed as confiscatory.

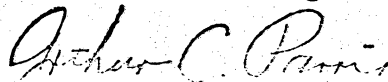
Given these constraints, the Planning Board recommends to the City Council that this petition be APPROVED with the following amendments:

1. as the subject area of the petition is at a density of approximately 16 or 17 units per acre and at an overall height of approximately 35 feet, the Planning Board recommends that the City Council amend the proposed Residence A-2 zoning to a Residence B designation;
2. and, as one of the property owners within the petition area strenuously objects to the down-zoning of his property from a Residence C-2 designation, with the agreement of the petitioner, Karin Weller, the Planning Board recommends that all parts of odd number 33 Linnaean Street, lot number 8 as shown on Assessors' Plat #211, be excluded from this rezoning petition.

Copies of the petition, altered to reflect the Planning Board's two proposed amendments are attached.

Respectfully submitted

For the Planning Board



Arthur C. Parris, Chairman

ACP:jp
attachment

RECEIVED BY
OFFICE OF CITY CLERK
JUN 15 11 40 AM '77

Cambridge,

CAMBRIDGE, MASS.

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

The undersigned respectfully pray

That the map accompanying the text of Zoning Ordinance be amended
as follows:

- | | |
|------------------------|---------------------|
| Katin Weller - TePaske | 12 Humboldt St. |
| Cornelius J. Moynihan | 51 Washington Ave. |
| Elizabeth R. Moynihan | 58 Washington Ave. |
| Mammi S. Melus | 58 Washington Ave. |
| William J. Sillman | 26 Washington Ave. |
| Carol A. Brennan | 26 Washington Ave. |
| Dixie Greeley | 51 Washington Ave. |
| Ellen U. Kenyon | 63 Washington Ave. |
| Lucy J. Hoffmann | 91 " " |
| Hans F. Kaiser | 78 " " |
| David E. Pitchard | 88 Washington Ave. |
| Anna Pitchard | 88 Washington Ave. |
| Wally M. Walker | 108 Washington Ave. |
| Hope Hale | 114 Washington Ave. |
| John A. J... | 107 Washington Ave. |
| Miriam C. Dow | 107 Washington Ave. |
| L. D. Deely | 42 Arlington St. |
| Eliza M. Cornick Rice | 42 Arlington St. |
| Howard J. Medwed | 58 Washington Ave. |
| Judith J. Clauson | 37 Arlington St. |
| Berry C. Mazur | 35 Arlington St. |
| Anna B. Saffron | 33 Arlington St. |
| John A. Dawson | 17 Arlington St. |
| Emma M. Dawson | 17 Arlington St. |
| Andrew Carleton | 10 ARLINGTON ST. |
| Lucy B. Shelton | 10 ARLINGTON ST. |

Angelica S. Harter 16 Arlington St.
Herta Loese 78 Washington Ave,
Solita Marichal 29 Lancaster St, Camb.
Juan Marichal " " " "
Junk Te Paske 10 Humboldt St. Camb.
Elyse Colton 10 Humboldt St. Camb.
J. David Prudergat 8 Humboldt St. Camb.
Mauranne M. Morilli 8 Humboldt St. Cambridge
P. Stevens 12 Humboldt, Cambridge.

By striking out the designation Residence C-2 and substituting in place thereof the designation Residence B.

Premises of the following parcels as designated on Assessors' Plat #176. Odd number 11 Linnaean Street. Even numbers 4 through 14 Humboldt Street. Even numbers 14 through 18 Lancaster Street. Odd numbers 1 through 23 Lancaster Street. Even numbers 1776 through 1786 Massachusetts Avenue. Even numbers 2 through 16 and 22 Arlington Street and which includes all or parts of lots numbered 9, 10, 13, 15, 16, 17, 18, 19, 20, 21, 22, 38, 42, 43, 44, 58, 62, 63, 67, 68, 69, 70, and 72 as designated on Assessors' Plat #176.

Premises of the following parcels as designated on Assessors' Plat #177. Odd numbers 11 through 19 Arlington Street and which includes all or parts of lots numbered 12, 13, 14, 15, and 16 as designated on Assessors' Plat #177.

Beginning at a point said point being the intersection of the western lot line of lot 15 as shown on Assessors' Plat #177 and the northern lot line of lot 15 as shown on Assessors' Plat #177;

Thence running easterly along the northern lot lines of lots 15, 14, 13, and 12 as shown on Assessors' Plat #177, 205 feet more or less to a point said point being the intersection of the northern lot lines of lots 15, 14, 13, and 12 as shown on Assessors' Plat #177 and the eastern lot line of lot 12 as shown on Assessors' Plat #177 and its extension;

Thence running southerly along the eastern lot line of lot 12 as shown on Assessors' Plat #177 and its extension 130 feet more or less to a point said point being the intersection of the eastern lot line of lot 12 as shown on Assessors' Plat #177 and its extension and the centerline of Arlington Street;

Thence running easterly along the centerline of Arlington Street 35 feet more or less to a point and said point being the intersection of the centerline of Arlington Street and the eastern lot line of lot 69 as shown on Assessors' Plat #176 and its extension;

Thence running southerly along the eastern lot line of lot 69 as shown on Assessors' Plat #176 and its extension 120 feet more or less to a point said point being the intersection of the eastern lot line of lot 69 as shown on Assessors' Plat #176 and its extension and a line 100 feet distant from and parallel to the southern streetline of Arlington Street;

Thence running easterly along a line 100 feet distant from and parallel to the southern streetline of Arlington Street 135 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southern streetline of Arlington Street and a line 100 feet distant from and parallel to the western streetline of Massachusetts Avenue;

Thence running southerly along a line 100 feet distant from and parallel to the western streetline of Massachusetts Avenue 200 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the western streetline of Massachusetts Avenue and the centerline of Lancaster Street;

Thence running westerly along the centerline of Lancaster Street 115 feet more or less to a point said point being the intersection of the centerline of Lancaster Street and the easterly lot line of lot 58 as shown on Assessors' Plat #176 and its extension;

Thence running southerly along the easterly lot line of lot 58 as shown on Assessors' Plat #176 and its extension 195 feet more or less to a point said point being the intersection of the easterly lot line of lot 58 as shown on Assessors' Plat #176 and its extension and the southerly lot line of lot 58 as shown on Assessors' Plat #176;

Thence running westerly along the southern lot line of lot 58 as shown on Assessors' Plat #176, 25 feet more or less to a point said point being the intersection of the southern lot line of lot 58 as shown on Assessors' Plat #176 and the eastern lot line of lot 42 as shown on Assessors' Plat #176;

Thence running southerly along the eastern lot line of lot 42 as shown on Assessors' Plat #176, 30 feet more or less to a point said point being the intersection of the eastern lot line of lot 42 as shown on Assessors' Plat #176 and a line 45 feet distant from and parallel to the southern lot line of lot 43 as shown on Assessors' Plat #176;

Thence running southwesterly along a line 45 feet distant from and parallel to the southern lot line of lot 43 as shown on Assessors' Plat #176, 105 feet more or less to a point said point being the intersection of a line 45 feet distant from and parallel to the southern lot line of lot 43 as shown on Assessors' Plat #176 and the centerline of Humboldt Street;

Thence running southerly along the centerline of Humboldt Street 110 feet more or less to a point said point being the intersection of the centerline of Humboldt Street and the centerline of Linnaean Street;

Thence running westerly along the centerline of Linnaean Street 85 feet more or less to a point said point being the intersection of the centerline of Linnaean Street and the western lot line of lot 72 as shown on Assessors' Plat #176 and its extension;

Thence running northerly along the western lot line of lot 72 as shown on Assessors' Plat #176 and its extension 125 feet more or less to a point said point being the intersection of the western lot line of lot 72 as shown on Assessors' Plat #176 and its extension and a line 100 feet distant from and parallel to the northern streetline of Linnaean Street;

Thence running easterly along a line 100 feet distant from and parallel to the northern streetline of Linnaean Street, 85 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northern streetline of Linnaean and the centerline of Humboldt Street;

Thence running northwesterly along the centerline of Humboldt Street 275 feet more or less to a point said point being the intersection of the centerline of Humboldt Street and the centerline of Lancaster Street and a line drawn between the centerline of Humboldt Street and the intersection of the centerlines of Mt. Vernon Street;

Thence running northeasterly along a line drawn between the centerline of Humboldt Street at the centerline of Lancaster Street and the intersection of the centerlines of Mt. Vernon Street 255 feet more or less to the point of origin and which comprises an area of 119,390 square feet more or less;

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

Premises of the following parcels as designated on Assessors' Plat #211. Odd number 23 Linnaean Street which includes all or parts of lots numbered 46 and 53 as designated on Assessors' Plat #211 and which is bounded and described as follows:

Beginning at a point said point being the intersection of the centerline of Linnaean Street and the western lot line of lot 46 as shown on Assessors' Plat #211 and its extension;

Thence running northerly along the western lot line of lot 46 as shown on Assessors' Plat #211 and its extension 125 feet more or less to a point said point being the intersection of the western lot line of lot 46 as shown on Assessors' Plat #211 and a line 100 feet distant from and parallel to the northern streetline of Linnaean Street;

Thence running easterly along a line 100 feet distant from and parallel to the northern streetline of Linnaean Street 182 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northern streetline of Linnaean Street and the centerline of Agassiz Street;

Thence running southerly along the centerline of Agassiz Street 125 feet more or less to a point said point being the intersection of the centerline of Agassiz Street and the centerline of Linnaean Street;

Thence running westerly along the centerline of Linnaean Street 182 feet more or less to the point of origin and which comprises an area of 22,750 square feet more or less;

And by striking out the designation Residence C-2 and substituting in place thereof the designation Residence B insofar as it relates to the following designated areas of land:

Premises of the following parcels as designated on Assessors' Plat #211. Odd numbers 37 and 39 Linnaean Street and which includes all or parts of lots numbered 9 and 10 as designated on Assessors' Plat #211, and which is bounded and described as follows:

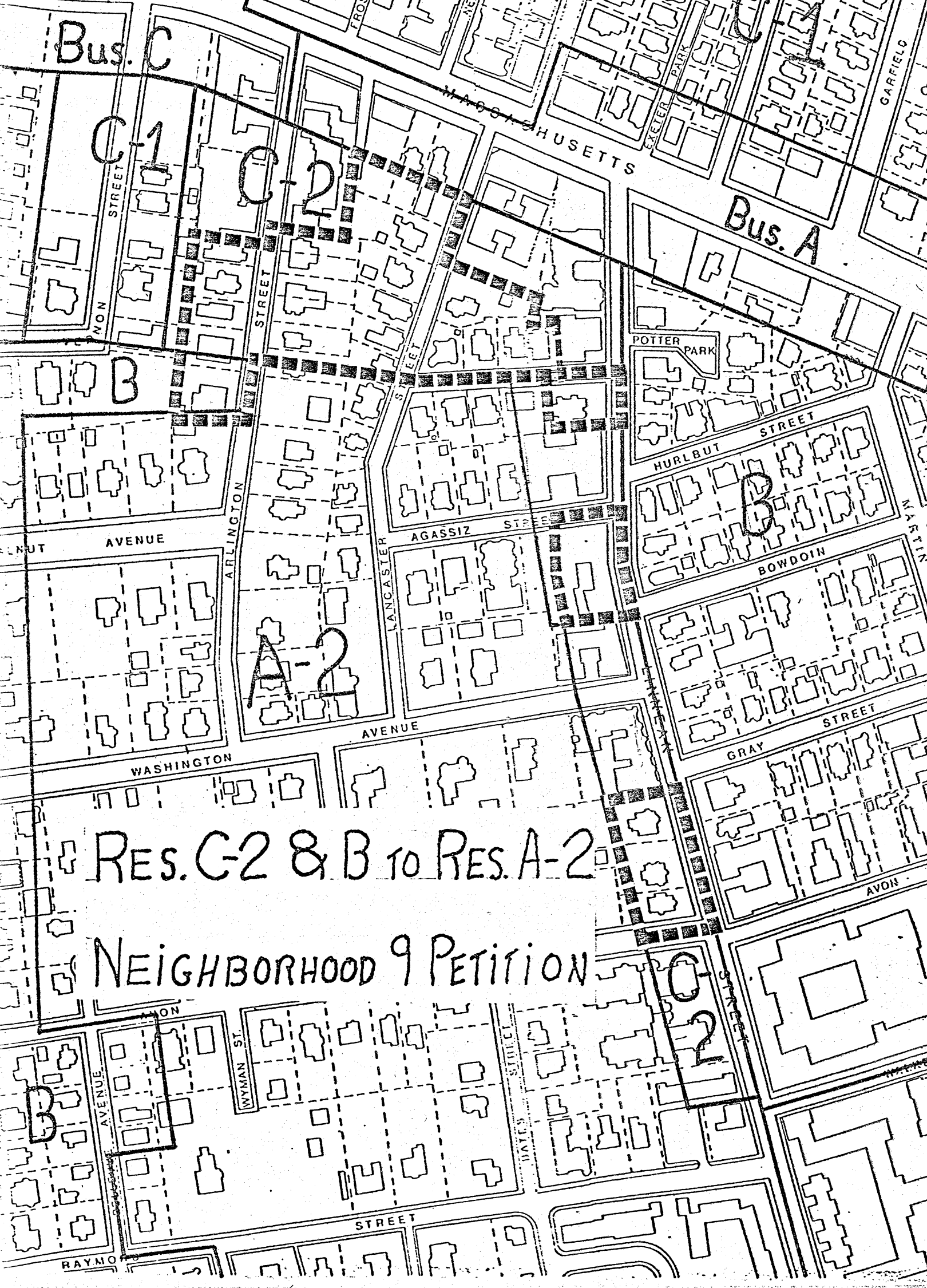
Beginning at a point said point being the intersection of the centerline of Linnaean Street and the eastern lot line of lot 9 as shown on Assessors' Plat #211 and its extension;

Thence running northerly along the eastern lot line of lot 9 as shown on Assessors' Plat #211 and its extension 125 feet more or less to a point said point being the intersection of the eastern lot line of lot 9 as shown on Assessors' Plat #211 and a line 100 feet distant from and parallel to the northern streetline of Linnaean Street.

Thence running westerly along a line 100 feet distant from and parallel to the northern streetline of Linnaean Street 155 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the northern streetline of Linnaean Street and the centerline of Avon Hill Street;

Thence running southerly along the centerline of Avon Hill Street 125 feet more or less to a point said point being the intersection of the centerline of Avon Hill Street and the centerline of Linnaean Street;

Thence running easterly along the centerline of Linnaean Street 155 feet more or less to the point of origin and which comprises an area of 19,375 square feet more or less.



Bus. C

C-1

C-2

Bus. A

B

B

A-2

RES. C-2 & B TO RES. A-2

NEIGHBORHOOD 9 PETITION

C-2

B

RAYNO

AVENUE

WYMAN ST.

WATTS STREET

STREET

NON STREET

STREET

STREET

LANCASTER

AGASSIZ STREET

AVENUE

AVENUE

POTTER PARK

HURLBUT STREET

BOWDOIN

GRAY STREET

AVON

GARFIELD

MASSACHUSETTS



Bus. C

C-1

C-2

Bus. A

B

A-2

B

NEIGHBORHOOD 9 PETITION
AS AMENDED.

RES. C-2 TO RES. B

C-2

B

RAYNO

MON STREET

ARLINGTON STREET

LANCASTER STREET

AGASSIZ STREET

POTTER PARK

HURLBUT STREET

BOWDOIN STREET

GRAY STREET

AVON STREET

HILL STREET

WYMAN ST.

HAYES STREET

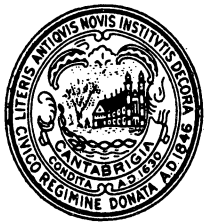
STREET

MASSACHUSETTS

GARFIELD

EXETER PARK

WYMAN ST.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800


EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

December 12, 1977

To the Honorable, the City Council:

I transmit herewith a copy of a communication from Arthur C. Parris, Chairman of the Cambridge Planning Board, relative to the Planning Board's recommendation on a petition to rezone land in the Arlington, Lancaster, and Linnaean Streets area.

Very truly yours,


James L. Sullivan
City Manager

JLS/mbf
Enc.

NO COPY SENT TO THE BOARD OF SELECTMEN
NO COPY SENT TO THE BOARD OF PUBLIC WORKS
NO COPY SENT TO THE BOARD OF HEALTH
NO COPY SENT TO THE BOARD OF EDUCATION
NO COPY SENT TO THE BOARD OF RECREATION
NO COPY SENT TO THE BOARD OF SOCIAL SERVICES
NO COPY SENT TO THE BOARD OF SENIORS
NO COPY SENT TO THE BOARD OF YOUTH SERVICES
NO COPY SENT TO THE BOARD OF COMMUNITY DEVELOPMENT
NO COPY SENT TO THE BOARD OF ECONOMIC DEVELOPMENT
NO COPY SENT TO THE BOARD OF INDUSTRIAL DEVELOPMENT
NO COPY SENT TO THE BOARD OF PORTLAND DEVELOPMENT
NO COPY SENT TO THE BOARD OF WATER DEVELOPMENT
NO COPY SENT TO THE BOARD OF WASTE DEVELOPMENT
NO COPY SENT TO THE BOARD OF ENERGY DEVELOPMENT
NO COPY SENT TO THE BOARD OF ENVIRONMENTAL DEVELOPMENT
NO COPY SENT TO THE BOARD OF TRANSPORTATION DEVELOPMENT
NO COPY SENT TO THE BOARD OF UTILITIES DEVELOPMENT
NO COPY SENT TO THE BOARD OF TELECOMMUNICATIONS DEVELOPMENT
NO COPY SENT TO THE BOARD OF INFORMATION TECHNOLOGY DEVELOPMENT
NO COPY SENT TO THE BOARD OF SPACE DEVELOPMENT
NO COPY SENT TO THE BOARD OF AEROSPACE DEVELOPMENT
NO COPY SENT TO THE BOARD OF DEFENSE DEVELOPMENT
NO COPY SENT TO THE BOARD OF NATIONAL SECURITY DEVELOPMENT
NO COPY SENT TO THE BOARD OF INTERNATIONAL DEVELOPMENT
NO COPY SENT TO THE BOARD OF FOREIGN AFFAIRS DEVELOPMENT
NO COPY SENT TO THE BOARD OF DIPLOMACY DEVELOPMENT
NO COPY SENT TO THE BOARD OF TRADE DEVELOPMENT
NO COPY SENT TO THE BOARD OF COMMERCE DEVELOPMENT
NO COPY SENT TO THE BOARD OF INDUSTRY DEVELOPMENT
NO COPY SENT TO THE BOARD OF AGRICULTURE DEVELOPMENT
NO COPY SENT TO THE BOARD OF FISHERIES DEVELOPMENT
NO COPY SENT TO THE BOARD OF FORESTRY DEVELOPMENT
NO COPY SENT TO THE BOARD OF MINING DEVELOPMENT
NO COPY SENT TO THE BOARD OF QUARRYING DEVELOPMENT
NO COPY SENT TO THE BOARD OF CONSTRUCTION DEVELOPMENT
NO COPY SENT TO THE BOARD OF ARCHITECTURE DEVELOPMENT
NO COPY SENT TO THE BOARD OF ENGINEERING DEVELOPMENT
NO COPY SENT TO THE BOARD OF PLANNING DEVELOPMENT
NO COPY SENT TO THE BOARD OF ZONING DEVELOPMENT
NO COPY SENT TO THE BOARD OF SUBDIVISION DEVELOPMENT
NO COPY SENT TO THE BOARD OF LAND DEVELOPMENT
NO COPY SENT TO THE BOARD OF WATER DEVELOPMENT
NO COPY SENT TO THE BOARD OF WASTE DEVELOPMENT
NO COPY SENT TO THE BOARD OF ENERGY DEVELOPMENT
NO COPY SENT TO THE BOARD OF ENVIRONMENTAL DEVELOPMENT
NO COPY SENT TO THE BOARD OF TRANSPORTATION DEVELOPMENT
NO COPY SENT TO THE BOARD OF UTILITIES DEVELOPMENT
NO COPY SENT TO THE BOARD OF TELECOMMUNICATIONS DEVELOPMENT
NO COPY SENT TO THE BOARD OF INFORMATION TECHNOLOGY DEVELOPMENT
NO COPY SENT TO THE BOARD OF SPACE DEVELOPMENT
NO COPY SENT TO THE BOARD OF AEROSPACE DEVELOPMENT
NO COPY SENT TO THE BOARD OF DEFENSE DEVELOPMENT
NO COPY SENT TO THE BOARD OF NATIONAL SECURITY DEVELOPMENT
NO COPY SENT TO THE BOARD OF INTERNATIONAL DEVELOPMENT
NO COPY SENT TO THE BOARD OF FOREIGN AFFAIRS DEVELOPMENT
NO COPY SENT TO THE BOARD OF DIPLOMACY DEVELOPMENT
NO COPY SENT TO THE BOARD OF TRADE DEVELOPMENT
NO COPY SENT TO THE BOARD OF COMMERCE DEVELOPMENT
NO COPY SENT TO THE BOARD OF INDUSTRY DEVELOPMENT
NO COPY SENT TO THE BOARD OF AGRICULTURE DEVELOPMENT
NO COPY SENT TO THE BOARD OF FISHERIES DEVELOPMENT
NO COPY SENT TO THE BOARD OF FORESTRY DEVELOPMENT
NO COPY SENT TO THE BOARD OF MINING DEVELOPMENT
NO COPY SENT TO THE BOARD OF QUARRYING DEVELOPMENT
NO COPY SENT TO THE BOARD OF CONSTRUCTION DEVELOPMENT
NO COPY SENT TO THE BOARD OF ARCHITECTURE DEVELOPMENT
NO COPY SENT TO THE BOARD OF ENGINEERING DEVELOPMENT
NO COPY SENT TO THE BOARD OF PLANNING DEVELOPMENT
NO COPY SENT TO THE BOARD OF ZONING DEVELOPMENT
NO COPY SENT TO THE BOARD OF SUBDIVISION DEVELOPMENT
NO COPY SENT TO THE BOARD OF LAND DEVELOPMENT

Q:-56

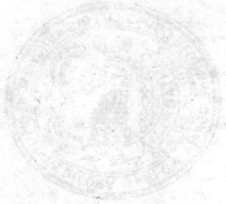
Re: Planning Board's recommendation on a petition to rezone land in the area of Arlington, Lancaster, and Linnaean Sts.

In City Council,

Dec. 12, 1977

12/12/77

Referred to the
Committee on Ordinance



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

12/12/77