

# City of Cambridge

PETITION OF *M.I.T. - Cambridgeport*

*Industrial District*

Petition filed with the City Clerk

*Sept. 10, 1981*

(All hearings to be completed 65 days from filing date with the City Clerk.)

*16 days Sept.  
31 days Oct  
18 days Nov  
65 days = November 18, 1981*

In City Council

*Sept. 14, 1981*

Referred to Planning Board for report

*Sept. 14, 1981*

Planning Board Hearing

*Oct. 6, 1981*

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *January 4, 1982*.)

*25 days Oct.  
30 days Nov.  
31 days Dec  
4 days Jan  
90 days =*

City Council Hearing published

*January 4, 1982  
- Herald - Sept. 23, 1981 Legal Section  
Chronicle - Oct. 1, 1981*

Hearing before the City Council

*Wednesday, Oct. 7, 1981  
Morse School Auditorium*

Report to the City Council

*Time 6 PM*

Passed to a second reading  
Published

*Dec. 7, 1981  
Herald - Dec. 10, 1981*

Ready for Ordination  
Published

COMPLETION DATE:

*January 4, 1982 - Placed on file*

Automobiles

Automobiles

Automobiles

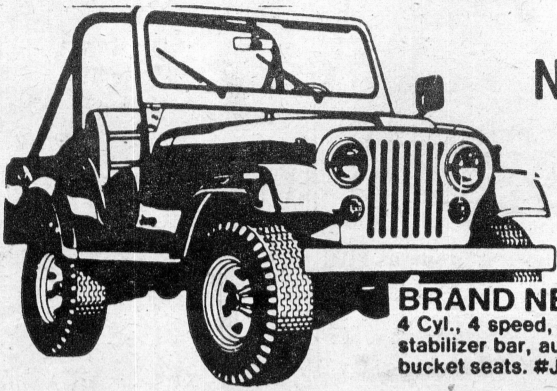
Automobiles

Automobiles

Automobiles

Automobiles

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blue 4 spd trans. roof  
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**Legal Notices**

**NOTICE OF  
PUBLIC HEARING**  
In accordance with the Mas-  
sachusetts Wetlands Pro-  
tection Act (Chapter 131  
Section 40 of the General Laws)  
the Boston Conservation  
Commission will hold a public  
hearing on Tuesday, De-  
cember 15, 1981, at 5:30 P.M.  
in the Conference Room in-  
side of Room 813, Boston City  
Hall, 1 City Hall Plaza, Bos-  
ton, MA relative to the No-  
tice of Intent filed by the  
First Condominium Corpora-  
tion, North Quincy, MA,  
for clearance of a 1.27 acre  
parcel adjacent to the Belle  
Isle Marsh and Leverett,  
Lawn and Bennington  
Streets, East Boston, MA  
and construction of three  
condominium buildings with  
a total of 36 units. The pro-  
posed work involves site  
preparation, slab foundation  
construction, building con-  
struction, and landscaping.  
The Commission will review  
the proposed work to deter-  
mine conditions, if any, to  
be imposed in order to protect  
the interests of public and  
private water supply, ground  
water, prevention of pollu-  
tion, flood control and pre-  
vention of storm damage,  
protection of fisheries and of  
land containing shellfish.  
For the Commission,  
DAVID E. MOSS  
Executive Secretary  
Boston Conservation Com-  
mission  
Dec. 10

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Lg. Select used parts &  
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\$425. 262-6557.

1975 VW DASH, 27  
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cond., must sell \$1850  
262-6557.

'68 Mercedes Benz 220  
Dies, 25,000K/relbt eng.  
body vv. gd \$1800. 297-  
0466.

**Classic/Specialty Autos**

1929 MERCEDES Kit  
Car over 1969 VW 667-  
3458.

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Cadillac Sedan, #659,  
\$7995. 1978 Cadillac Cpe  
deVille, #914, \$6995.  
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\$4995. PAUL'S LUX-  
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Squire Rd., Revere.  
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**CADILLACS - N.E.**  
largest selection on the  
Southshore, fine select.  
of colors and equip. still  
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CURY, 390 Turnpike  
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VO, 805 Providence  
Hwy. Dedham, 329-  
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spoke whls., am/fm 8  
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work. \$750. Call 254-3288.

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Wag., 4 cyl., auto.  
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stereo, one owner, just  
traded, \$2595 #6777A.  
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Legal Notices

Legal Notices

Legal Notices

Legal Notices

**CITY OF CAMBRIDGE  
NOTICE OF  
PUBLIC HEARING**  
Pursuant to Ordinance #733, the Cambridge City Council will conduct a public hearing on Monday, December 14, 1981, at 6:00 P.M. in the Council Chamber at City Hall, for the purpose of discussing the proposed transfer of city owned land to the Cambridge Housing Authority. The property in question is located at 2050-2070 Massachusetts Avenue, a site designated by the Housing Authority for the construction of elderly housing. All interested individuals are invited to attend and be heard at this time. By Order of the City Council **PAUL E. HEALY**, City Clerk.  
Dec. 10

**COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. A12861.**  
To Priscilla Boins McCants and Herman V. McCants both of parts unknown and to all persons interested in a petition for adoption of Patience Boins McCants of Boston in said County. A petition has been presented to said Court by Antonio Rivera of Boston in said County, praying for leave to adopt said Patience Boins McCants, a child of Priscilla Boins McCants and Herman V. McCants both of parts unknown and that the name of said child be changed to Patience Rivera. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 25th day of February 1982, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 8th day of December 1981. **JAMES MICHAEL CONNOLLY, Register.**  
Dec. 10, 17, 24

**COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 496002.**  
To all persons interested in the estate of Robert P. Murphy late of Boston, in said County, deceased. The Public Administrator of said estate has presented to said Court his 1st account for allowances and a petition for distribution of the balance in his hands. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 25th day of February 1982, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court this 7th day of December 1981. **JAMES MICHAEL CONNOLLY, Register.**  
Dec. 10, 17, 24

FIRST PUBLICATION NO. 2135.  
**City of Cambridge**  
In the Year One Thousand, Nine Hundred Eighty-One  
**AN ORDINANCE**  
In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge."  
Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by changing the district designations for several areas in the Cambridgeport Industrial Area on the accompanying map, on the petition of Rosemarie Quinton.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A	Residence C-1B
4	Business A-1	Open Space
5	Industry B	Business A-1
6	Business A	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

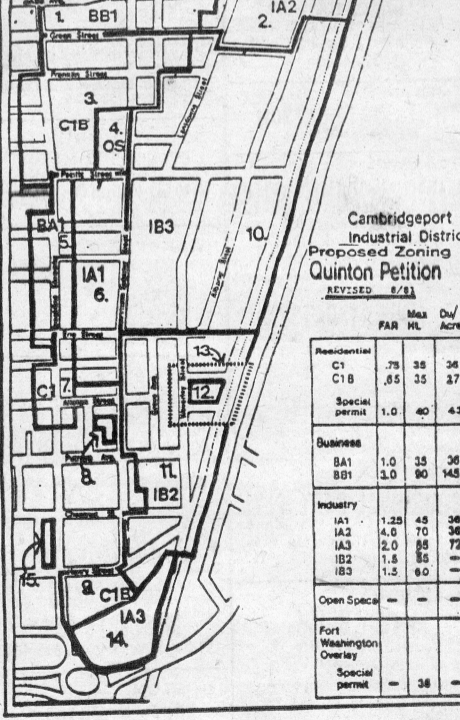
Article 3,000, 4,000, 5,000 and 6,000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33 (b) (3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educational institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33(b) (3) and 4.33(c) as listed above are not permitted, uses 4.34(d) (General Office Use) and 4.34(f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35(3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11,000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

A new Section 11.90 would be created establishing regulations for the construction of low and moderate income housing. New housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Development containing 11 or more units would be required to provide 30% of the units and floor area to low/moderate income housing.

Passed to a second reading at the City Council Meeting held on December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.  
ATTEST: — Paul E. Healy, 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 or 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 of this 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.



**COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 516448.**  
To all persons interested in the estate of Margaret Flaherty late of Boston, in said County, deceased; and to the Attorney General of said Commonwealth, if required. A petition has been presented to said Court for probate of a certain instrument purporting to be the last will of said deceased by Agnes Flaherty of Boston, in the County of Suffolk, praying that she be appointed executrix thereof without giving a surety on her bond. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before 9:30 o'clock in the forenoon on the 6th day of January 1982, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 4th day of December 1981. **JAMES MICHAEL CONNOLLY, Register.**  
Dec. 10, 17, 24

FIRST PUBLICATION NO. 2136.  
**City of Cambridge**  
In the Year One Thousand, Nine Hundred Eighty-One  
**AN ORDINANCE**  
In amendment to an ordinance entitled "The Zoning Ordinance of the City of Cambridge."  
Be it ordained by the City Council of the City of Cambridge as follows:

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by rezoning the Simplex Industrial Area.  
The petition would amend the zoning map by changing the district designations for two areas as shown on the accompanying map:

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-3/PUD-6
2	Business A/Industry B	Industry B-2/PUD-6

Article 3,000, 4,000, 5,000 and 6,000 of the Ordinance would be amended to establish a new Business B-3 District. The new Business B-3 district would have the same use regulations as Business B-1 and B-2 districts. The maximum floor area ratio would be 3.0 and the maximum height would be 120 feet except for residential uses where the maximum height would be 180 feet. Residential uses would be subject to the same dimensional requirements as the Residence C-3 district except where previously noted. Parking and loading requirements are the same as the Business B-2 and Business B-1 districts.

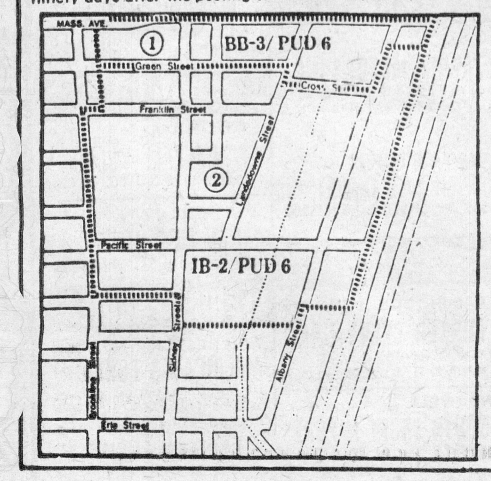
Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Simplex Development Area.

Article 13,000, Planned Development Districts, would be amended to create a new Planned Unit Development District (PUD-6). The purpose of these regulations is to provide for a high quality mixed use urban environment which permits development of general and technical offices with supporting commercial activities, light industrial uses and residential uses. Planning Board approval of such office development on one acre or more and approval of multi-family or townhouse development on 25,000 square feet or more would be required. Development bulk and building height limitations would be based on the size of the development parcel, with a maximum FAR of 2.5 or the FAR of the base district which ever is greater and maximum height of 120 feet. Special requirements for low and moderate income housing would apply to all townhouses and multi-family developments.

Subsection 5.34 of the Ordinance would be amended to change footnote (c) to require a 35 foot height limit within 100 feet of Residential Districts only within the Industry B-2 district. Section 4.40, Footnotes would be amended to delete footnotes numbered 33 and 34 which restrict the weight of assembly products to 200 pounds.

Passed to a second reading at the City Council meeting held on December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.

ATTEST: — Paul E. Healy, 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 of this 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.



Boston firemen erect and man ladders (top) to fight a \$50,000 fire that swept the former Astor Theater on Tremont Street, opposite the Boston Common. Firemen were hampered by parked cars (bottom), blocked hydrants and the old marquee attached to the front of the four-story building. One fireman suffered a leg injury in the firefighting operation.



Staff photo by Stanley Forman

**Old Astor Theater damaged in blaze**

A two-alarm fire in downtown Boston yesterday morning caused an estimated \$50,000 damage to the former Astor Theater.

Fire department spokesman Kenneth Bruynell said one firefighter, Gerard Fowkes, was treated at the Massachusetts General Hospital for a leg injury he suffered after falling through a floor while battling the 11 a.m. blaze at 176 Tremont St.

Deputy fire chief Leo Stapleton said the fire, which began in a ceiling of the second floor and spread to the upper floors of the four-story building, was caused by an electrical malfunction. Firefighters battling the blaze were hampered by parked cars, blocked hydrants and a large metal sign which covers the entire front of the building. The first two floors of the building are occupied by the ABCD Energy Conservation Center.

— JAMES CONNOLLY

**Volpe: \$400,000 in Italy aid**

Two grants totaling \$400,000 from the Italian Disaster Relief Fund in Massachusetts have been sent to southern Italy to help the area recover from the 1980 earthquake that devastated 152 communities, former Gov. John A. Volpe said yesterday.

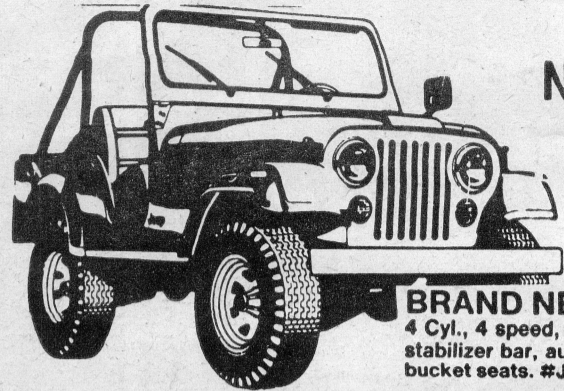
Volpe, chairman of the fund, said \$225,000 in donations would be used for the construction of a new school in Avellino to give students professional training in the construction trade. The grant will be matched by the U.S. government and an additional \$50,000 has been donated by Catholic Relief Services to the school, bringing the total amount to \$500,000, he told a news conference.

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ter 4.

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CPE. #9856  
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Wellesley, 237-6150.

#### Legal Notices

**NOTICE OF  
PUBLIC HEARING**  
In accordance with the Mas-  
sachusetts Wetlands Pro-  
tection Act (Chapter 131 Sec-  
tion 40 of the General Laws)  
the Boston Conservation  
Commission will hold a pub-  
lic hearing on Tuesday, De-  
cember 15, 1981, at 5:30 P.M.  
in the Conference Room in-  
side of Room 813, Boston City  
Hall, 1 City Hall Plaza, Bos-  
ton, MA relative to the No-  
tice of Intent filed by the  
First Condominium Corpora-  
tion, North Quincy, MA, for  
clearance of a 1.27 acre  
parcel adjacent to the Belle  
Isle Marsh and Leverett,  
Lawn and Bennington  
Streets, East Boston, MA  
and construction of three  
condominium buildings with  
a total of 36 units. The pro-  
posed work involves site  
preparation, slab foundation  
construction, building con-  
struction, and landscaping.  
The Commission will review  
the proposed work to deter-  
mine conditions, if any, to be  
imposed in order to protect  
the interests of public and  
private water supply, ground  
water, prevention of pollu-  
tion, flood control and pre-  
vention of storm damage,  
protection of fisheries and of  
land containing shellfish.  
For the Commission,  
DAVID E. MOSS  
Executive Secretary  
Boston Conservation Com-  
mission  
Dec. 10

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1973-1978 Vans, full  
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stand AM/FM, radials,  
30 mpg, \$2800/b.o. 522-6831.

1971 VW BUG, 27 M.P.G.,  
4 spd., runs gd., clean,  
\$425. 262-6557.

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Dies, 25,000K/rebit eng.  
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#### Legal Notices

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\$4995. PAUL'S LUX-  
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Mystic Valley Pkwy. Med-  
ford, 395-7100.

1973 SEDAN DeVILLE,  
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AUTO Call for direc-  
tions 762-4541.

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CURY, 390 Turnpike  
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WHITE CHEVROLET,  
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#2933, \$4299. MAIN  
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THAM. 894-8000.

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\$2,000 mis., \$1350, #693  
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ver, blue lux. Int., a/c,  
stereo, one owner. Just  
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let St., Dorchester, 825-  
8900.

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ps, runs exc., intr. like  
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4541.

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whls., gold, \$3500. CER-  
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478-0200.

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pon blue #716. \$5488.  
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spoke whls., am/fm,  
track. \$2000/b.o. 387-0028.

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<b>BOSTON</b> BOSTON DATSUN 18 Brighton Ave., Jct. 1100 Comm. Ave. 782-9600	<b>CAMBRIDGE</b> GENE'S DATSUN 1280 Cambridge St. 661-1320	<b>MALDEN</b> SMYLY BUICK 700 Broadway "Rte. 99" 324-7000	<b>LOWELL</b> 459-0119 HALLISSY SUBARU-DODGE 620 MIDDLESEX ST. 729-7773 NH 1-800-343-0370
<b>DEDHAM</b> DEDHAM DATSUN Rte. 1 at 128, Dedham Formerly Goode Ford 326-1500	<b>WOBURN</b> WOBURN MOTORS 196 Lexington St., Rte. 3 at Woburn 4 Corners. 935-4010	<b>WATERTOWN</b> FOREIGN AUTO IMPORT, INC. 149 Arsenal St. 926-5290	<b>MEDFORD</b> MIDDLESEX SUBARU 488 Salem St. 395-5900
<b>METHUEN</b> 262-1881 INTERSTATE DATSUN Exit 21, off Rte. 93	<b>SAUGUS</b> MARSHALL PONTIAC DATSUN Rte. 1 Next to Hilltop Steak House 233-8900 or 289-7586	<b>BOSTON</b> CLAIR'S INTERNATIONAL MOTOR CARS TOYOTA DIV. 1575 VFW Pkwy. 323-4600	<b>WATERTOWN</b> FOREIGN AUTO IMPORT, INC. 149 Arsenal St. - 926-5200
<b>FRAMINGHAM</b> MIDWAY DATSUN at Midway Auto Center Rte. 30, Exit 13, Mass. Pike 879-5555 Open Eves.	<b>WAKEFIELD</b> 128 MAZDA-OLDS Rte. 128 Exit 35 245-8000 or 475-5881 Largest Mazda Dealership in N.E.	<b>BOSTON</b> FOREIGN MOTORS 1095 Commonwealth Ave Boston 787-3000	<b>BELMONT</b> BELMONT VOLKSWAGEN 270 Trapelo Road Belmont 484-0400
<b>WELLESLEY</b> WELLESLEY MAZDA-VW Linden St. Shop Ctr., Wellesley (Opp. DIEHL LUMBER) 237-3553	<b>BOSTON</b> CLAIR'S INTERNATIONAL MOTOR CARS MERCEDES DIV. 1575 V.F.W. Pkwy. 323-4600	<b>LYNNFIELD</b> LYNN PORSCHE-AUDI Rt. 1, Lynnfield 593-0150	<b>FRAMINGHAM</b> ANNIS VOLKSWAGEN-FIAT 60 Worcester Rd. Across from Shopper's World 237-1096 872-6156
<b>LOWELL</b> BOURNIVAL CHRY. PLYM. Imperial Chry. Ply Mazda Mitsubishi Interstate 495 Rte. 38 1-458-2526	<b>BOSTON</b> FOREIGN MOTORS 1095 Commonwealth Ave., Boston 787-3000	<b>NATICK</b> ANNIS PORSCHE AUDI Rte. 9, Natick 655-5010, 237-5759	<b>WELLESLEY</b> WELLESLEY VW-MAZDA Linden St. Shop Ctr. (Opp. Diehl Lumber) 237-3553
<b>MALDEN</b> SMYLY BUICK 700 Broadway "Rte. 99" 324-7000	<b>BOSTON</b> FOREIGN MOTORS 1095 Commonwealth Ave., Boston 787-3000	<b>NORWELL</b> RIETZL PORSCHE-AUDI 69 Pond St. 871-0777	<b>WOBURN</b> WOBURN MOTORS 196 Lexington St., Rte. 3 at Woburn 4 Corners 935-4010
<b>COHASSET</b> AUTOHAUS, INC. Rte. 3 A (617) 383-0095	<b>HAVERHILL</b> SMITH MOTORS 455 River St. 372-1242	<b>BELMONT</b> 484-7500 ZARREN MOTORS INC. 790 Pleasant St. Rte. 60 Areas Newest Renault Dealer	<b>WATERTOWN</b> FOREIGN AUTO IMPORT, INC. 149 Arsenal St. 926-5200
<b>FRAMINGHAM</b> ANNIS VOLKSWAGEN-FIAT 60 Worcester Rd. (Across from Shopper's World) 237-1096 872-6156	<b>MANCHESTER, N.H.</b> NAULTS AUTO WORLD 1477 South Willow St. Across from Mall of N.H. 603-668-5700	<b>WATERTOWN</b> FOREIGN AUTO IMPORT, INC. 149 Arsenal St. 926-5200	<b>WATERTOWN</b> FOREIGN AUTO IMPORT, INC. 149 Arsenal St. 926-5200
<b>WATERTOWN</b> FOREIGN AUTO IMPORT, INC. 149 Arsenal St. 926-5200	<b>NORWELL</b> PRESTIGE IMPORTS Pond St. Queen Anne's Cor 871-0550	<b>CAMBRIDGE</b> 864-5900 PORTER CHEVY SAAB Route 2-3-16 #1 in N.E. Sales & Service	<b>WINCHESTER</b> 729-0656 AMERICAN & FOREIGN Installed, exchange, or over hauled from \$475. Free checkup - guaranteed
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FIRST PUBLICATION NO. 2134.

**City of Cambridge**

In the Year One Thousand, Nine Hundred Eighty-One

**AN ORDINANCE**

In amendment to an ordinance formerly entitled: "The  
General Ordinances of the City of Cambridge" as revised in  
1972 and now designated as "The Code of the City of Cam-  
bridge."

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

That Chapter Thirteen entitled "Offenses" is hereby  
amended as follows:

1. By inserting in section 13-4 entitled "Smoking  
Prohibited," as appearing in Ordinance Number 849 of  
September 15, 1975, after sub-section (e), the following  
sub-section:

(e)(2) No person shall smoke in the areas of any  
restaurant used for food preparation, or in the areas open  
to the general public in any restaurant which has a seating  
capacity in excess of fifty (50) persons, except that the  
management of any such restaurant may designate  
properly ventilated waiting lounge, and eating areas as  
smoking areas, provided that no more than 75 percent of  
the area available for each such purpose, and no more than  
75 percent of the total seating capacity, may be so  
designated as smoking areas, and further provided that  
any area so designated be conspicuously labeled as such.

2. By inserting after said section 13-4 the following  
section:

Section 13-4A. Free distribution of smoking of tobacco  
products prohibited.

No person shall, except at full market price, in or upon  
any part of the streets, parks, public grounds, public  
buildings, or other public places within the City of  
Cambridge, distribute or allow to be distributed any  
smoking or tobacco product for any commercial purpose.

Any person who violates this section shall be punished  
by a fine of not less than twenty nor more than fifty dollars.

Passed to a second reading at the City Council meeting of  
December 7, 1981 and on or after December 21, 1981 the  
question comes on passing to be ordained.

ATTEST: — Paul E. Healy, City Clerk.  
Dec. 10

Legal Notices

Legal Notices

Legal Notices

Legal Notices

**CITY OF CAMBRIDGE**  
**NOTICE OF PUBLIC HEARING**  
 Pursuant to Ordinance # 733, the Cambridge City Council will conduct a public hearing on Monday, December 21, 1981, at 6:00 P.M. in the Council Chamber at City Hall, for the purpose of discussing the proposed transfer of city owned land to the Cambridge Housing Authority. The property in question is located at 2050-2070 Massachusetts Avenue, a site designated by the Housing Authority for the construction of elderly housing. All interested individuals are invited to attend and be heard at this time. By Order of the City Council **PAUL E. HEALY**, City Clerk.  
 Dec. 10

**COMMONWEALTH OF MASSACHUSETTS**, Suffolk, ss. **PROBATE COURT**, Case No. A12861. To Priscilla Boins McCants and Herman V. McCants both of parts unknown and to all persons interested in a petition for adoption of Patience Boins McCants of Boston in said County. A petition has been presented to said Court by Antonio Rivera of Boston in said County, praying for leave to adopt said Patience Boins McCants, a child of Priscilla Boins McCants and Herman V. McCants both of parts unknown and that the name of said child be changed to Patience Rivera. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 25th day of February 1982, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 8th day of December 1981. **JAMES MICHAEL CONNOLLY**, Register.  
 Dec. 10, 17, 24

**COMMONWEALTH OF MASSACHUSETTS**, Suffolk, ss. **PROBATE COURT**, Case No. 516448. To all persons interested in the estate of Margaret Flaherty late of Boston, in said County, deceased; and to the Attorney General of said Commonwealth, if required. A petition has been presented to said Court for probate of a certain instrument purporting to be the last will of said deceased by Agnes Flaherty of Boston, in the County of Suffolk, praying that she be appointed executrix thereof without giving a surety on her bond. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before 9:30 o'clock in the forenoon on the 6th day of January 1982, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 4th day of December 1981. **JAMES MICHAEL CONNOLLY**, Register.  
 Dec. 10, 17, 24

**COMMONWEALTH OF MASSACHUSETTS**, Suffolk, ss. **PROBATE COURT**, Case No. 496002. To all persons interested in the estate of Robert P. Murphy late of Boston, in said County, deceased. The Public Administrator of said estate has presented to said Court his 1st account for allowances and a petition for distribution of the balance in his hands. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston, before ten o'clock in the forenoon on the 25th day of February 1982, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 7th day of December 1981. **JAMES MICHAEL CONNOLLY**, Register.  
 Dec. 10, 17, 24

**FIRST PUBLICATION NO. 2135.**  
**City of Cambridge**

**In the Year One Thousand, Nine Hundred Eighty-One AN ORDINANCE**

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge."

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by changing the district designations for several areas in the Cambridgeport Industrial Area on the accompanying map, on the petition of Rosemarie Quinton.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A	Residence C-1B
4	Business A-1	Open Space
5	Industry B	Business A-1
6	Business A	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

Article 3,000, 4,000, 5,000 and 6,000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33 (b) (3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educational institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33(b) (3) and 4.33(c) as listed above are not permitted, uses 4.34(d) (General Office Use) and 4.34(f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35(3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11,000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

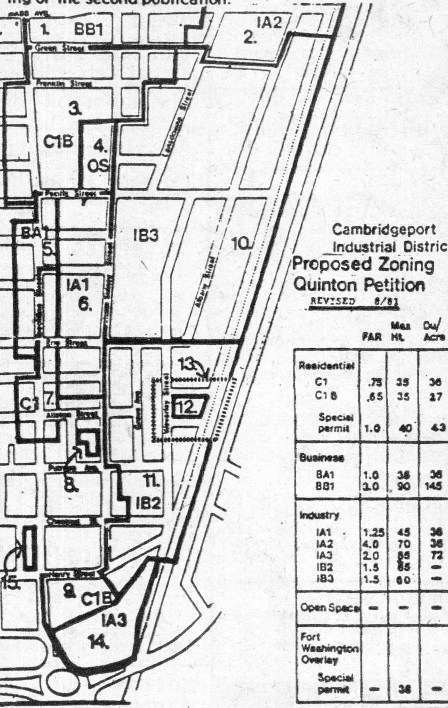
Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

A new Section 11.90 would be created establishing regulations for the construction of low and moderate income housing. New housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Developments containing more than 10 units would be required to provide 30% of the units and floor area to low/moderate income housing.

Passed to a second reading at the City Council Meeting held on December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.

ATTEST: — Paul E. Healy, 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 of this invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting of the second publication.



**FIRST PUBLICATION NO. 2136.**  
**City of Cambridge**

**In the Year One Thousand, Nine Hundred Eighty-One AN ORDINANCE**

In amendment to an ordinance entitled "The Zoning Ordinance of the City of Cambridge."

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by rezoning the Simplex Industrial Area.

The petition would amend the zoning map by changing the district designations for two areas as shown on the accompanying map:

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-3/PUD-6
2	Business A/Industry B	Industry B-2/PUD-6

Article 3,000, 4,000, 5,000 and 6,000 of the Ordinance would be amended to establish a new Business B-3 District. The new Business B-3 district would have the same use regulations as Business B, B-1 and B-2 districts. The maximum floor area ratio would be 3.0 and the maximum height would be 120 feet except for residential uses where the maximum height would be 180 feet. Residential uses would be subject to the same dimensional requirements as the Residence C-3 district except where previously noted. Parking and loading requirements are the same as the Business B-2 and Business B-1 districts.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Simplex Development Area.

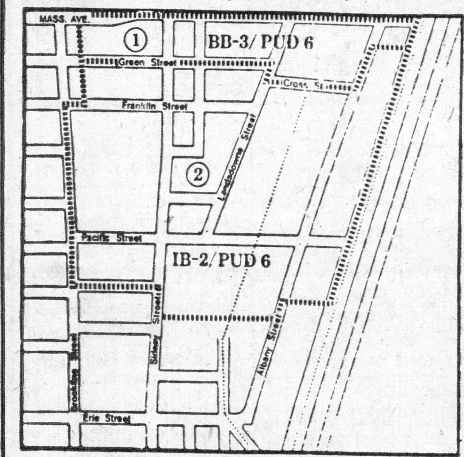
Article 13,000, Planned Development Districts, would be amended to create a new Planned Unit Development District (PUD-6). The purpose of these regulations is to provide for a high quality mixed use urban environment which permits development of general and technical offices with supporting commercial activities, light industrial uses and residential uses. Planning Board approval of such office development on one acre or more and approval of multi-family or townhouse development on 25,000 square feet or more would be required. Development bulk and building height limitations would be based on the size of the development parcel, with a maximum FAR of 2.5 or the FAR of the base district which ever is greater and maximum height of 120 feet. Special requirements for low and moderate income housing would apply to all townhouses and multi-family developments.

Subsection 5.34 of the Ordinance would be amended to change footnote (c) to require a 35 foot height limit within 100 feet of Residential Districts only within the Industry B-2 district. Section 4.40, Footnotes would be amended to delete footnotes numbered 33 and 34 which restrict the weight of assembly products to 200 pounds.

Passed to a second reading at the City Council meeting held on December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.

ATTEST: — Paul E. Healy, 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 of this invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting of the second publication.



Boston firemen erect and man ladders (top) to fight a \$50,000 fire that swept the former Astor Theater on Tremont Street, opposite the Boston Common. Firemen were hampered by parked cars (bottom), blocked hydrants and the old marquee attached to the front of the four-story building. One fireman suffered a leg injury in the firefighting operation.



Staff photo by Stanley Forman

**Old Astor Theater damaged in blaze**

A two-alarm fire in downtown Boston yesterday morning caused an estimated \$50,000 damage to the former Astor Theater.

Fire department spokesman Kenneth Bruynell said one firefighter, Gerard Fowkes, was treated at the Massachusetts General Hospital for a leg injury he suffered after falling through a floor while battling the 11 a.m. blaze at 176 Tremont St.

Deputy fire chief Leo Stapleton said the fire, which began in a ceiling of the second floor and spread to the upper floors of the four-story building, was caused by an electrical malfunction. Firefighters battling the blaze were hampered by parked cars, blocked hydrants and a large metal sign which covers the entire front of the building. The first two floors of the building are occupied by the ABCD Energy Conservation Center.

— JAMES CONNOLLY

**Volpe: \$400,000 in Italy aid**

Two grants totaling \$400,000 from the Italian Disaster Relief Fund in Massachusetts have been sent to southern Italy to help the area recover from the 1980 earthquake that devastated 152 communities, former Gov. John A. Volpe said yesterday. Volpe, chairman of the fund, said \$225,000 in donations would be used for the construction of a new school in Avellino to give students professional training in the construction trade. The grant will be matched by the U.S. government and an additional \$50,000 has been donated by Catholic Relief Services to the school, bringing the total amount to \$500,000, he told a news conference.



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Automobiles

Automobiles

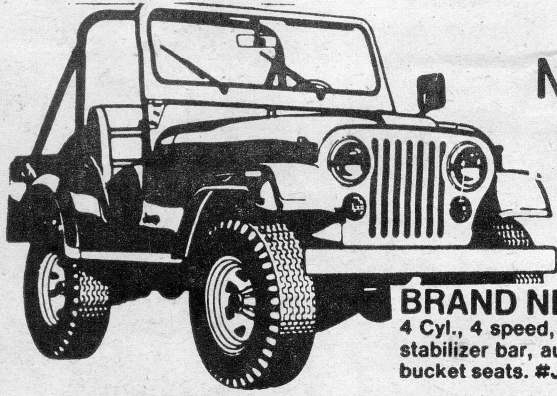
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**Legal Notices**

**NOTICE OF  
PUBLIC HEARING**  
In accordance with the Mas-  
sachusetts Wetlands Pro-  
tection Act (Chapter 131  
Section 40 of the General Laws)  
the Boston Conservation  
Commission will hold a pub-  
lic hearing on Tuesday, De-  
cember 15, 1981, at 5:30 P.M.  
in the Conference Room in-  
side of Room 613, Boston City  
Hall, 1 City Hall Plaza, Bos-  
ton, MA relative to the No-  
tice of Intent filed by the  
First Condominium Corpora-  
tion, North Quincy, MA, for  
clearance of a 1.27 acre  
parcel adjacent to the Belle  
Isle Marsh and Leverett,  
Lawn and Bennington  
Streets, East Boston, MA  
and construction of three  
condominium buildings with  
a total of 36 units. The pro-  
posed work involves site  
preparation, slab foundation  
construction, building con-  
struction, and landscaping.  
The Commission will review  
the proposed work to deter-  
mine conditions, if any, to be  
imposed in order to protect  
the interests of public and  
private water supply, ground  
water, prevention of pollu-  
tion, flood control and pre-  
vention of storm damage,  
protection of fisheries and of  
land containing shellfish.  
For the Commission,  
DAVID E. MOSS  
Executive Secretary  
Boston Conservation Com-  
mission  
Dec. 10

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**Legal Notices**

FIRST PUBLICATION NO. 2134.  
**City of Cambridge**  
In the Year One Thousand, Nine Hundred Eighty-One  
**AN ORDINANCE**  
In amendment to an ordinance formerly entitled: "The  
General Ordinances of the City of Cambridge" as revised in  
1972 and now designated as "The Code of the City of Cam-  
bridge."  
**Be it ordained by the City Council of the City of  
Cambridge as follows:**  
That Chapter Thirteen entitled "Offenses" is hereby  
amended as follows:  
1. By inserting in section 13-4 entitled "Smoking  
Prohibited," as appearing in Ordinance Number 849 of  
September 15, 1975, after sub-section (e), the following  
sub-section:  
(e)(2) No person shall smoke in the areas of any  
restaurant used for food preparation, or in the areas open  
to the general public in any restaurant which has a seating  
capacity in excess of fifty (50) patrons, except that the  
management of any such restaurant may designate  
properly ventilated waiting lounge, and eating areas as  
smoking areas, provided that no more than 75 percent of  
the area available for each such purpose, and no more than  
75 percent of the total seating capacity, may be so  
designated as smoking areas, and further provided that  
any area so designated be conspicuously labeled as such.  
2. By inserting after said section 13-4 the following  
section:  
Section 13-4A. Free distribution of smoking of tobacco  
products prohibited.  
No person shall, except at full market price, in or upon  
any part of the streets, parks, public grounds, public  
buildings, or other public places within the City of  
Cambridge, distribute or allow to be distributed any  
smoking or tobacco product for any commercial purpose.  
Any person who violates this section shall be punished  
by a fine of not less than twenty nor more than fifty dollars.  
Passed to a second reading at the City Council meeting  
of December 7, 1981 and on or after December 21, 1981 the  
question comes on passing to be ordained.  
ATTEST: — Paul E. Healy, City Clerk.  
Dec. 10

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sel, deluxe, stereo, Tar-  
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<b>NASHUA, N.H. TULLY BMW</b> 603-888-0551 NEW ENGLAND AUTO VILLAGE	<b>BOSTON FOREIGN MOTORS</b> 1095 Commonwealth Ave. Boston 787-3000	<b>LOWELL BOURNIVAL CHRY. PLY.</b> Imperial Chry Ply Mazda Mitsubishi Interstate 495 @ Rt. 38 1-458-2526	<b>CAMBRIDGE CAMBRIDGE SUBARU VILLAGE</b> 374 Mass. Ave., Camb. 492-1400
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<b>CAMBRIDGE GENE'S DATSUN</b> 1280 Cambridge St. 661-1320	<b>WOBURN WOBURN MOTORS</b> 196 Lexington St., Rte. 3 at Woburn 4 Corners. 935-4010	<b>WATERTOWN FOREIGN AUTO IMPORT INC</b> 149 Arsenal St. 926-5200	<b>MEDFORD MIDDLESEX SUBARU</b> 488 Salem St. 395-5900
<b>DEDHAM DEDHAM DATSUN</b> Rte. 1 at 128, Dedham Formerly Goode Ford 326-1500	<b>LOWELL BOURNIVAL CHRY. PLYM.</b> Imperial Chry Ply Mazda DeLorean INTERSTATE 495 @ Rte 38. 1-458-2526	<b>BOSTON CLAIR'S INTERNATIONAL MOTOR CARS PORSCHE-AUDI DIV.</b> 1575 V.F.W. Pkwy 323-4600	<b>BOSTON CLAIR'S INTERNATIONAL MOTOR CARS TOYOTA DIV.</b> 1575 VFW Pkwy. 323-4600
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<b>DeLOREAN</b>	<b>LOWELL BOURNIVAL CHRY. PLYM</b> Imperial Chry Ply Mazda Mitsubishi Interstate 495 Rte. 38 1-458-2526	<b>BOSTON CLAIR'S INTERNATIONAL MOTOR CARS MERCEDES DIV.</b> 1575 V.F.W. Pkwy. 323-4600	<b>WELLESLEY WELLESLEY VW-MAZDA</b> Linden St. Shop Ctr. (Opp. Diehl Lumber) 237-3553
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<b>FIAT</b>	<b>FRAMINGHAM ANNIS VOLKSWAGEN-FIAT</b> 60 Worcester Rd. (Across from Shopper's World) 237-1096 872-6516	<b>MANCHESTER, N.H. NAULTS AUTO WORLD</b> 1477 South Willow St. Across from Mall of N.H. 603-668-5700	<b>WATERTOWN FOREIGN AUTO IMPORT, INC</b> 149 Arsenal St. 926-5200
<b>WATERTOWN FOREIGN AUTO IMPORT, INC.</b> 149 Arsenal St. 926-5200	<b>NORWELL PRESTIGE IMPORTS</b> Pond St. Queen Anne's Cor 871-0550	<b>SAAB</b>	<b>WATERTOWN FOREIGN AUTO IMPORT, INC</b> 149 Arsenal St. 926-5200
		<b>CAMBRIDGE 864-5900 PORTER CHEVY SAAB</b> Route 2-3-16 #1 in N.E. Sales & Service	<b>REBUILT ENGINES</b>
		<b>NORWELL SOUTH SHORE IMPORTS</b> 75 Pond St. 331-1330 "THE DISCOUNT KING"	<b>WINCHESTER 729-0656 AMERICAN &amp; FOREIGN</b> Installed, exchange, or over hauled from \$475. Free checkup — guaranteed
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Cambridge Community  
Development  
57 Inman Street  
Cambridge, MA. 02139  
(617) 498-9034

LETTER OF TRANSMITTAL

TO DOJNA

DATE <u>12/23/81</u>	JOB NO.
ATTENTION	
RE:	

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

Shop drawings     Prints     Plans     Samples     Specifications

Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>			<u>P.B. Report on Cambridgeport</u>

THESE ARE TRANSMITTED as checked below:

- For approval                       Approved as submitted                       Resubmit \_\_\_\_\_ copies for approval
- For your use                               Approved as noted                               Submit \_\_\_\_\_ copies for distribution
- As requested                               Returned for corrections                               Return \_\_\_\_\_ corrected prints
- For review and comment                       \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS These are copies of report sent to Councilors last Friday. Sorry, neglected to send you copies.

COPY TO \_\_\_\_\_

SIGNED: [Signature]



CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 17, 1981

To the Honorable, the City Council:

SUBJECT: Report on the Petitions to Rezone the Cambridgeport  
Industrial Area.

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on October 6, 1981 on a petition by Walter L. Milne, et al to rezone a portion of the Cambridgeport Industrial Area and on a petition by Rosemarie Quinton, et al to rezone the entire Cambridgeport Industrial Area.

The seven pages which follow give a brief summary of the two petitions as originally filed, the Planning Board's general findings and final recommendation on both petitions.

A major modification which we recommend for both petitions is the elimination of an inclusionary zoning provision. This provision requires most residential development to provide a certain amount of low/moderate income housing. We find the need for low/moderate income housing to be a city-wide need which is not exclusive to Cambridgeport. Therefore, we are preparing an inclusionary ordinance which will affect residential development city wide and anticipate its filing sometime in January.

In addition, this report includes the following sections:

1. Quinton Petition, as modified - district by district summary followed by the full text.
2. Milne Petition, as modified - district by district summary followed by the full text.
3. Quinton Petition, as filed - district by district summary.
4. Milne Petition, as filed - district by district summary.
5. Summary/Record of meetings - New England Environmental Mediation Center.
6. Summary of Planning Board Hearings - October 6, 1981.

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CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

A. THE QUINTON PETITION

The Area

The Cambridgeport Industrial District is bounded on the north by Massachusetts Avenue, on the west by Brookline Street, on the east by the Boston & Albany Railroad tracks and on the south by Memorial Drive. The district is now zoned Industrial B with some Business B, Business A, Industry A, and Office 3 along the edges.

The Petition

This petition, submitted by a group of neighborhood residents, is a slightly modified version of the previous Quinton Petition filed on March 26, 1981 and which expired in July 1981. This petition would generally do the following:

- Significantly reduce the amount of potential development by reducing the height and floor area permitted.
- Restrict general and technical office uses to a very subsidiary role in most industrially zoned areas.
- Rezone portions of the industrial district for exclusive residential use with a bonus provision for developments which include low- and moderate-income housing.
- Rezoning a portion of the industrial district to open space.

For a detailed summary of the petition refer to Attachment #3.

B. THE MILNE PETITION

The Area

The Simplex industrial area is that portion of the Cambridgeport Industrial District which is bounded on the north by Massachusetts Avenue, on the west by Brookline Street, on the south by property south of Pacific Street and on the east by the Boston and Albany Railroad tracks.

### The Petition

This petition, submitted by the Massachusetts Institute of Technology, would have the following effect on the zoning in the upper portion of the Cambridgeport Industrial District:

- Significantly reduce the amount of potential development in the Simplex industrial area by reducing the height and floor area permitted as-of-right.
- Permit somewhat increased development potential over that allowed by right and allow other uses such as housing after special review and approval by the Planning Board through the use of a Planned Unit Development Overlay District.
- Require that 50% of any increase in floor area allowed through the PUD process be devoted exclusively to housing and that 10% of all housing built be devoted to low- and moderate-income housing.

For a detailed summary of the petition refer to Attachment #4

### Planning Board and Staff Reviews

Since last June when the first two rezoning petitions on the Cambridgeport Industrial District failed to be enacted, the Community Development Department organized an Ad Hoc Committee on the Cambridgeport Industrial District with the hope that a resolution of the differences which led to the two rezoning petitions was possible. The Committee was composed of representatives of the different interest groups in the neighborhood: residents, landowners and the business community. With the aid of an outside mediator, the participants met together to work out their differences over appropriate land uses and zoning mechanisms. It became clear fairly quickly that a compromise zoning package was not possible. However, there was benefit gained in having participants sit down together around the table and speak openly on their views about future development in the Cambridgeport Industrial District. Progress was made in understanding different viewpoints and in clarifying issues. Attachment #5 provides a record of meetings held by the mediator.

### FINDINGS

- A. Quinton Petition: The Planning Board makes the following findings with respect to this petition:
- There are a few problems with the written text which need clarification, including: (a) the provision for low- and moderate-income housing outlined in Section 11.90 of the petition which applies in the new Residence C-1B district. It is unclear whether or not this provision is a requirement for all residential development or is required only when the bonus FAR is used; (b) the requirement in the new Section 11.975 prohibiting lots of less than 5,000 square feet. This restriction appears to contradict the intent of the townhouse regulations as well as

the goals of the petitioners to encourage individual homeownership; and (c) the reference to institutional uses reflects the old table of use category. This was changed when the institutional use regulations were adopted in June of 1981.

- Under the C-1B zone, 20 to 30% is required for low/moderate income housing with an incentive in density going from 27 dwelling units per acre as-of-right to 43 dwelling units. The Board questions whether development of housing would occur at the as-of-right density and considers an increase to 43 insufficient bonus to encourage low/moderate income housing.
- The general concept of an inclusionary zoning provision is seen by the Board as an equitable means of providing housing opportunities for all income groups. To limit this regulation to one area of the city, as the zoning petitions propose, is not justifiable. The basic issue of providing low/moderate income housing is a city-wide issue. The Board finds no overriding need in the Cambridgeport area for low/moderate income housing which does not exist elsewhere in the City.
- Severe limitations on general and technical office uses may make actual development infeasible.
- The zoning districts are generally consistent with respect to existing land uses but since much of the area is vacant or underdeveloped, the regulations are overall too rigid in the uses permitted and dimensions required. In addition, the fragmentation of the area brought about by the use of so many different zoning districts may not be conducive to development.
- From a legal point of view, open space cannot be zoned unless the land is publicly owned. The Board supports the proposal to zone publicly-owned land which is developed for recreational use as open space. The area on the Simplex Site is not publicly owned and the Quinton petition provides no mechanism to gain it.
- The Board finds that the Fort Washington overlay district will provide a mechanism for protecting and guiding coordinated development around this historical landmark.
- In most areas, the proposed zoning takes care to provide buffers to the existing residential neighborhood. The Board is concerned that in one area, along the lower end of Sidney Street, the neighborhood is not adequately buffered.

B. Milne Petition: In reviewing the Milne Petition, the following conclusions were reached:

- Development potential, as-of-right, is significantly reduced throughout the Simplex industrial area.

- A Planned Unit Development (PUD) is provided to introduce flexibility and bonuses to encourage development.
- The petition allows housing through the PUD special permit process and requires the developer to provide 10% of any housing for low- and moderate-income families. As noted above, the Board finds that the issue of inclusionary zoning is a city-wide concern and should not be exclusive to Cambridgeport.
- The PUD provides for the use of transfer of development rights from one noncontiguous lot to another. The Board finds this an efficient land use technique which allows, through development review, creative and coordinated site planning. The Board is concerned over the lack of any cap on the amount of transferred development rights (floor area).
- In addition to the unlimited use of transfers, the petition provides no restrictions as to where the bulk of development may occur. The Board finds that the highest densities, heights and traffic-generating uses should be directed towards Massachusetts Avenue and the railroad tracks and away from Brookline Street.
- The petition rezones to Industry B-2 with a PUD-6, the area along Brookline Street south of Franklin Street. The Board is concerned over the type of uses and extent of development which would be permitted in this area. A zoning designation which allows housing as-of-right and limited height and building bulk would be more appropriate in light of adjacent land uses across Brookline Street.
- The criteria of the PUD should be more clearly articulated with respect to traffic and circulation.
- The new Business B-3 is generally an appropriate base district for Massachusetts Avenue. It allows for commercial, office and residential development at a relatively high density along the Avenue. The maximum height for residential use of 180 feet as-of-right is of concern to the Board. It might be an appropriate height for a specific development, yet development review would be necessary.

#### RECOMMENDATION

Based on the increased understanding gained through the negotiating sessions and other input from the community, the Planning Board has chosen to recommend modifications to both the Quinton and the Milne petitions. The petitions can be considered separately since they do not depend one upon the other. Each provides an effective and appro-

appropriate planning response to the development problems of the area covered. Together, they form a workable plan for the whole district. The Milne petition is used as a base for the Planning Board recommendation for that portion of the area north of Pacific Street while the Quinton petition is used as a base for the lower part of the Cambridgeport Industrial District.

A. The Board suggests the following modifications to the Quinton petition:

- A change in the total land area covered by the Quinton petition to exclude the area north of Pacific Street between Brookline Street and the railroad tracks. The Board concluded that the Milne petition provided more appropriate zoning in the upper portion of the district.
- A change in zoning district (from IA-1, IB-2, IA-3 and the Quinton IB-3) to a new industrial zone, IB-3, with a height limit of 85' and FAR of 1.75. The Board recommends the change to 1.75 FAR over the Quinton 1.5 FAR in consideration of the business community's concern in the downzoning from the present 4.0 FAR and in consideration of the development potential above Pacific Street. The IB-3 provides a compromise of the different interest group positions as well as a compromise of the different industrial zoning districts proposed in the Quinton petition. The IB-3 would encourage development without allowing overwhelming densities. It would also encourage re-use of the Ford Assembly Plant building. The increase in height from 60' to 85' is recommended, with the understanding that 85' is an absolute maximum. The height of buildings adjoining a C-1 or BA-1 zoning district is further regulated by a 30° bulk control plane.
- Under the new IB-3, an increase in the amount of office allowed as-of-right to 30% with more than 30% allowed by special permit only. Traffic generated by office development would be a consideration in allowing more than 30% office use.
- Under the IB-3, a change in permitted uses to include housing by special permit at C-2 density. The specific location of proposed housing would be the major consideration in the special permit process.
- A change of zoning districts from C-1B to C-1.
- A change in zoning to C-1 along Sidney Street from Putnam Street to Henry Street for 100' back on the easterly side of Sidney Street. The Board recommends the change to C-1 as appropriate in light of adjacent residential land uses across Sidney Street. New development would reinforce and protect the existing residential neighborhood; it would not displace existing industry.

- A separate inclusionary zoning petition be filed in January for action by the new City Council. This new petition would apply to residential development throughout the City.

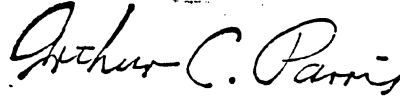
B. The Board recommends the following modifications to the Milne petition:

- A reduction in area covered by the petition to exclude (a) the block along Massachusetts Avenue which includes the Necco building and (b) the area south of Pacific Street. The Board concluded that the present industrial zoning was more appropriate for the Necco block and that the area south of Pacific should be included as part of the Quinton Petition.
- A change in the base zone along Brookline Street between Franklin and Pacific Streets from IB-2 to BA-1 to extend 100' back and to Res. C-2 extending 100' from the new BA-1 district. When included as part of a PUD, the area would be developed with BA-1 and C-2 restrictions on height, density and use, and with the allowance that the unused development rights could be transferred to other areas of the PUD.
- A maximum height along Massachusetts Avenue of 120' as-of-right, with the exception under the PUD special permit process of up to 150' for hotel use only.
- A maximum height of 120' within the PUD area with the exception noted above. Height would be further restricted in both the PUD and base C-2 district as it adjoins the BA-1 zone along Brookline Street by a 45° bulk control plane.
- A reduction in FAR from 2.5 to 2.0 in the area between Brookline Street and Sidney Street within the PUD. The overall cap of development (FAR) on any single site along Massachusetts Avenue would be left at 4.0 while in the area south of Green Street the cap would be reduced to 3.0.
- A separate inclusionary zoning petition be filed in January for action by the new City Council. This new petition would apply to residential development throughout the City.
- Addition of criteria to the PUD in regard to traffic and circulation.

To summarize, the Planning Board recommends approval of both petitions, with the modifications noted above. Complete texts of the two petitions as modified are attached.

Respectfully submitted,

For the Planning Board

A handwritten signature in cursive script that reads "Arthur C. Parris".

Arthur C. Parris  
Chairman

PLANNING BOARD RECOMMENDATION - QUINTON PETITION

District by District Summary

I. Area Below Pacific Street - Industry B-3 (IB-3)

Existing zoning - IB, IA and O-3

Proposed Quinton Rezoning - IB-3<sup>(1)</sup>, IB-2 and IA-1

Planning Board proposal - IB-3

Allowed uses: Light industry, accessory office

Uses allowed by special permit:

Residential

Office - over 30% of total gross floor area of building.

Heavy Industry

Bulk: FAR = 1.75

Density: 72 units per acre

Height: 85 feet, with a 30' <sup>0</sup> bulk control plane from the Res. C-1 and BA-1 district lines.

II. Brookline Street Edge - Business A-1 and Residence C-1

Existing zoning - BA-1 and BA

Proposed Quinton Rezoning - BA-1 and C-1

Planning Board proposal - BA-1 and C-1

Business A-1

Allowed uses: Residential (except tourist house, hotel, motel) office and laboratory, retail.

Bulk: FAR 1.0

Max. Density: 36 d.u.'s/acre

Height Limit: 35'

Open Space: 15% (2)

(1) more restrictive than Planning Board IB-3

(2) applies to residential use only.

Residence C-1

Allowed uses: Residential (except tourist house, hotel, motel)

Bulk: FAR = .75

Max. Density: 36 d.u.'s/acre

Height limit: 35'

Open Space: 15%

III. Fort Washington Overlay District

Existing zoning - IB

Proposed Quinton Rezoning - special overlay district

Planning Board proposal - special overlay district  
(Fort Washington site as open space)

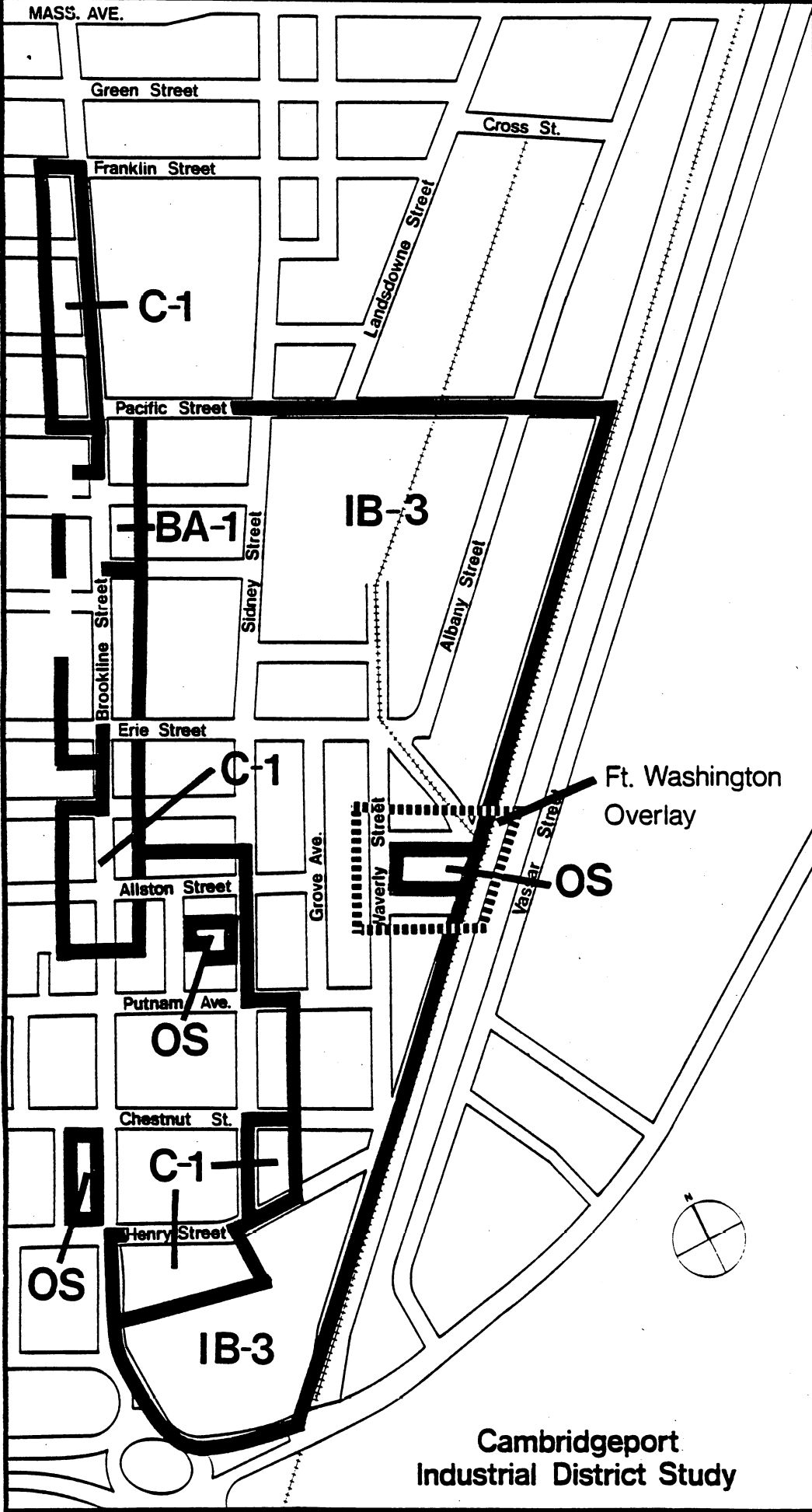
Allowed uses:

By special permit; residential, office, laboratory, light industry, limited heavy industry.

Bulk: FAR = 1.75

Height: 35'

\*See maps for district line changes.



Cambridgeport  
Industrial District Study

	FAR	Max Ht.	Du/ Acre
<b>Residential</b> C1	.75	35	36
<b>Business</b> BA1	1.0	35	36
<b>Industry</b> IB3	1.75	85	72*
<b>Open Space</b>	—	—	—
<b>Fort Washington Overlay</b> Special permit	—	35	—

\* by special permit

# Planning Board Recommendation on the Quinton Petition

December 15, 1981

PLANNING BOARD RECOMMENDATION FOR QUINTON PETITION

A. AMEND THE TEXT OF THE ORDINANCE BY MAKING THE FOLLOWING CHANGES AND ADDITIONS:

I. Create a new Industry B-3 District by amending the zoning ordinance as follows:

1. Amend Section 3.10, Division of the City into Zoning Districts, by inserting a new number 26 as follows:

"26. Industry B-3 District...Industry and manufacturing with limited office and residential use by special permit."

Renumber existing numbers 26-27 to 27-28.

2. Amend Section 4.30, Table of Use Regulations, by adding "B-3" after Ind. B-1, B-2" to the heading of column twelve.
3. Add a new superscript "50" to lines 4.31b, d, e, g, and h under column heading number twelve, Ind. B-1, B-2, B-3 of the Table of Use Regulations.
4. Add a new footnote to subsection 4.40 as follows:

"50. By special permit from the Planning Board in the Industry B-3 district in accordance with section 4.27."
5. Add a new superscript "51" to lines 4.34 d and f under column heading number twelve, Ind. B-1, B-2, B-3 of the Table of Use Regulations.
6. Add a new footnote to subsection 4.40 as follows:

"51. Yes in the Industry B-3 district provided that this use is located within a building principally containing uses listed in Section 4.37 or 4.38 and that the total gross floor area of this use does not exceed 30% of the gross floor area of the building. This percentage may be increased by special permit pursuant to Section 4.27."
7. Add a new superscript "52" to lines 4.34 a-e under column number twelve, "Ind. B-1, B-2, B-3 of the Table of Use Regulations.
8. Add a new footnote to subsection 4.40 as follows:

"52. No in the Industry B-3 district."
9. Change footnote 14 of Section 4.40 to read as follows:

"14. By special permit in the Industry B-2 and Industry B-3 districts.

10. Amend subsection 5.34, Industrial Districts, Table 5-4, Table of Dimensional Requirements - Industrial Districts by inserting the following new line between Ind. B-2 and Ind. B:

<u>District</u>	<u>Max. Ratio</u>	<u>Lot Size</u>	<u>Min. Lot D.U.</u>	<u>Min. Lot Width</u>	<u>Yards</u>		
	<u>FA</u>				<u>Front</u>	<u>Side</u>	<u>Rear</u>
Ind. B-3	1.75	5,000	600	50	0	0 <sup>(b)</sup>	0 <sup>(b)</sup>
<u>Height</u>	<u>Open Space</u>						
85 <sup>(d)</sup>	15%						

and add the following footnotes:

"(d) where a lot is within 100 feet of a Residence C-1 or Business A-1 zoning district line, the maximum building height shall be determined by a 30° setback plane beginning at an elevation 35 feet above the Residence C-1/ Business A-1 zoning district boundary line."

11. Add the following to subsection 5.34:

"3. A dwelling in an Industry B-3 district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-2 district in addition to the requirements of Section 4.27."

12. Amend Section 6.36, Schedule of Parking and Loading Requirements by adding the following new district designation to the third column heading throughout.

"Ind. B-3"

13. Insert the designation "Ind. B-3" in the following locations:

1. after Ind. B-2 in subsections:

4.40 34 d and

4.40 40 b

2. after Ind. A-1 in subsections, 11.12, 11.122 and 11.123.

14. Insert the following new Section 4.27:

"4.27 Special Use Limitations in the Industry B-3 District.

4.271 Applicability.

In the Industry B-3 district the following uses shall require a special permit from the Planning Board:

1. Residential uses listed in Section 4.31b, d, e, g and h.
2. General office and technical office for research and development which occupy more than 30% of the gross floor area of a building and listed in Section 4.34 d and f.

#### 4.272 Criteria - Residential Development

The Planning Board shall grant a special permit for residential uses listed in Section 4.271 only if the Board finds that such development has met all of the following criteria.

1. The residential development
  - is compatible with existing neighborhood development patterns or creates an appropriate new residential neighborhood;
  - is sensitive to existing streetscapes and architecturally significant buildings;
  - will complement adjacent land uses with respect to use, scale, density, bulk and landscaping;
  - will not generate traffic or create patterns of access or egress which would cause congestion, hazard or substantial change in established neighborhood character.
2. The Planning Board may require as a condition of the special permit, a reduction in the maximum allowed number of dwelling units if the Board finds that the above criteria cannot be met.
3. The development complies with other applicable sections of the zoning ordinance, including but not limited to Sections 11.10, 10.40 and 4.25.

4.273 Criteria - General Office and Technical Office for research and development. The Planning Board shall grant a special permit for general office, technical office for research and development listed in Section 4.34d and f which occupies more than 30% of the total gross floor area of a building only if the Board finds that the following criteria has been met.

1. Such office activity is directly related to manufacturing activities.
2. The office use will not have an adverse effect on adjacent residential neighborhoods due to increased volumes of traffic or changed patterns of traffic movement.

3. The office use will not substantially reduce the amount of unskilled or semi-skilled jobs currently associated with manufacturing uses.
4. The proposal is in compliance with other applicable sections of the zoning ordinance, including Section 10.40.

II. In Article 11.000, Special Regulations, add the following new section:

"11.80 FORT WASHINGTON OVERLAY DISTRICT

- 11.81 Establishment and Scope. There is hereby established a Fort Washington Overlay District which shall be governed by the Regulations specified in this Section 11.80. It is the intent of this section that these regulations will apply to a single area described generally as Fort Washington and portions of certain abutting lots.
- 11.82 Purpose. It is the purpose of this Section 11.80 to augment existing zoning regulations in order to encourage development which will (1) recognize the historic significance of Fort Washington, (2) protect and enhance the use and enjoyment of Fort Washington, (3) articulate Fort Washington as a well defined urban park and (4) promote residential uses and limit off-street parking adjacent to Fort Washington.
- 11.83 Applicability. The Fort Washington Overlay District shall be an overlay district on the zoning map established in Section 3.20.
- 11.831 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning districts, except as modified by the requirements of this Section 11.80 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.80, the stricter provisions shall apply.
- 11.832 Buildings and land uses which are controlled by the regulations of Section 13.70 (PUD-6) shall also meet the development regulations of this Section 11.80. However, special permits required in this Section 11.80 may be allowed by the Planning Board within the scope of the special permit review for Section 13.70 and shall not require a separate review process.
- 11.84 Land use standards in the Fort Washington Overlay District.
- 11.841 No building, structure or land in the Fort Washington Overlay District may be used, erected or designed to be used, in whole or in part, for any use without a special permit from the Planning Board.

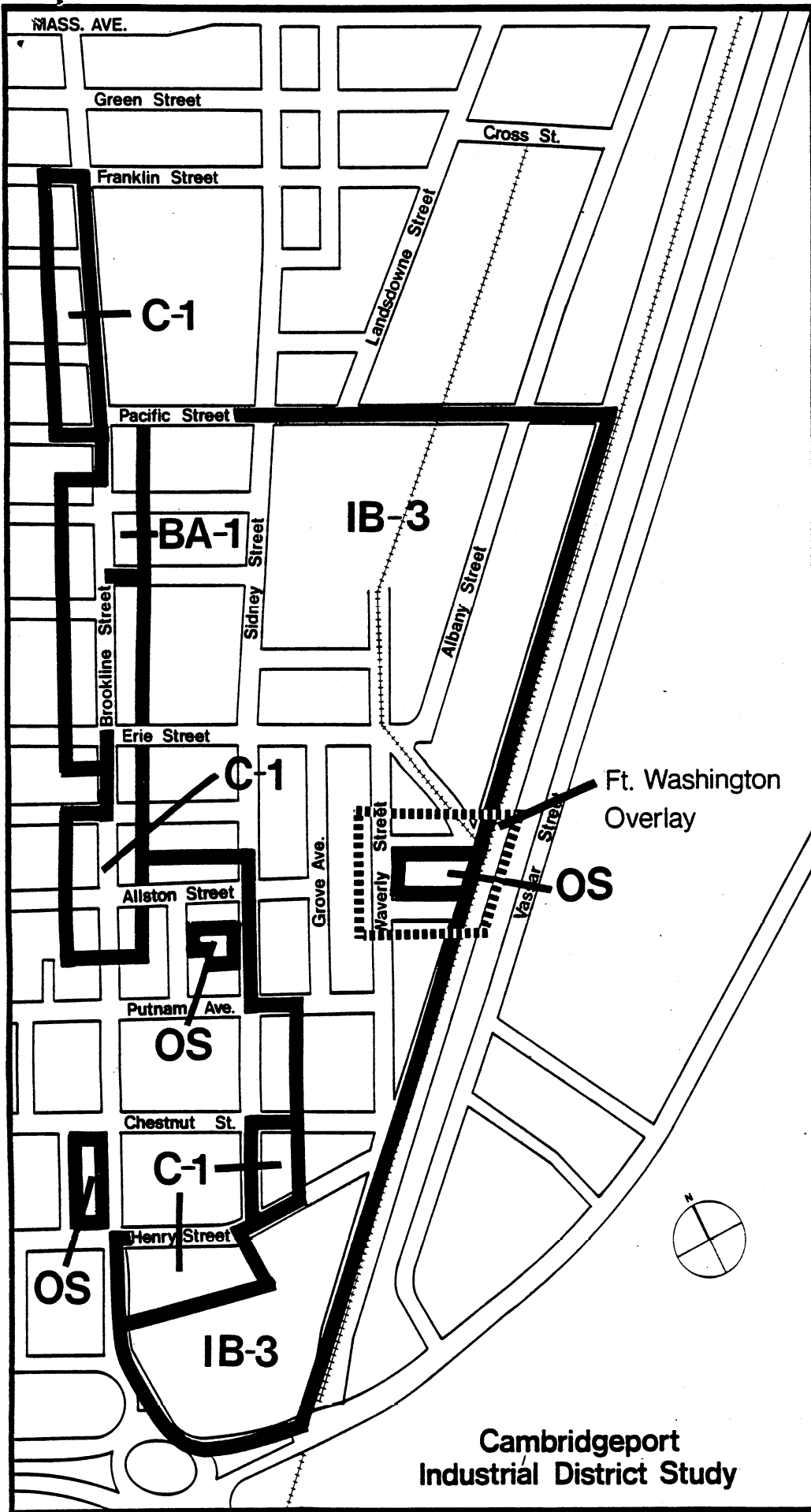
11.842 The Planning Board shall determine that the proposed use will meet the purposes of this Section 11.80 and that the criteria specified in Section 10.43 will be satisfied.

11.85 Dimensional standards in the Fort Washington Overlay District.

11.851 Maximum Building Height. The transition from Fort Washington, a public open space, to private development should not be abrupt. Therefore, the maximum height of buildings in the Fort Washington Overlay District shall be 35 feet. However, the maximum height of a townhouse development shall comply with the requirements of subsection 11.153. "

B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATION FOR THE FOLLOWING AREAS.

SEE ATTACHED MAP



	FAR	Max Ht.	Du/Acre
<b>Residential</b>			
C1	.75	35	36
<b>Business</b>			
BA1	1.0	35	36
<b>Industry</b>			
IB3	1.75	85	72*
<b>Open Space</b>	—	—	—
<b>Fort Washington Overlay</b>			
Special permit	—	35	—

\* by special permit

# Planning Board Recommendation on the Quinton Petition

December 15, 1981

PLANNING BOARD RECOMMENDATION

MILNE PETITION

District by District Summary

I. Massachusetts Avenue to Green Street - Area "A"

Existing zoning - BB, IB

Milne Petition - BB-3/PUD-6

Planning Board proposal - BB-3/PUD-6: AREA "A" (1)

Allowed uses:

Base BB-3 - Residential, Office, Lab and Retail

PUD-6: By special permit, residential, office and laboratory, limited retail and light industry.

Bulk: (FAR) BB-3 - 3.0

PUD-6: AREA "A" - 3.0 (with cap of 4.0)

Density: BB-3 - 145 d.u.'s/acre

PUD-6 - 72 d.u.'s/acre

Height: BB-3 - 120'

PUD-6 - 120' (2)

II. Green to Pacific and southeast of Sidney Street - Area "B"

Existing zoning - IB

Milne Petition - IB-2/PUD-6

Planning Board proposal - IB-2/PUD-6: AREA "B"

Allowed uses:

Base IB-2 - Office and lab, light industry, limited heavy industry by special permit.

PUD-6 - By special permit, residential, office, lab., limited retail and light industry.

Bulk: (FAR) IB-2 - 1.5

PUD-6: AREA "B" - 2.5 (with cap of 3.0)

(1) Where the base district is Res. C-2 and/or BA-1, the base regulation shall apply, unless the PUD is stricter.

(2) This height may be increased to 150' for hotel use provided certain criteria are met.

III. Brookline Street Edge - Area "C"

Existing zoning - BA

Milne Petition - IB-2/PUD-6

Planning Board proposal - BA-1/C-2/PUD-6; Area "C"

Allowed Uses:

Base BA-1 - Residential (except tourist house, hotel, motel), Office, Laboratory and retail.

Base C-2 - Residential

PUD-6: By special permit, residential, office, laboratory, limited retail and light industry.

Bulk: (FAR)

BA-1 - 1.0

C-2 - 1.75

PUD-6: Area "C" - 2.0 (with a cap of 3.0)

Density:

BA-1 - 36 d.u.'s/acre

C-2 - 72 d.u.'s/acre

PUD-6 - 72 d.u.'s/acre

Height:

BA-1 - 35'

C-2 - 85' (1)

PUD-6 - 120' (1)

Open Space:

BA-1 - 15% (2)

C-2 - 15%

PUD-6 - 15%

See maps for district line changes.

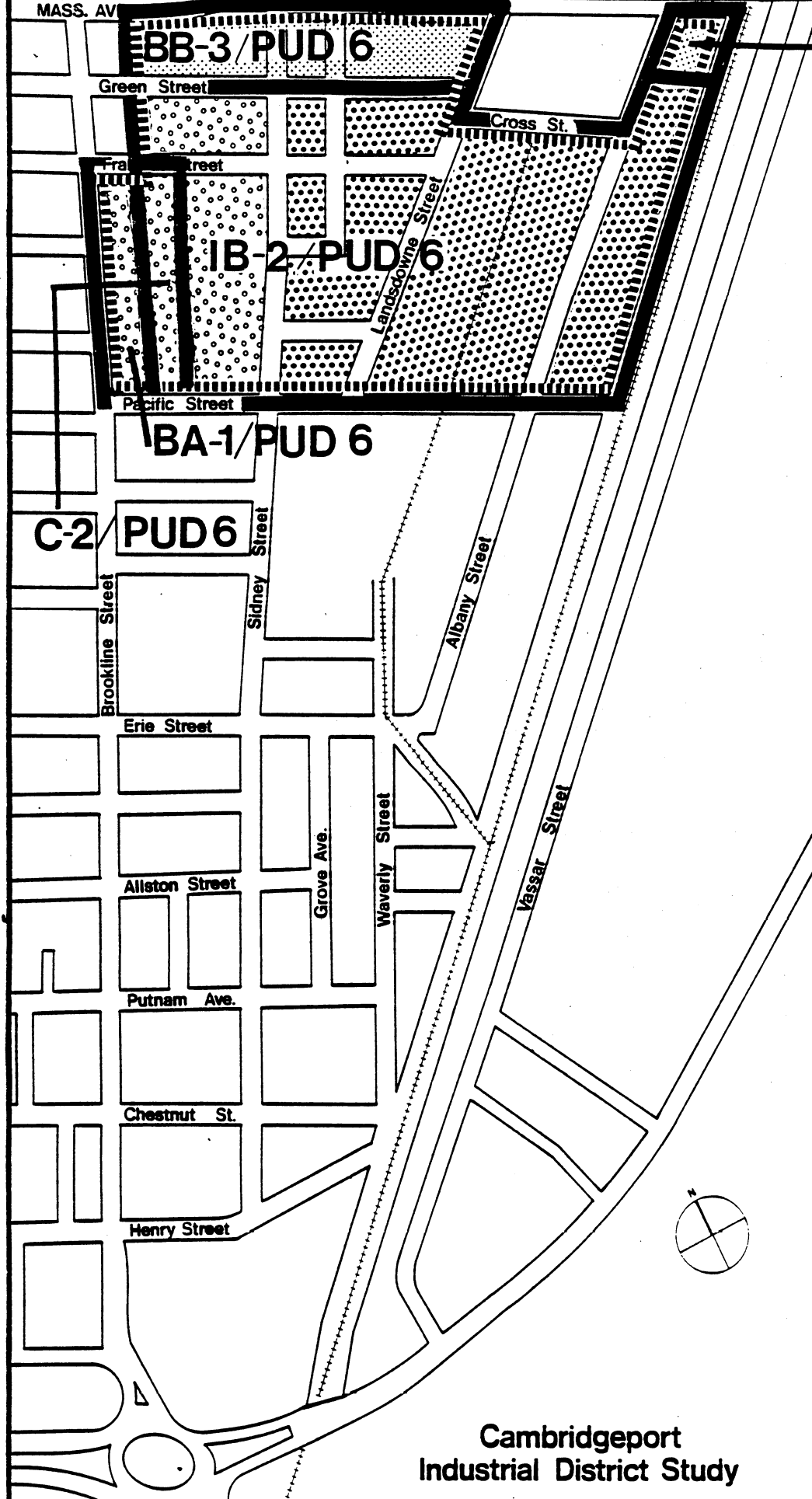
Special requirement in the PUD-6 district:

PUD's with an FAR greater than 1.5 shall devote 50% of the excess FAR to housing, except where the base zoning designation is Business B-3.

---

(1) With a 45° bulk control plane, beginning 100 feet southeast of Brookline Street.

(2) Applies to residential use only.



BB-3/PUD 6

- PUD 6 - A
- B
- C

	FAR	Max Ht.	Du/Acre
Residential C2	1.75	85	72
Business BA1 BB-3	1.0 3.0	35 120*	36 145
Industry IB2	1.5	85	-
Planned Unit Development PUD 6 - A - B - C	3.0 2.5 2.0	120* 120* 120*	72 72 72

\* 150' for a hotel

Cambridgeport Industrial District Study

# Planning Board Recommendation on the Milne Petition

December 15, 1981

PLANNING BOARD RECOMMENDATION FOR MILNE PETITION

A. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Simplex Development Area.

13.70 PUD-6 DISTRICTS: A, B, AND C: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 districts are intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, at a larger scale than the base zone and to allow residential uses. The PUD-6 districts are also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefit. Specific objectives of the PUD-6 district include, but are not limited to, the following:

- To provide adequate light and air.
- To secure safety.
- To encourage housing for persons of all income levels, located so as to reinforce existing residential patterns wherever possible, and to create new residential areas.
- To facilitate the adequate provision of transportation, including the construction of new roadway linkages.
- To lessen the traffic congestion in the streets.
- To develop coordinated and useable open space which is publicly accessible.
- To encourage development which will contribute to an upgrading of economic activity and add diversity to job opportunities.
- To encourage coordinated developments which: maximize efficiency of energy consumption. eliminate conflicts between non-compatible land uses and which create buffers between existing residential areas and new non-residential areas.

Development Proposals within the PUD-6 districts shall conform to any adopted policy plans or development guidelines for the Cambridgeport Industrial Revitalization Area.

13.72 Uses allowed in the PUD-6 Districts: The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board. Where a development parcel or a portion of a development parcel has a base zoning designation of

either Business B-3, Business A-1 or Residential C-2, the base use regulations shall apply.

- 13.721 Residential Uses. All uses listed in Section 4.31c through j.
- (1) Town house development. Any special permit for town house development required by Section 11.10 shall be granted by the Planning Board in a planned unit development in the PUD-6 Districts.
  - (2) Hotel development. This use alone, or in combination with other uses, may be allowed only if it conforms to the requirements of Section 13.77.
- 13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or special permit in the base zoning district.
- 13.723 Office and Laboratory Uses. All uses listed in Section 4.34.
- 13.724 Retail Business and Consumer Service Establishments.
- (1) Stationery and office supply store.
  - (2) Printing and reproduction service establishment, photography studio.
  - (3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% gross floor area of the structure and that no manufacturing, assembly, or packaging occur on the premises.
  - (4) Barber shop, beauty shop, laundry and dry cleaning, pick-up agency, shoe repair, self-service laundry, or other similar establishments.
  - (5) Restaurants or other eating and drinking establishments listed in subsection 4.35e, f, and g.
  - (6) Theater or hall for public gatherings.
  - (7) Bowling alley, skating rink, tennis center, or other commercial recreation establishments.
- 13.725 Light Industrial Uses.
- Manufacturing, processing, assembly and packaging of products listed in Section 4.37(a), (b) 1-15, and 4.37(f).

13.726 Other Uses. Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is necessary to support the predominant uses in the district.

13.73 Housing Requirements in the PUD-6 Districts.

13.731 Applicability. In order to assure the provision of new housing resources in the development area, the following residential uses listed in this Section 13.73 alone or in combination with other uses permitted in the PUD shall be required within any Planned Unit Development bearing an FAR greater than 1.5.

(1) Townhouse development as listed in Section 4.31d.

(2) Multi-family dwellings as listed in Section 4.31g.

At least 50% of the proposed gross floor area in excess of 1.5 FAR shall be devoted to the above uses. This provision shall not apply to a development parcel or that portion of the development parcel with a base zoning district designation of Business B-3.

13.732 The required housing may be developed in stages within the time limits specified in the Final Development Plan as approved by the Planning Board. If the developer fails to commence construction of the required housing within the specified time, the special permit shall lapse.

13.74 District Dimensional Regulations. Where the development parcel has either a Business A-1 or Residence C-2 base zoning designation the base dimensional regulations shall apply to structures located within said area. Where the base (BA-1 and/or C-2) and PUD regulations conflict the stricter provision shall apply.

13.741 Floor Area Ratio.

(1) The maximum ratio of floor area to the total area of the development parcel shall be as follows:

PUD-6: Area "A" = 3.0  
PUD-6: Area "B" = 2.5  
PUD-6: Area "C" = 2.0

- (2) In no case shall the floor area ratio of any contiguous portion of a development parcel exceed the following maximums:

PUD-6: Area "A" = 4.0  
PUD-6: Area "B" = 3.0  
PUD-6: Area "C" = 3.0

13.742 The minimum size of the development parcel for PUD shall be one (1) acre. The Planning Board may allow development parcels containing less than one acre, but at least 25,000 square feet if the predominant use of the development is devoted to multi-family or town house use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 districts may contain non-contiguous lots.

13.743 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.

13.744 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

#### 13.75 Height

13.751 The maximum height of any building shall be 120 feet, except as modified below.

"13.752. Where the development parcel is located southeast of Brookline Street and southwest of Franklin Street, the maximum height shall be determined by a 45° bulk control plane beginning at an elevation 35 feet above a line 100 feet southeast of and parallel to the southeast side-line of Brookline Street."

#### 13.76 Open Space Requirements

13.761 Definition of Open Space. For the purpose of this subsection 13.76 open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall be available for entry and use by the occupants of the building(s) with which it is associated and the general public, except where such open space is devoted to residential uses listed in Section 4.31 d, e, f, and g.

Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

13.762 Minimum Open Space Requirements

- (1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.
- (2) The required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10 percent.
- (3) Open space at other levels must be open to the sky. These areas shall have a minimum dimension of ten (10) feet and a minimum area of 200 square feet.
- (4) At least 50 percent of the open space required in this subsection 13.762 shall be provided at finished grade level.

13.763 Where non-residential and residential uses listed in section 4.31 d,e,f, and g are mixed in a PUD, the required minimum usable open space for those residential uses shall be calculated in relation to the portion of the development parcel which the residential floor area is to the total floor area of the PUD.

13.77 Special Requirements for Hotel Development.

13.771 Hotel use alone or in combination with other uses may be allowed only if such development meets the following criteria:

- Where the development parcel is adjacent to Massachusetts Avenue, the principal pedestrian entrance shall be located on Massachusetts Avenue.
- Building facades and rooflines shall be articulated and expanses of unbroken wall plane shall be limited to 50 linear feet for those facades facing public open space and/pr public roadways.
- Ground floor levels shall contain uses which are active and create a safe and inviting pedestrian environment. These uses may include, but are not limited to, retail uses such as restaurants or theatres.

13.772 Dimensional Requirements. The development requirements for hotel development within a PUD shall conform to Section 13.74 except as modified below.

Height.

The maximum height of any building principally occupied by a hotel may be increased from 120 feet to a maximum height of 150 feet provided the following criteria are met:

- (1) The increased height would not adversely affect existing buildings in the vicinity that have a functional or visual relationship to the proposed building.
- (2) The Planning Board finds that the hotel development will provide substantial public benefits and amenities to the City. These public benefits and amenities may include the following:
  - (a) Open space or recreational facilities dedicated to public use, in addition to the required amount of usable open space.
  - (b) Other amenities that the developer may propose which the Planning Board feels provide unique benefits/amenities to the City.
- (3) The hotel development plan conforms with all other requirements of Section 13.70, specifically subsection 13.791.

13.78 Parking and Loading Requirements

Development in the PUD-6 districts shall conform to the off-street parking and loading requirements set forth in Article 6.000, including all landscaping requirements.

13.79 Development Review. The Planning Board in reviewing development proposals in the PUD-6 district shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 district as stated in Section 13.71 and that the development proposed adequately addresses all of the criteria detailed below.

13.791 Development Criteria

- (1) Location, Use and Density Guidelines.
  - i. Encourage highest densities, heights, and traffic-generating uses towards Massachusetts Avenue and the railroad tracks and away from Brookline Street.
  - ii. Encourage residential use and lower height along the Brookline Street corridor.
  
- (2) Site Planning. The site plan shall provide for safe, efficient, convenient, and harmonious grouping of structures, uses, and facilities; for appropriate relation of space inside and outside buildings to intended uses and structural features, and for preservation of desirable natural or historic features.
  
- (3) Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street, public open space, residential zoning district line, or any other zoning district which limits the intensity of development to a level well below that permitted in the PUD, shall be so designed as to complement and harmonize with adjacent land uses with respect to use, scale, density, setback, bulk, height, landscaping and screening.
  
- (4) Scale. In evaluating a Development Proposal providing building height in excess of 85 feet or 35 feet where such height limit is imposed by the base district, the Planning Board shall give consideration to evidence presented on the following:
  - (a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent than if the building height did not exceed the base district height;

- 3-
- (b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space and monotonous development;
  - (c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;
  - (d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area;
  - (e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development;
  - (f) that the orientation and location of the proposed structure is designed so as to achieve maximum energy efficiency.
- (5) Traffic and Circulation. In its mix of uses, intensity of development, location, and proposed transportation improvements, the PUD shall be designed to minimize any negative impact on the adjacent residential neighborhood due to increased volumes of traffic, changed patterns of traffic movement, or an altered mix of vehicular types in the traffic stream.

Wherever possible the PUD shall enhance the movement of traffic within the industrial district and direct traffic related to its operation to Massachusetts Avenue or Memorial Drive through the industrial district.

The Board may require, as a condition of Special Permit approval, the provision of certain transportation improvements or other mitigating measures necessary to reduce the impact of the proposed PUD development on inadequate streets within the district as a whole or in the residential neighborhood.

Such improvements or measures may include, but not be limited to, reduction in the total floor area proposed, alteration in the mix of uses, incorporation of streets within the development to serve general public traffic needs, and improvements to adjacent or impacted public streets and intersections.

Such improvements or measures shall be reasonably related to increased traffic contribution made by the proposed development.

- (6) Pedestrian Circulation. Walkways shall form a logical, safe and convenient system for pedestrian access to all dwelling units, project facilities and principal off-site pedestrian destinations.
- (7) Open Space. To the maximum extent possible the required open space shall:
  - (a) be organized in units of sufficient size to have a significant visual impact on the district;
  - (b) provide opportunities for active and passive recreation for persons working or living within the district or the adjacent residential neighborhood;
  - (c) be located so as to provide a green buffer and transition between residential uses and districts and more intensive office and industrial uses; and
  - (d) be designed and located so as to encourage the widest possible use and enjoyment by the general public.
- (8) Housing and Job Opportunities. A PUD shall contribute to the residential and/or industrial employment base in the Cambridgeport area. Both uses shall be appropriately located so as to complement existing uses and to minimize conflicts between noncompatible uses.

The PUD development shall not unreasonably reduce the inventory of existing industrial activity in the district and shall, where possible, contribute additionally to the diversity of industrial employment in Cambridgeport.

- (9) Energy-efficiency. The PUD shall attempt to make use of energy conserving techniques in the following areas.
  - (a) Site planning and landscaping
  - (b) Integration and location of land-uses
  - (c) Automobile and pedestrian circulation patterns
  - (d) Building design and construction
  - (e) Design/type of heating and cooling systems

2. Amend subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Simplex Development Area and in other major economic revitalization areas designated by City Council through amendments to this subsection 11.72. The Alewife Revitalization District shall be that area contained within the comprehensive Alewife Area Rezoning Amendment ordained on June 16, 1980. The Simplex Development Area shall be that area contained within the comprehensive Cambridgeport area rezoning amendment ordained at the time of adoption of this zoning amendment. For purposes of this Section 11.70, the following shall be considered new economic development activity."
3. Amend Footnote (c) in subsection 5.34 to read as follows:

"(c) 35 foot height limit within 100 feet of a residential district which has a height limit of 35 feet or less."
4. Add a new superscript (i) to Section 5.31, Table of Dimensional Requirements - Residential Districts, column (6), line five, Res. C-2.

"Res. C-2... 85<sup>(i)</sup>
5. Add a new footnote (i) to Section 5.31, Table of Dimensional Requirements - Residential Districts as follows:

(i) Where a lot is located within 100 feet of a Business A-1 district boundary line, the maximum height shall be determined by a 45° bulk control plane beginning at an elevation 35 feet above the Business A-1 zoning district boundary line.
6. Amend Article 4.000, Section 4.40 Footnotes 33 and 34 by deleting the following:
  33. "Provided that no such article exceeds two hundred pounds in weight"
  34. "(a) in Industry A, A-1, A-2 and B-2 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight,"
7. Create a new Business B-3 District by amending the Zoning Ordinance as follows:

- I. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 19 as follows:  

19. Business B-3 District

Renumber existing numbers 19-27 as 20-28.
- II. Amend Section 4.30, Table of Use Regulations, by adding B-3 after Bus. B, B-1, B-2 to the heading of column eight
- III. Add a new superscript "53" to line "4.31 i (2), Hotel or motel" under column heading number eight Bus.B,B-1,B-2,B-3 of the Table of Use Regulations.
- IV. Add a new footnote to subsection 4.40 as follows;  

"53. Planning Board special permit in the Business B-3 district subject to the requirements specified in Section 13.77.
- V. Add a new line to subsection 5.33 Business Districts between line Bus. B-2 and line Bus. C as follows:  

Bus B-3 3.0 none 300 none none none none 120 none
- VI. Delete footnote 5, subsection 5.33 and substitute therefor the following:  

" 5. A dwelling a Business B or Business B-3 District shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-3 District, except a dwelling in the Business B-3 District shall have a maximum height of 120 feet."
- vii. Delete footnote 10, subsection 4.40 and substitute therefor the following:  

10. Except in a Business B or Business B-3 District the use shall be subject to the limitations specified in Section 4.26.
- V111. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Bus. B-1, B-2 to the heading of column four.

- B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

SEE ATTACHED MAP

Attachment - A

Cambridgeport Industrial Area Rezoning - Quinton Petition District  
by District Summary

Area 1: Massachusetts Avenue

Existing zoning: Business B/Industry B

Proposed zoning: Business B-1

Allowed uses: Residential, office and laboratory use, limited retail (up to 25% of the GFA of the building and no single retail establishment may exceed 12,000 square feet.

Bulk: FAR - 3.0 (3.25 - residential)

Max. density: 145 d.u.'s/ acre

Height limit: 90', (55' along Mass. Ave.)

Open Space: 15%

Area 2: East Massachusetts Avenue

Existing zoning: Business B/Industry B

Proposed zoning: Industry A-2

Allowed uses: Residential (except hotel, motel and dormitories), office and laboratory, retail, light industry, limited heavy industry by special permit.

Bulk: FAR - 4.0

Max. Density: 36 d.u.'s/acre (may be increased to 48 d.u./acre for conversion of nonresidential building)

Height limit: 70'

Open Space: none

Area 3: Simplex Area

Existing zoning: Industry B/Business A/Business A-1

Proposed zoning: Residence C-1B

Allowed uses: Residential

Bulk: FAR = .65 (as-of-right)  
1.00 (special permit)

Density: 27 d.u.'s/acre (as-of-right)  
43 d.u.'s/acre (special permit)

Height limit: 35' (as-of-right)  
40' (special permit)

Open Space: 15%

Area 3 (continued)

Special Requirements:

Residential developments are required to provide a percent of low and moderate income units.

4-10 units = 20%

10 + units = 30%

Area 4: Simplex Area

Existing zoning: Industry B

Proposed zoning: Open Space

Allowed uses: Conservation, park or recreation

Bulk: FAR = .25

Height limit: 35'

Open Space: 60%

Area 5: Brookline Street

Existing zoning: Business A

Proposed zoning: Business A-1

Allowed uses: Residential (except tourist house, hotel, motel), Office and Laboratory, Retail.

Bulk: FAR = 1.0

Max. Density: 36 d.u.'s/acre

Height Limit: 35'

Open Space: 15%

Area 6: West Sidney Street

Existing zoning: Industry B

Proposed zoning: Industry A-1

Allowed uses: Residential (except hotel, motel and dormitory), Office and Laboratory, limited retail, light industry, limited heavy industry by special permit.

Bulk: FAR = 1.25

Max. density: 36 d.u.'s/acre (may be increased to 48 d.u.'s/acre for conversion of nonresidential buildings)

Height limit: 45'

Open Space: None

Area 7: Brookline/Allston Streets

Existing zoning: Business A/Business A-1  
Proposed zoning: Residence C-1  
Allowed uses: Residential (except hotel, motel or lodging house)  
Bulk: FAR = .75  
Max. Density: 36 d.u.'s/acre  
Height limit: 35'  
Open Space: 15%

Area 8: Putnam/Sidney Streets

Existing zoning: Residence C-1  
Proposed zoning: Open space  
Allowed uses: Conservation, park or recreation  
Bulk: FAR = .25  
Height limit: 35'  
Open Space: 60%

Area 9: Brookline/Henry Streets

Existing zoning: Industry A  
Proposed zoning: Residence C-1B  
Allowed uses: Residential  
Bulk: FAR = .65 (as-of-right)  
1.00 (special permit)  
Density: 27 d.u.'s/acre (as-of-right)  
43 d.u.'s/acre (special permit)  
Height limit: 35' (as-of-right)  
40' (special permit)  
Open space: 15%  
Special requirements:

Residential developments are required to provide a percent of low and moderate income units.

4-10 units = 20%  
10 + units = 30%

Area 10: Sidney Street - east

Existing zoning: Industry B  
Proposed zoning: Industry B-3  
Allowed uses: Limited retail, light industry, limited heavy industry, and general and technical offices as accessory uses (25% of the GFA)  
Bulk: FAR = 1.5  
Height limit: 60' (35' within 100' of a residential structure or district)  
Open space: None

Area 11: Erie to South-Henry Street

Existing zoning: Industry A/Industry B  
Proposed zoning: Industry B-2  
Allowed uses: Office, laboratory, light industry and heavy industry by special permit  
Bulk: FAR = 1.5  
Height limit: 85' (35' within 100' of a residential building or district)  
Open space: ----

Area 12: Fort Washington

Existing zoning: Industry B  
Proposed zoning: Open Space  
Allowed uses: conservation, park and recreation  
Bulk: FAR = .25  
Height limit: 35'  
Open space: 60%

Area 13: Fort Washington Overlay District

Existing zoning: Industry B  
Proposed zoning: Fort Washington Overlay District  
Allowed uses: By special permit; office, laboratory, light industry, limited heavy industry  
Bulk: FAR = 1.5  
Height limit: 35'

Area 14: Ford Assembly Plant

Existing zoning: Industry A/Office 3

Proposed zoning: Industry A-3

Allowed uses: Residential (except hotel, motel and dormitory), institutional (except schools, colleges or other educational institutions and laboratory or research facilities of non-profit educational institutions), office (except general office and technical office for research and development which shall be allowed as accessory uses ( 25%), limited retail, light industry and limited heavy industry by special permit.

Bulk: FAR = 2.0

Max. Density: 72 d.u.'s/acre

Height Limit: 85'

Open space: none

Area 15: Hastings Square

Existing zoning: Residence C-1

Proposed zoning: Open space

Allowed uses: Conservation, park and recreation.

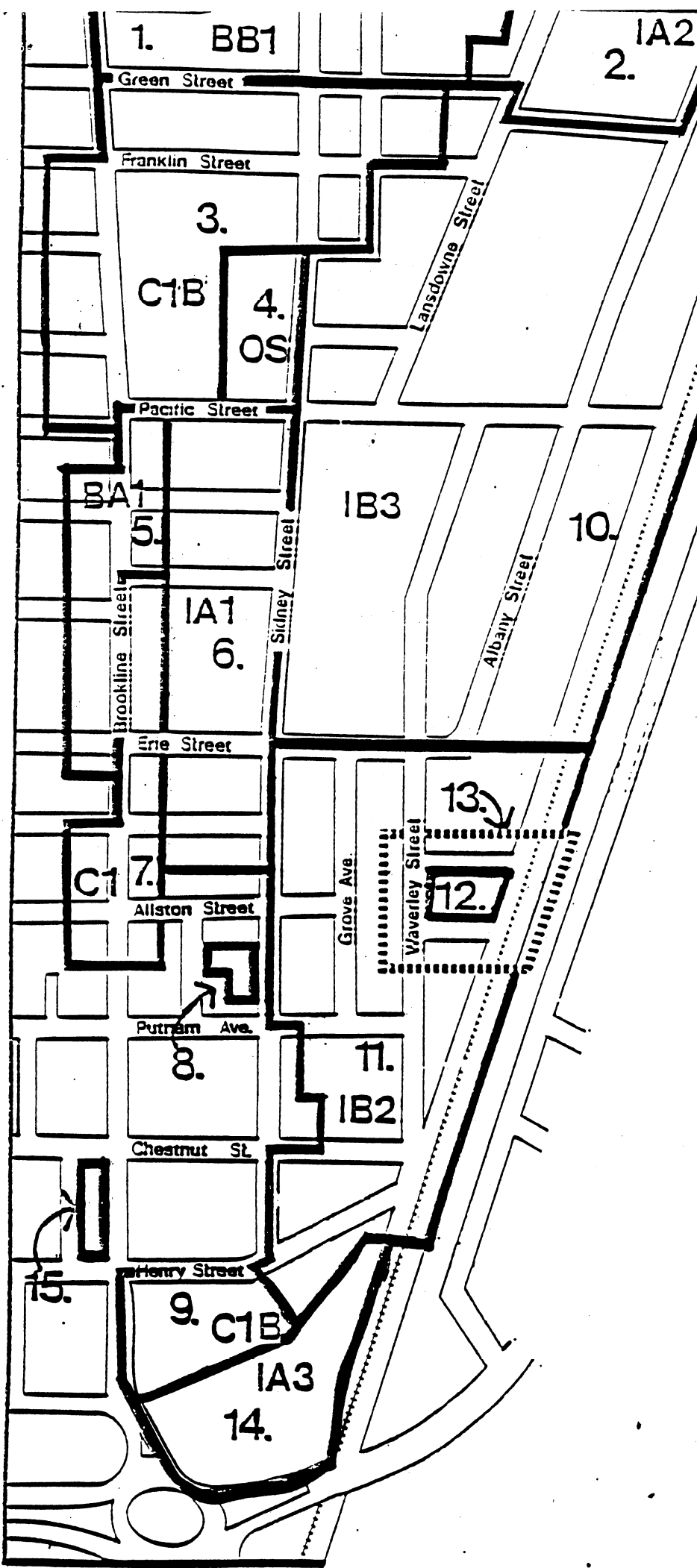
Bulk: FAR = .25

Height limit: 35'

Open space: 60%

\*FAR = Floor Area Ratio. The total gross floor area of the building divided by the total lot area.

\*\*Religious and non-profit educational corporations are exempt from any zoning regulation which restricts the use of land for such purposes except in the low density residential districts which have a minimum lot area per dwelling unit of 1200 square feet or greater.



Cambridgeport  
Industrial District  
Proposed Zoning  
Quinton Petition  
REVISED 8/81

	FAR	Max Ht.	Du/Acre
<b>Residential</b>			
C1	.75	35	36
C1 B	.65	35	27
Special permit	1.0	40	43
<b>Business</b>			
BA1	1.0	35	36
BB1	3.0	90	145
<b>Industry</b>			
IA1	1.25	45	36
IA2	4.0	70	36
IA3	2.0	85	72
IB2	1.5	85	—
IB3	1.5	60	—
<b>Open Space</b>	—	—	—
<b>Fort Washington Overlay</b>			
Special permit	—	35	—

Simplex Industrial Area Rezoning - Milne Petition District by District Summary

Area 1: Massachusetts Avenue

Existing zoning: Business B/Industry B

Proposed zoning: Business B-3/PUD-6

Allowed uses:

Base zone BB-3: Residential, Office Laboratory and Retail

PUD Overlay: By special permit, residential, institutional, office and laboratory, limited retail and light industrial.

Bulk:

FAR =

BB-3 = 3.0

PUD overlay = 2.5 (except where the base district is high, the higher FAR shall be permitted)

Max. Density:

BB-3 = 145 d.u.'s/acre

PUD overlay = 72 d.u.'s/acre

Height limit:

BB-3 = 120' (except for residential uses where the height shall be 180')

Area 2: Simplex Industrial Area

Existing zoning: Business A/Industry B

Proposed zoning: Industry B-2/PUD-6

Allowed uses:

Base zone IB-2: Office and laboratory, light industry, limited heavy industry by special permit.

PUD overlay: By special permit; residential, institutional, office and laboratory, limited retail and light industrial.

Bulk:

FAR =

IB-2 = 1.5

PUD-6 = 2.5

Max. Density:

IB-2: N/A

PUD-6: 72 d.u.'s/acre

Height limit:

IB-2: 85' (35' within 100' of a residential district)

PUD-6: 120'

PUD overlay = 120'

Open Space:

BB-3 = 10%

PUD overlay = 15%

Special requirements in the PUD-6 district:

- (1) Any townhouse or multi-family development containing ten or more dwelling units shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least ten (10) percent of the total number of units authorized.
- (2) PUD's with an FAR greater than 1.5 shall devote 50% of the excess FAR toward housing.

Open Space:

IB-2: N/A

PUD-6: 15%

Special requirements in the PUD-6 district:

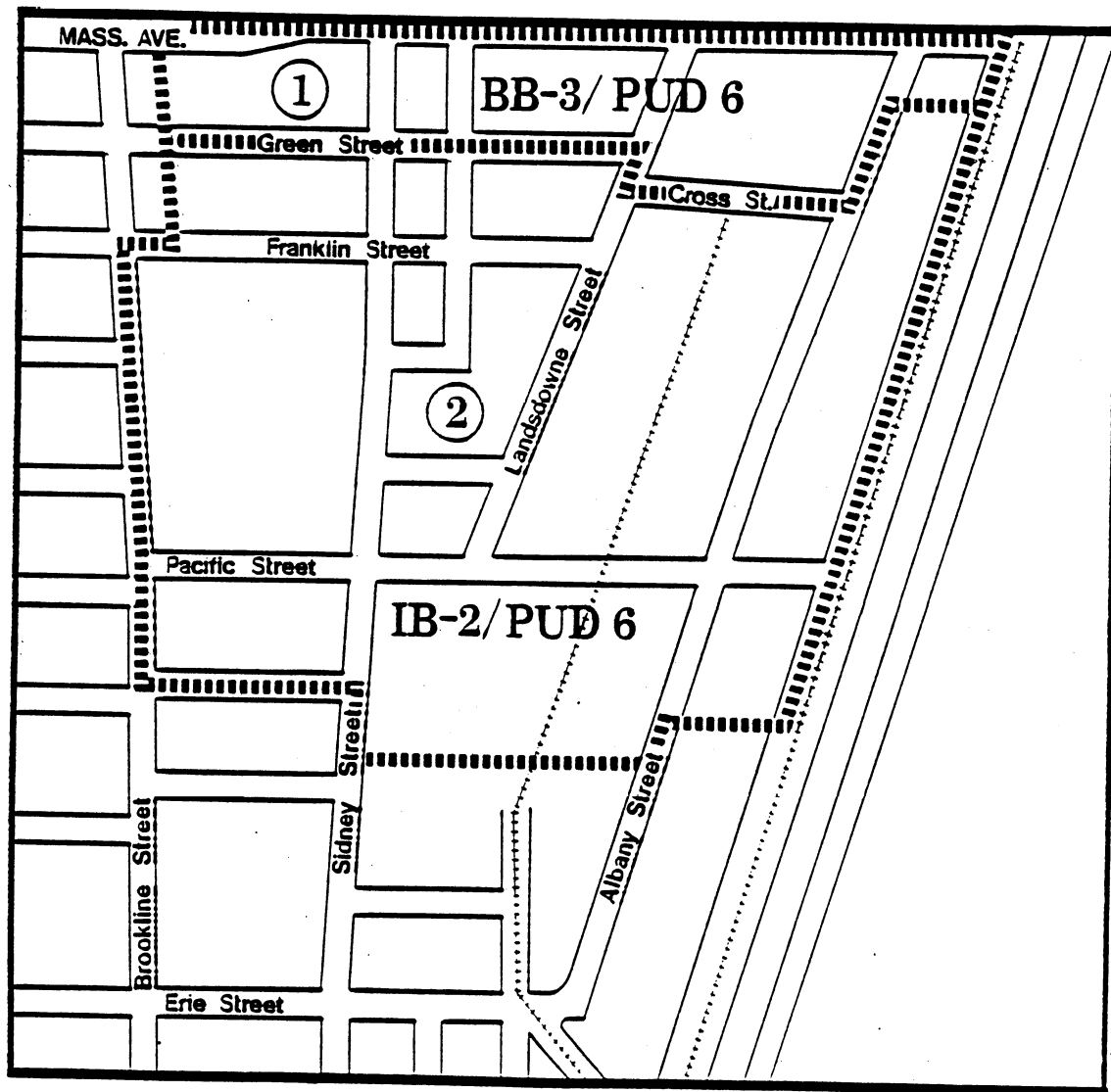
\*same as in Area 1.

\*FAR = Floor Area Ratio, gross floor area of the total building divided by the total lot area.

\*\*Religious and non-profit educational corporations are exempt from zoning regulation which restricts the use of land for such purposes except in the low density residential districts which have a minimum lot area per dwelling unit of 1200 square feet or greater.

# Simplex Development Area Petition Proposed Zoning

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## New England Environmental Mediation Center

190 High Street Boston, Massachusetts 02110 (617) 451-3670

October 29, 1981

Mr. David Vickery  
Assistant City Manager for Community Development  
57 Inman Street  
Cambridge, MA 02139

Dear David,

On behalf of the New England Environmental Mediation Center, I am writing to you to provide you with official notice of our decision to bring to an end our involvement as a mediator in the efforts of the Ad Hoc Committee on the Cambridgeport Industrial District to reach a negotiated compromise on a petition for re-zoning the District.

As you know, it was little over a month ago that we spoke for the first time and you invited us to mediate the Committee's negotiations. During that time we were privileged to meet and work with you and the very able members of your staff as well as to work with a most interesting group of persons and organizations represented on the Committee. Moreover, we faced an exciting and interesting challenge in our efforts to facilitate negotiations among the members of the Committee. We deeply appreciate these opportunities.

As you also know, despite our best efforts we were unable to precipitate more than very limited substantive negotiations among the members during our brief but intensive involvement in this case. Needless to say we are disappointed in that fact but feel confident that our efforts clarified the issues in need of negotiation, and the positions of the parties after their initial attempts at negotiation. Before choosing to end our efforts, we made every effort to provide the members with a clear choice of continuing to negotiate in an effort to fulfill the mandate of the Committee or to terminate their efforts and pursue their individual goals through means other than negotiation within the Committee. We were deeply disappointed that the members could not agree to continue to negotiate and assure you that if they had we would yet be hard at work on this case today. But for our part we are satisfied that every procedural and substantive option which might have enabled them to continue negotiating was presented and tested. Clearly, some or all of the members felt they could accomplish more at less risk outside the confines of the Committee's negotiations. For your interest, I have enclosed a memorandum which summarizes the high points of our activities.

Please know that if the day arrives when the key parties to this case consider resuming their negotiations, we would be willing and ready to return and once again assist them as a mediator in any way possible. Meanwhile, we thank you, Roger, Betty and Elizabeth for your support and guidance and look forward to the time when we might work together again.

Regards;



David O'Connor  
Chief Mediator

DOC/n


Enclosure

# New England Environmental Mediation Center

190 High Street Boston, Massachusetts 02110 (617) 451-3670

October 29, 1981

## MEMORANDUM

To: File  
From: David O'Connor (DOC)   
Re: Mediation of the Zoning Dispute on the Cambridgeport Industrial District: Highlights.

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This memo summarizes the major activities we undertook in the course of our efforts to mediate the negotiations of the Ad Hoc Committee on the Cambridgeport Industrial District (CID) at the request of the Cambridge Community Development Department (CDD).

<u>Date</u>	<u>Event</u>
September 24	- CDD contacts Center
25	- Center agrees to investigate
28	- David O'Connor (DOC) meets with Cambridgeport Coalition (CC)
29	- DOC meets with Vickery and CDD staff - DOC meets with MIT
30	- DOC and James Litton (JL) meet with Simplex Steering Committee (SSC)
October 1	- DOC and JL meet with Business groups - DOC and JL meet with Riverside/Cambridgeport Community Corporation (R/CCC)
2	- DOC meets with Geneva Malenfont
6	- DOC and JL meet with Vickery and staff - JL attends Planning Board Hearing
7	- DOC drafts "Participation Agreement" - DOC attends City Council Hearing
8	- DOC meets with SCC - DOC meets with R/CCC

<u>Date</u>	<u>Event</u>
October 9	- DOC and JL meet with MIT - DOC and JL meet with C.C. - DOC and JL meet with Business Groups
13	- DOC and JL meet with Vickery and Staff - DOC chairs Ad Hoc Committee meeting
15	- DOC meets with CDD - DOC meets with R/CCC
16	- DOC meets with SSC - DOC meets with MIT
17	- DOC chairs all day meeting of Ad Hoc Committee
21	- DOC chairs caucus of MIT, R/CCC, and SSC
22	- DOC chairs final meeting of Ad Hoc Committee

Attachment "D"

Planning Board Public Hearings - October 6, 1981

- A. Cambridgeport Industrial Area Rezoning Petition - Public Hearing 10/6/81.  
Rosemarie Quinton et al.

Chairman Parris opened the hearing at 7:45 p.m.

Rosemarie Quinton, the petitioner, introduced Bill Cavellini, 274 Brookline Street, to explain the petition. Mr. Cavellini stated that this petition contains modifications from the earlier petition including boundary and text changes. The zoning line located along Vassar Street has been moved in along the railroad tracks. A change to the area adjacent to Henry Street was created to accommodate the Blake Realty Building in an industrial district. Other text changes were in the new industrial IB-3 district and the Residence C-1B district. Mr. Noble noted his concern over the delay in scheduling this hearing and asked the Board to respond promptly with its recommendation to the City Council.

Questions:

Chairman Parris asked Mr. Cavellini to briefly describe all of the new districts being created in this petition.

Mr. Cavellini outlined three new districts.

1. Residence C-1B - a medium density residential district which provides a bonus to developments which include low-income housing.
2. Industry B-3 - an exclusive light industrial district.
3. Industry A-3 - a district which provides for the reuse of the former Ford Assembly plant for either light industry or housing.

Member Malenfant questioned the petitioners on the minimum lot size restriction (5,000 s.f.) in the residential districts as to its intent and noted that such restriction would contradict the petitioners' goal to allow for homeownership.

Member Cohn stated that 43 townhouse units per acre is terribly dense and, based on experience, these regulations wouldn't produce the type of development they are proposing.

Statements in Favor:

1. Bob LaTremouille, 6 McLean Place, responded to earlier discussion by stating that these provisions allow homeownership as condominiums while the actual land still remains in control of all the occupants. Mr. LaTremouille noted that this would ensure that the properties will be maintained.

2. Gary Quinton noted that the intent behind the regulations was to allow townhouse type development and to avoid the development of pill box type housing.
3. George Fortey, 32 Fairmont Avenue, stated that this petition would increase the housing stock in Cambridge and encourage businesses which employ a diverse population.

No one spoke in opposition to the petition.

B. Simplex Industrial Area Rezoning Petition - Public Hearing 10/6/81  
Walter Milne, et al. (MIT)

Walter Milne, Special Assistant to the President (MIT), outlined the history and intent of the MIT petition noting that this is an attempt to direct the rezoning to one area of general agreement made earlier this year. The petition incorporates most of the elements in the earlier Planning Board petition for the upper Cambridgeport area.

Cathy Donaher, consultant to MIT, summarized the specifics of the regulations:

Mass. Ave. - Rezoned to Business B-3 with an FAR of 3.0 and height limit of 120 feet and 180 feet for residential use.

Ms. Donaher stated that the 180 foot height was written particularly for hotel development.

Green-Pacific Streets - Would be rezoned to Industry B-2 as the base district with a PUD-6 overlay. This district would cover mostly MIT property.

A technical error in the map was pointed out which showed the district line including property below Pacific Street not owned by MIT.

The area adjacent to Brookline Street was considered one of the most sensitive boundaries and the intent of the PUD in this area would be to encourage uses and height limits similar to the adjacent districts.

Ms. Donaher summarized the restrictions of the PUD district. A specific change from the earlier Planning Board petition was the elimination of the requirement of industrial use to trigger the FAR bonus. The housing requirement remained. Another technical correction regarding a reference to the table of use category was noted.

Ms. Donaher, in closing, informed the Board of ongoing negotiations and stated that should a consensus emerge from these negotiations, MIT would withdraw its petition.

Questions:

Member Malenfant asked Ms. Donaher if there was a maximum FAR for development parcels within the PUD and if residential use included dormitories.

Ms. Donaher responded that there was not an FAR maximum and dormitories were not included as permitted residential uses.

General discussion took place over the total number of units required in the entire area should the bonus FAR occur. The total would be approximately 500 units. Height along Massachusetts Avenue was another issue discussed. Mr. Milne stated that they had looked at other hotels in the area in terms of height prior to proposing that maximum height.

Statements in Favor:

No one spoke in favor of the petition.

Statements in Opposition:

1. Gary Quinton stated that he could go on at length over the problems with this petition. Three major problems were:
  - a. The inclusion of MIT property only was a selfish approach and that the Community Development Department and neighborhood had considered the area as a whole.
  - b. The height limits of 120-180 feet were ridiculous.
  - c. The requirement for 10% low/moderate income housing was too low.
2. Bob LaTremouille, 6 McLean Place, stated that the 180 feet maximum on Massachusetts Avenue would allow an 18 story solid wall along the Avenue, the petition allows an FAR greater than the stated maximum FAR's and there were many loopholes in the petition, specifically the developer could buy-out of the 10% low/moderate income provision.
3. Bill Noble, 38 Green Street, noted that the petition was remarkably close to the CDD petition and suggested that the petition was invalid since it was substantially the same as the earlier Planning Board petition which was voted down by the City Council in June.

Other points of concern voiced by Mr. Noble included: the unrestricted use of non-contiguous lots, the minimum percent of low/moderate income housing (10%) was too low, the minimum amount of on-grade open space was also too low and that there was no requirement for industrial development. In general, Mr. Noble indicated that the closeness of this petition to the Planning Board petition should be scrutinized carefully.

The hearing adjourned at 8:20 p.m.

# Cambridge Industrial zoning City of Cambridge

MASSACHUSETTS

In City Council

12/21 1981

*Motion to table by C. Graham  
carried*

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane				✓
Mr. Thomas W. Danehy	✓			
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan		✓		
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie		✓		
Mayor Francis H. Duehay	✓			
	6	2		1

*Motion to table carried*

RECEIVED BY  
OFFICE OF CITY CLERK  
COMMONWEALTH OF MASSACHUSETTS  
DEC 21 4 23 PM '81

MIDDLESEX, SS.

CAMBRIDGE, MASS.  
CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE  
IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT  
TO CHAPTER 40A, SECTION 5, MASSACHUSETTS  
GENERAL LAWS

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by Rosemarie Quinton et al dated August 3, 1981, and entitled Revised Quinton Petition.

The undersigned, being the owners of twenty (20%) percent or more of the area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and say that the proposed rezoning will not promote the health, safety and general welfare of the inhabitants of the City of Cambridge for the following reasons:

1. The proposed amendments do not meet the development prospects for the area insofar as they fail to provide adequate density and flexibility to guide new development over a twenty year period.

2. The proposed amendments do not recognize the unique ownership pattern, land and development costs and the range of needs of the City and of the adjacent neighborhood.
3. The proposed amendments will result in a pattern of development that will be disruptive internally and one that does not allow a desirable transition from the adjacent neighborhood to the new development.
4. The proposed amendments do not allow the desired residential development surrounding Fort Washington Park.
5. The proposed amendments are so specific as to limit substantially mixed used development which includes housing and precludes opportunities for development-rights transfers which are the key to accomplishing the range of goals for this area.

The above objection submitted respectfully by:

- | <u>Name</u>                           | <u>Address</u>  |
|---------------------------------------|---|
| 1. <u>Arthur S. Felsen, V. P.</u>     | Lynn-Sign Moulded Plastic Co., Inc.<br>230 Albany Street, Cambridge   |
| 2. <u>Joseph W. Falop, Pres</u>       | Russell's Engine Rebuilding, Inc.<br>88-94 Brookline Street, Cambridge  |
| 3. <u>Peter P. Neshe</u>              | Erie Street Realty & Trust<br>21 Erie Street, Cambridge   |
| 4. <u>Edward J. Stimpson, Trustee</u> | Harry F. Stimpson Trust<br>175-195 Albany Street<br>148, 149, 171 Sidney Street<br>101 Erie Street, Cambridge |
| 5. <u>Arthur Gilbert, Trustee</u>     | Emline Realty Trust<br>Arthur Gilbert<br>122-124, 126-144 Brookline Street                                    |
| 6. <u>Robert L. Rosenthal Pres</u>    | Lawrence Metal Forming Corp.<br>77 Blanche Street, Cambridge  |
| 7. <u>Glenn P. Strehle, Treasurer</u> | Glenn P. Strehle, Treasurer<br>MIT-77 Mass. Ave., Cambridge   |
| 8. <u>Charles Dudley - Pres.</u>      | West Side Realty<br>W. S. Corp<br>Norma Trust<br>288-295 Albany Street, Cambridge                             |
| 9. <u>C. Vincent Vappi, Pres</u>      | Vappi & Co., Inc.<br>216 Sidney Street<br>9-13, 15-23 Grove Street, Cambridge                                 |
| 10. <u>Louis A. Cole Treas.</u>       | Atlantic Paper Box Co.<br>270 Albany Street, Cambridge  |
| 11. _____                             |   |

RECEIVED BY  
OFFICE OF CITY CLERK  
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DEC 21 4 23 PM '81  
CAMBRIDGE, MASS.

Middlesex, SS.

Cambridge City Council

Written Protest Against A Proposed Change  
In The Cambridge Zoning Ordinance Pursuant  
To Chapter 40A, Section 5, Massachusetts  
General Laws

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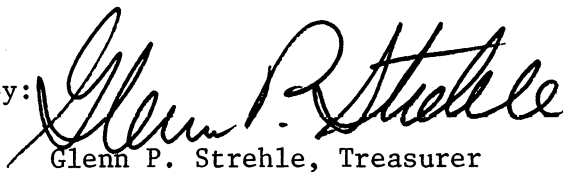
There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by Walter L. Milne et al dated September 10, 1981.

The undersigned, being the owners of twenty (20%) percent or more of the area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest said proposed amendment as additionally now proposed to be further amended by the Planning Board of the City of Cambridge in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and say that the proposed Planning Board changes to the original Milne petition will not promote the health, safety and general welfare of the inhabitants of the City of Cambridge for the following reasons:

1. The proposed amendments restrict the development prospects for the area insofar as they unduly constrain elements critical to successful development.

2. The proposed amendments do not recognize the unique ownership pattern, land and development costs and the range of needs of the City and of the adjacent neighborhoods.
  
3. The proposed amendments will result in a pattern of development that will be disruptive, incomplete and one that will not allow the desired transition from the adjacent neighborhood to the new development in a timely fashion.

The above objection submitted respectfully by:



Glenn P. Strehle, Treasurer  
MIT - 77 Mass. Ave., Cambridge

---

We support the Planning Board recommendation for rezoning the Cambridgeport Industrial District based on both the Quinton petition and the Milne petition.

1. James W Caragones 4 William St Camb.
2. Edith Caragones 4 William St. Cambridge
3. Rayona C. Fillios 4A WILLIAM ST.
4. Paula P. Oates 16 William St.
5. Charles F. Dowben 18 William St.
6. James McArthur 21 William St.
7. Caroline Mullyaly 21 William St.
8. Mrs & Mrs Albert Mullyaly 21 William St.
9. Mrs & Mrs Daniel Steinkraus 30 Decatur St.
10. Desmond Callahan 17 Lawrence St.
11. Mary James 166 Auburn St
12. Christ Koesteris 51 PRINE St
13. Wayne R. Atkins 141 Alston St.
14. David Veilleux 112 Pearl Street
15. William Stafford 31 Tufts St. Camb.
16. Robert Peir 13 WATSON CAMB
17. Ernest A. Laine 119 Auburn St. Camb.
18. George E. Vechnin 92 Pearl St Camb
19. Helen G. Pitzer 152 Pearl Street Camb.
20. Irish Jones 23 Decatur St. Camb.

We support the Planning Board recommendation for rezoning the Cambridgeport Industrial District based on both the Quinton petition and the Milne petition.

1. Quint 120 Chestnut St Cambridge
2. RR Kuffenberger 9 Rockingham St. Cambridge
3. Suzanne Wymant " " "
4. John B. Lewis 12 Rockingham St Cambridge  
(Mary of Danversfield)
5. Mary of Lewis 12 Rockingham St. Camb. 02139
6. Blaine Ackerman 314 Pearl St, Camb. 02139
7. Richard Book 120 Chestnut St Cambridge
8. Anda Fabina 126 Chestnut St. Cambridge
9. \_\_\_\_\_
10. \_\_\_\_\_
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20. \_\_\_\_\_

We support the Planning Board recommendation for rezoning the Cambridgeport Industrial District based on both the Quinton petition and the Milne petition.

1. Bennett Jones - 345 BROOKLINE ST
2. Nancy Bellows 4 Hastings Sq
3. ~~Edna P. Tull - 17 Acorn St~~
4. Mary Vanduser 17 Acorn St.
5. Elizabeth J. Milerkat 75 Henry St
6. \_\_\_\_\_
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20. \_\_\_\_\_

# City of Cambridge

MASSACHUSETTS

In City Council

12/7/

1981

*Motion to Discharge  
Both Petitions  
From Committee*

*[Handwritten signature]*  
*H*  
1123

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane		✓		
Mr. Thomas W. Danehy		✓		
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci		✓		
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

6      3      0

# City of Cambridge

MASSACHUSETTS

In City Council

1981

*12/7*

*IV*  
*Inv'd*  
*Meeting*  
*11/25*  
*MIT*  
*PETITION*

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy				✓
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell		✓		
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

*7*      *1*      *0*      *1*



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

## AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by rezoning the Simplex Industrial Area.

The petition would amend the zoning map by changing the district designations for two areas as shown on the accompanying map:

<u>AREA</u>	<u>EXISTING ZONING</u>	<u>PROPOSED ZONING</u>
1	Business B/Industry B	Business B-3/PUD-6
2	Business A/Industry B	Industry B-2/PUD-6

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish a new Business B-3 District. The new Business B-3 district would have the same use regulations as Business B, B-1 and B-2 districts. The maximum floor area ratio would be 3.0 and the maximum height would be 120 feet except for residential uses where the maximum height would be 180 feet. Residential uses would be subject to the same dimensional requirements as the Residence C-3 district except where previously noted. Parking and loading requirements are the same as the Business B-2 and Business B-1 districts.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Simplex Development Area.

Article 13.000, Planned Development Districts, would be amended to create a new Planned Unit Development District (PUD-6). The purpose of these regulations is to provide for a high quality mixed use urban environment which permits development of general and technical offices with supporting commercial activities, light industrial uses and residential uses. Planning Board approval of such office development on one acre or more and approval of multi-family or townhouse development on 25,000 square feet or more would be required. Development bulk and building height limitations would be based on the size of the development parcel, with a maximum FAR of 2.5 or the FAR of the base district which ever is greater and maximum height of 120 feet. Special requirements for low and moderate income housing would apply to all townhouses and multifamily developments.

Subsection 5.34 of the Ordinance would be amended to change foot note (c) to require a 35 foot height limit within 100 feet of Residential Districts only within the Industry B-2 district. Sec 4.40, Footnotes would be amended to delete footnotes numbered 33 and .34 which restrict the weight of assembly products to 200 pounds.

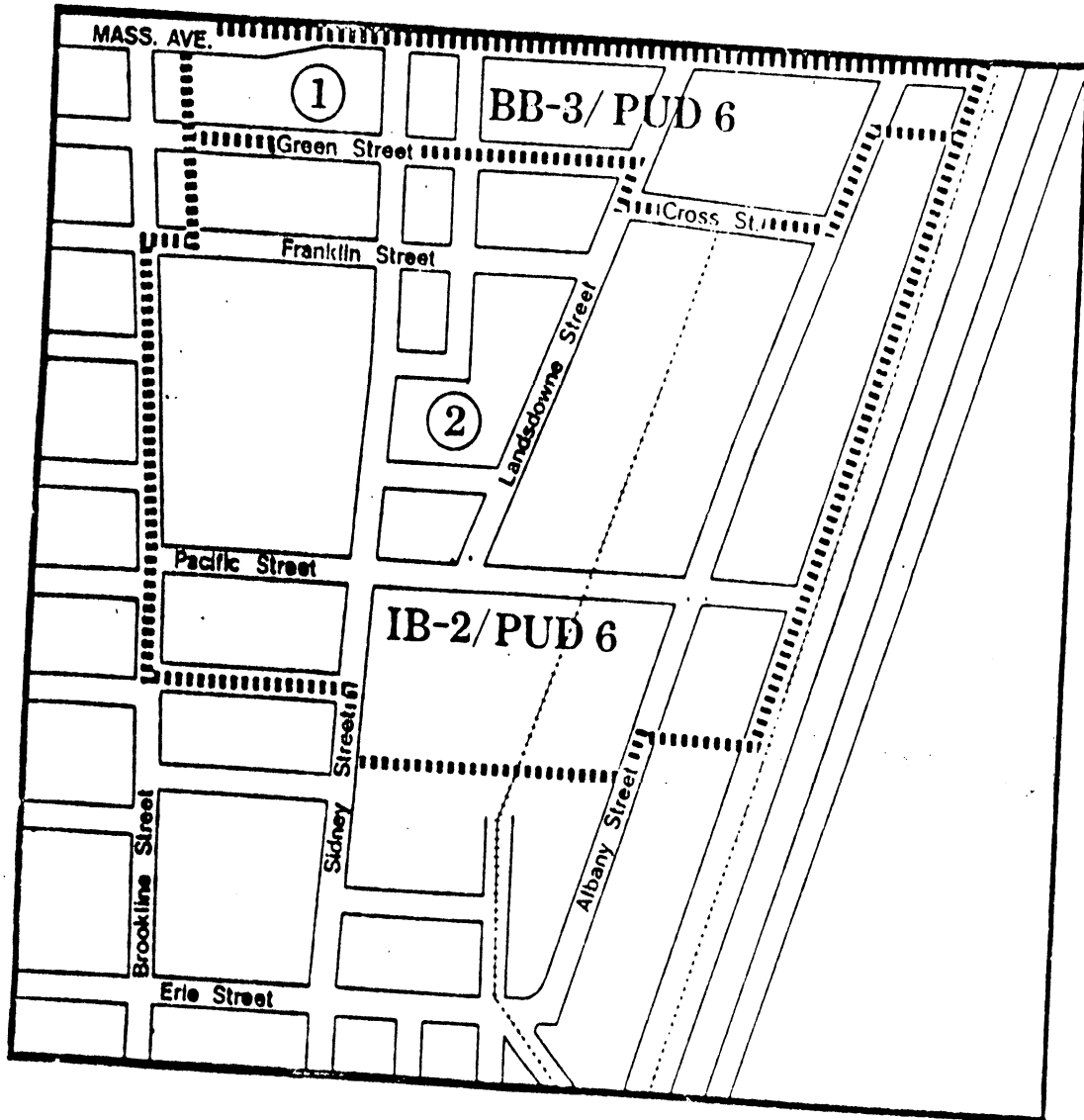
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Passed to a second reading at the City Council meeting held on December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, 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 of this 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.

# Simplex Development Area Petition Proposed Zoning





# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

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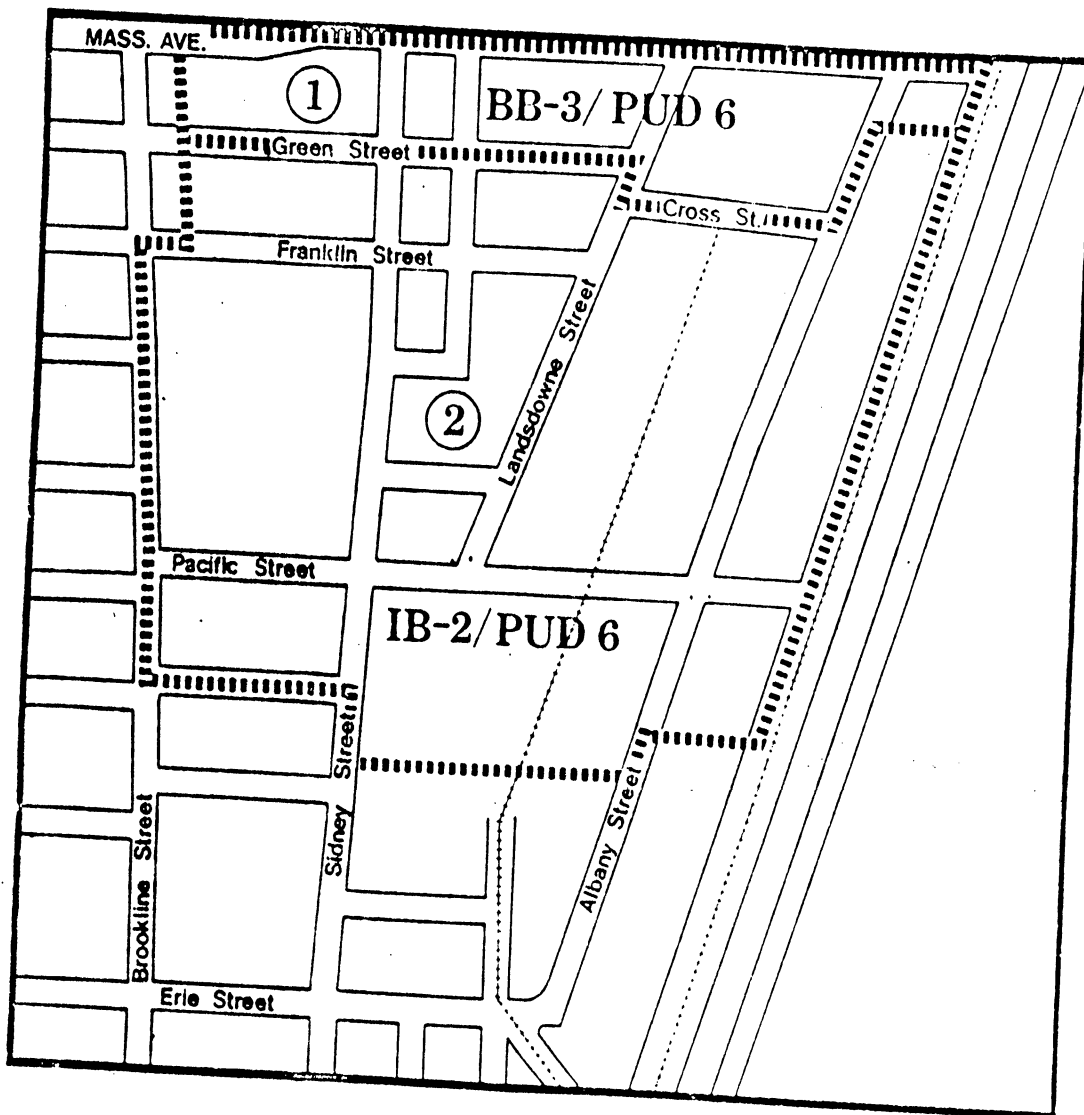
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# Simplex Development Area Petition Proposed Zoning





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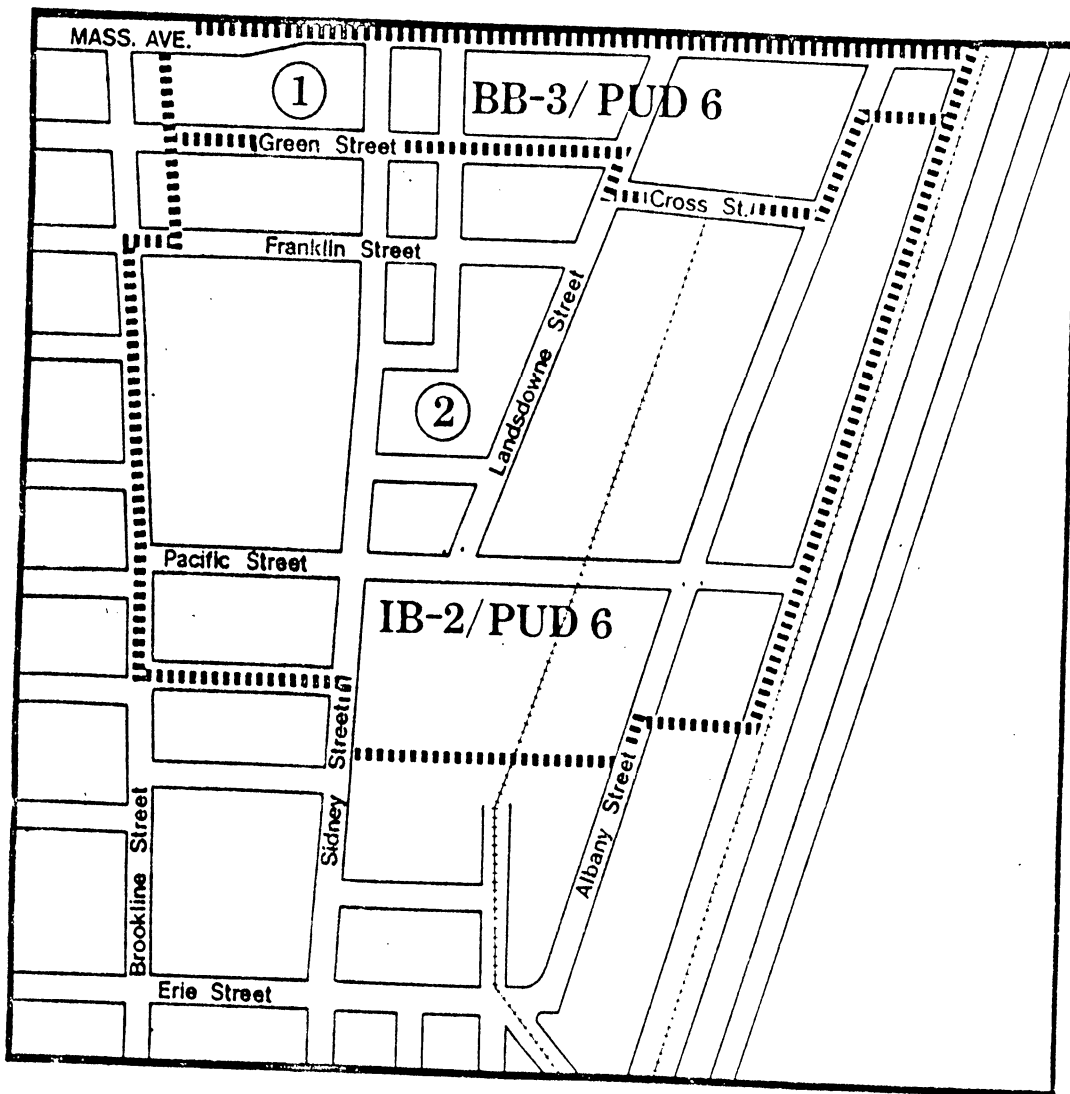
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# Simplex Development Area Petition Proposed Zoning

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# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

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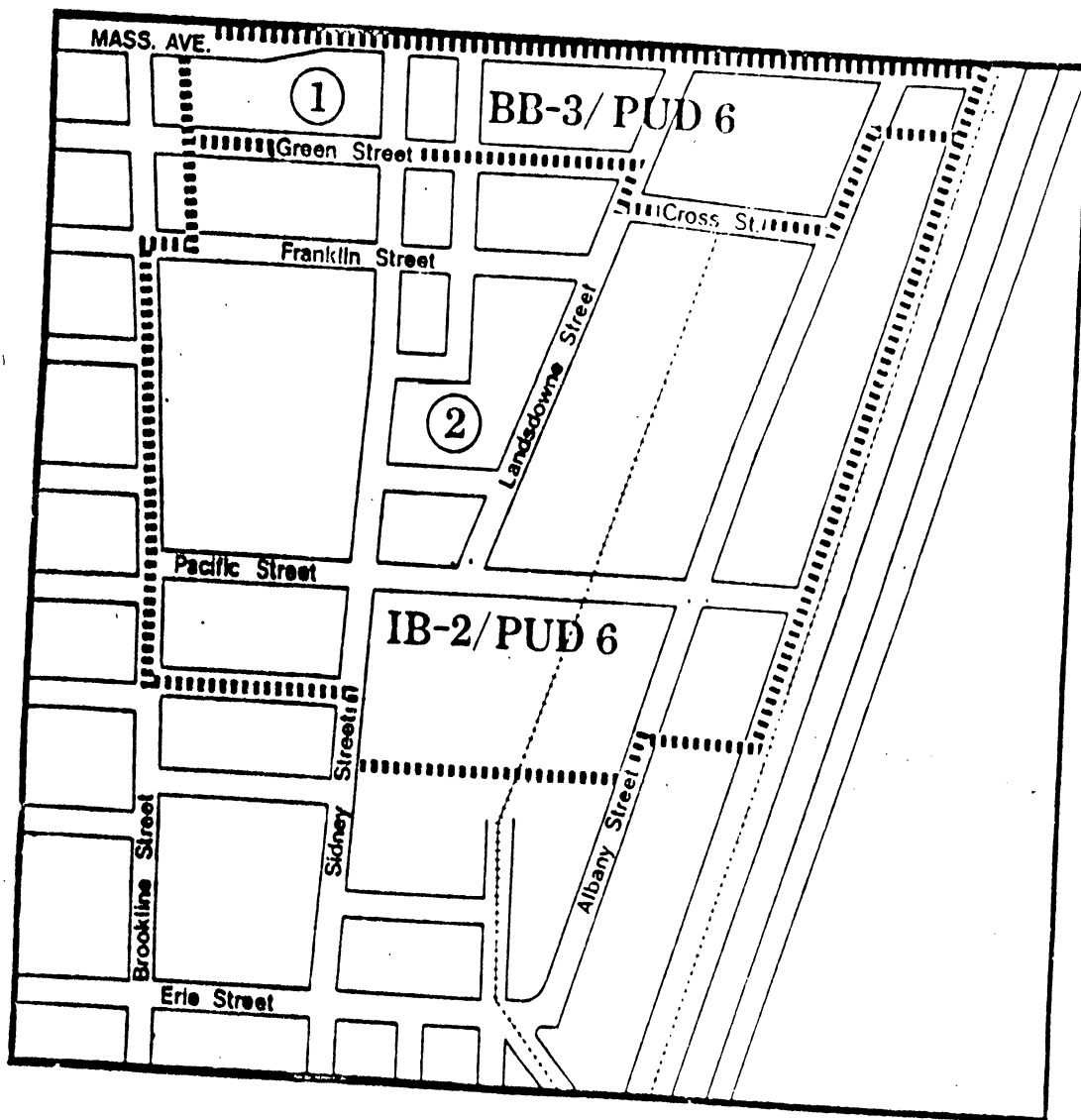
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# Simplex Development Area Petition Proposed Zoning



# City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, October 7, 1981 at 6:00 p. m. in the Morse School Auditorium, Granite Street, Cambridge, Massachusetts on a petition by Walter L. Milne, et al to amend the Zoning Ordinance of the City of Cambridge by rezoning the Simplex Industrial Area.

The petition would amend the zoning map by changing the district designations for two areas as shown on the accompanying map:

<u>AREA</u>	<u>EXISTING ZONING</u>	<u>PROPOSED ZONING</u>
1	Business B/Industry B	Business B-3/PUD-6
2	Business A/Industry B	Industry B-2/PUD-6

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish a new Business B-3 District. The new Business B-3 district would have the same use regulations as Business B, B-1 and B-2 districts. The maximum floor area ratio would be 3.0 and the maximum height would be 120 feet except for residential uses where the maximum height would be 180 feet. Residential uses would be subject to the same dimensional requirements as the Residence C-3 district except where previously noted. Parking and loading requirements are the same as the Business B-2 and Business B-1 districts.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Simplex Development Area.

Article 13.000, Planned Development Districts, would be amended to create a new Planned Unit Development District (PUD-6). The purpose of these regulations is to provide for a high quality mixed use urban environment which permits development of general and technical offices with supporting commercial activities, light industrial uses and residential uses. Planning Board approval of such office development on one acre or more and approval of multi-family or townhouse development on 25,000 square feet or more would be required. Development bulk and building height limitations would be based on the size of the development parcel, with a maximum FAR of 2.5 or the FAR of the base district which ever is greater and maximum height of 120 feet. Special requirements for low and moderate income housing would apply to all townhouses and multifamily developments.

Subsection 5.34 of the Ordinance would be amended to change footnote (c) to require a 35 foot height limit within 100 feet of Residential Districts only within the Industry B-2 district. Section 4.40, Footnotes would be amended to delete footnotes numbered 33 and 34 which restrict the weight of assembly products to 200 pounds.

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

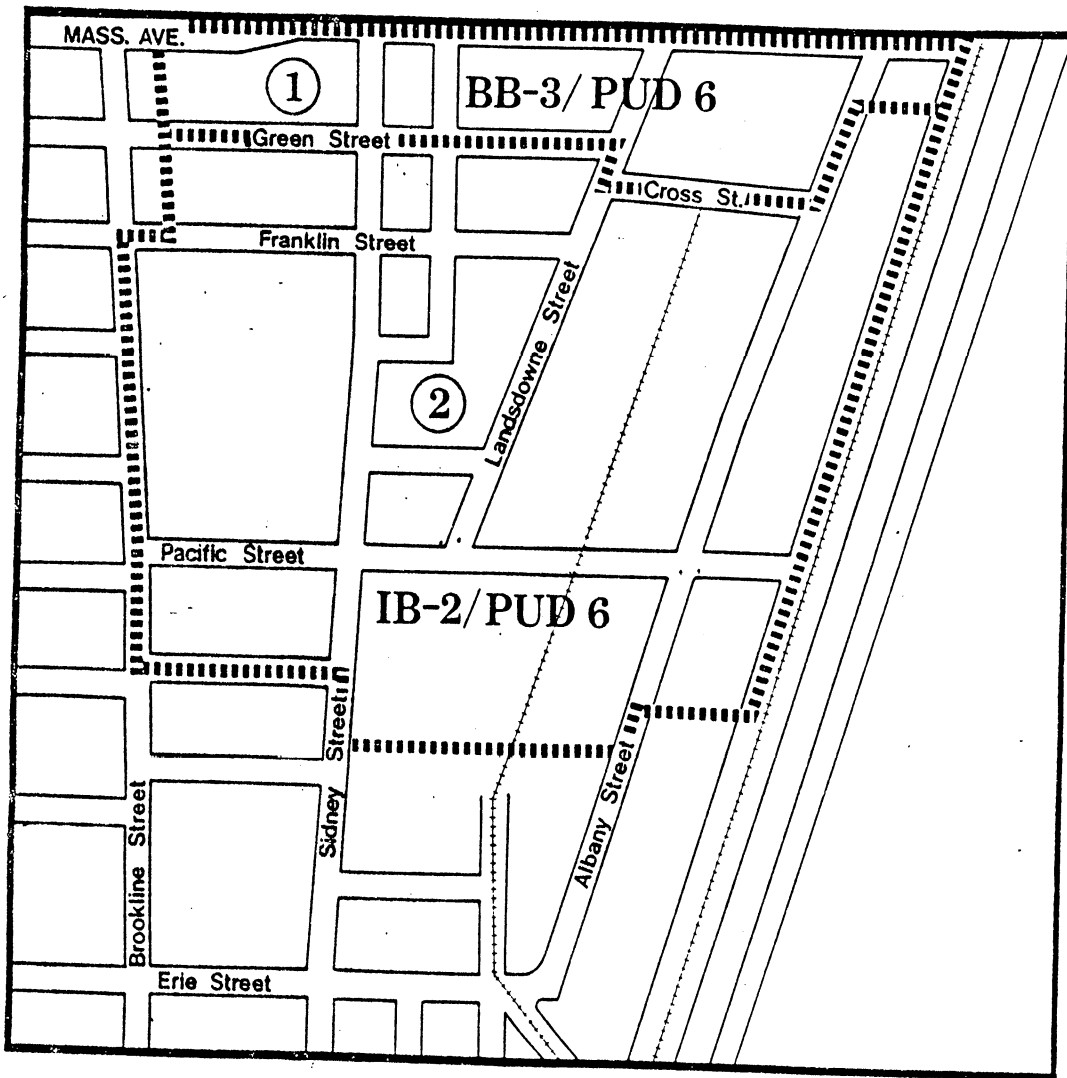
All interested persons in this matter may appear at this time and be heard.

For the Committee,

Councillor David A. Wylie  
Chairman.

# Simplex Development Area Petition Proposed Zoning

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CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 17, 1981

To the Honorable, the City Council:

SUBJECT: Report on the Petitions to Rezone the Cambridgeport Industrial Area.

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on October 6, 1981 on a petition by Walter L. Milne, et al to rezone a portion of the Cambridgeport Industrial Area and on a petition by Rosemarie Quinton, et al to rezone the entire Cambridgeport Industrial Area.

The seven pages which follow give a brief summary of the two petitions as originally filed, the Planning Board's general findings and final recommendation on both petitions.

A major modification which we recommend for both petitions is the elimination of an inclusionary zoning provision. This provision requires most residential development to provide a certain amount of low/moderate income housing. We find the need for low/moderate income housing to be a city-wide need which is not exclusive to Cambridgeport. Therefore, we are preparing an inclusionary ordinance which will affect residential development city wide and anticipate its filing sometime in January.

In addition, this report includes the following sections:

1. Quinton Petition, as modified - district by district summary followed by the full text.
2. Milne Petition, as modified - district by district summary followed by the full text.
3. Quinton Petition, as filed - district by district summary.
4. Milne Petition, as filed - district by district summary.
5. Summary/Record of meetings - New England Environmental Mediation Center.
6. Summary of Planning Board Hearings - October 6, 1981.



CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

A. THE QUINTON PETITION

The Area

The Cambridgeport Industrial District is bounded on the north by Massachusetts Avenue, on the west by Brookline Street, on the east by the Boston & Albany Railroad tracks and on the south by Memorial Drive. The district is now zoned Industrial B with some Business B, Business A, Industry A, and Office 3 along the edges.

The Petition

This petition, submitted by a group of neighborhood residents, is a slightly modified version of the previous Quinton Petition filed on March 26, 1981 and which expired in July 1981. This petition would generally do the following:

- Significantly reduce the amount of potential development by reducing the height and floor area permitted.
- Restrict general and technical office uses to a very subsidiary role in most industrially zoned areas.
- Rezone portions of the industrial district for exclusive residential use with a bonus provision for developments which include low- and moderate-income housing.
- Rezoning a portion of the industrial district to open space.

For a detailed summary of the petition refer to Attachment #3.

B. THE MILNE PETITION

The Area

The Simplex industrial area is that portion of the Cambridgeport Industrial District which is bounded on the north by Massachusetts Avenue, on the west by Brookline Street, on the south by property south of Pacific Street and on the east by the Boston and Albany Railroad tracks.

## The Petition

This petition, submitted by the Massachusetts Institute of Technology, would have the following effect on the zoning in the upper portion of the Cambridgeport Industrial District:

- Significantly reduce the amount of potential development in the Simplex industrial area by reducing the height and floor area permitted as-of-right.
- Permit somewhat increased development potential over that allowed by right and allow other uses such as housing after special review and approval by the Planning Board through the use of a Planned Unit Development Overlay District.
- Require that 50% of any increase in floor area allowed through the PUD process be devoted exclusively to housing and that 10% of all housing built be devoted to low- and moderate-income housing.

For a detailed summary of the petition refer to Attachment #4

## Planning Board and Staff Reviews

Since last June when the first two rezoning petitions on the Cambridgeport Industrial District failed to be enacted, the Community Development Department organized an Ad Hoc Committee on the Cambridgeport Industrial District with the hope that a resolution of the differences which led to the two rezoning petitions was possible. The Committee was composed of representatives of the different interest groups in the neighborhood: residents, landowners and the business community. With the aid of an outside mediator, the participants met together to work out their differences over appropriate land uses and zoning mechanisms. It became clear fairly quickly that a compromise zoning package was not possible. However, there was benefit gained in having participants sit down together around the table and speak openly on their views about future development in the Cambridgeport Industrial District. Progress was made in understanding different viewpoints and in clarifying issues. Attachment #5 provides a record of meetings held by the mediator.

## FINDINGS

A. Quinton Petition: The Planning Board makes the following findings with respect to this petition:

- There are a few problems with the written text which need clarification, including: (a) the provision for low- and moderate-income housing outlined in Section 11.90 of the petition which applies in the new Residence C-1B district. It is unclear whether or not this provision is a requirement for all residential development or is required only when the bonus FAR is used; (b) the requirement in the new Section 11.975 prohibiting lots of less than 5,000 square feet. This restriction appears to contradict the intent of the townhouse regulations as well as

the goals of the petitioners to encourage individual homeownership; and (c) the reference to institutional uses reflects the old table of use category. This was changed when the institutional use regulations were adopted in June of 1981.

- Under the C-1B zone, 20 to 30% is required for low/moderate income housing with an incentive in density going from 27 dwelling units per acre as-of-right to 43 dwelling units. The Board questions whether development of housing would occur at the as-of-right density and considers an increase to 43 insufficient bonus to encourage low/moderate income housing.
- The general concept of an inclusionary zoning provision is seen by the Board as an equitable means of providing housing opportunities for all income groups. To limit this regulation to one area of the city, as the zoning petitions propose, is not justifiable. The basic issue of providing low/moderate income housing is a city-wide issue. The Board finds no overriding need in the Cambridgeport area for low/moderate income housing which does not exist elsewhere in the City.
- Severe limitations on general and technical office uses may make actual development infeasible.
- The zoning districts are generally consistent with respect to existing land uses but since much of the area is vacant or underdeveloped, the regulations are overall too rigid in the uses permitted and dimensions required. In addition, the fragmentation of the area brought about by the use of so many different zoning districts may not be conducive to development.
- From a legal point of view, open space cannot be zoned unless the land is publicly owned. The Board supports the proposal to zone publicly-owned land which is developed for recreational use as open space. The area on the Simplex Site is not publicly owned and the Quinton petition provides no mechanism to gain it.
- The Board finds that the Fort Washington overlay district will provide a mechanism for protecting and guiding coordinated development around this historical landmark..
- In most areas, the proposed zoning takes care to provide buffers to the existing residential neighborhood. The Board is concerned that in one area, along the lower end of Sidney Street, the neighborhood is not adequately buffered.

B. Milne Petition: In reviewing the Milne Petition, the following conclusions were reached:

- Development potential, as-of-right, is significantly reduced throughout the Simplex industrial area.

- A Planned Unit Development (PUD) is provided to introduce flexibility and bonuses to encourage development.
- The petition allows housing through the PUD special permit process and requires the developer to provide 10% of any housing for low- and moderate-income families. As noted above, the Board finds that the issue of inclusionary zoning is a city-wide concern and should not be exclusive to Cambridgeport.
- The PUD provides for the use of transfer of development rights from one noncontiguous lot to another. The Board finds this an efficient land use technique which allows, through development review, creative and coordinated site planning. The Board is concerned over the lack of any cap on the amount of transferred development rights (floor area).
- In addition to the unlimited use of transfers, the petition provides no restrictions as to where the bulk of development may occur. The Board finds that the highest densities, heights and traffic-generating uses should be directed towards Massachusetts Avenue and the railroad tracks and away from Brookline Street.
- The petition rezones to Industry B-2 with a PUD-6, the area along Brookline Street south of Franklin Street. The Board is concerned over the type of uses and extent of development which would be permitted in this area. A zoning designation which allows housing as-of-right and limited height and building bulk would be more appropriate in light of adjacent land uses across Brookline Street.
- The criteria of the PUD should be more clearly articulated with respect to traffic and circulation.
- The new Business B-3 is generally an appropriate base district for Massachusetts Avenue. It allows for commercial, office and residential development at a relatively high density along the Avenue. The maximum height for residential use of 180 feet as-of-right is of concern to the Board. It might be an appropriate height for a specific development, yet development review would be necessary.

#### RECOMMENDATION

Based on the increased understanding gained through the negotiating sessions and other input from the community, the Planning Board has chosen to recommend modifications to both the Quinton and the Milne petitions. The petitions can be considered separately since they do not depend one upon the other. Each provides an effective and appro-

appropriate planning response to the development problems of the area covered. Together, they form a workable plan for the whole district. The Milne petition is used as a base for the Planning Board recommendation for that portion of the area north of Pacific Street while the Quinton petition is used as a base for the lower part of the Cambridgeport Industrial District.

A. The Board suggests the following modifications to the Quinton petition:

- A change in the total land area covered by the Quinton petition to exclude the area north of Pacific Street between Brookline Street and the railroad tracks. The Board concluded that the Milne petition provided more appropriate zoning in the upper portion of the district.
- A change in zoning district (from IA-1, IB-2, IA-3 and the Quinton IB-3) to a new industrial zone, IB-3, with a height limit of 85' and FAR of 1.75. The Board recommends the change to 1.75 FAR over the Quinton 1.5 FAR in consideration of the business community's concern in the downzoning from the present 4.0 FAR and in consideration of the development potential above Pacific Street. The IB-3 provides a compromise of the different interest group positions as well as a compromise of the different industrial zoning districts proposed in the Quinton petition. The IB-3 would encourage development without allowing overwhelming densities. It would also encourage re-use of the Ford Assembly Plant building. The increase in height from 60' to 85' is recommended, with the understanding that 85' is an absolute maximum. The height of buildings adjoining a C-1 or BA-1 zoning district is further regulated by a 30° bulk control plane.
- Under the new IB-3, an increase in the amount of office allowed as-of-right to 30% with more than 30% allowed by special permit only. Traffic generated by office development would be a consideration in allowing more than 30% office use.
- Under the IB-3, a change in permitted uses to include housing by special permit at C-2 density. The specific location of proposed housing would be the major consideration in the special permit process.
- A change of zoning districts from C-1B to C-1.
- A change in zoning to C-1 along Sidney Street from Putnam Street to Henry Street for 100' back on the easterly side of Sidney Street. The Board recommends the change to C-1 as appropriate in light of adjacent residential land uses across Sidney Street. New development would reinforce and protect the existing residential neighborhood; it would not displace existing industry.

- A separate inclusionary zoning petition be filed in January for action by the new City Council. This new petition would apply to residential development throughout the City.

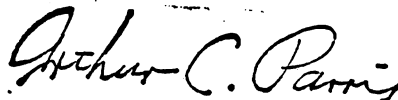
B. The Board recommends the following modifications to the Milne petition:

- A reduction in area covered by the petition to exclude (a) the block along Massachusetts Avenue which includes the Necco building and (b) the area south of Pacific Street. The Board concluded that the present industrial zoning was more appropriate for the Necco block and that the area south of Pacific should be included as part of the Quinton Petition.
- A change in the base zone along Brookline Street between Franklin and Pacific Streets from IB-2 to BA-1 to extend 100' back and to Res. C-2 extending 100' from the new BA-1 district. When included as part of a PUD, the area would be developed with BA-1 and C-2 restrictions on height, density and use, and with the allowance that the unused development rights could be transferred to other areas of the PUD.
- A maximum height along Massachusetts Avenue of 120' as-of-right, with the exception under the PUD special permit process of up to 150' for hotel use only.
- A maximum height of 120' within the PUD area with the exception noted above. Height would be further restricted in both the PUD and base C-2 district as it adjoins the BA-1 zone along Brookline Street by a 45° bulk control plane.
- A reduction in FAR from 2.5 to 2.0 in the area between Brookline Street and Sidney Street within the PUD. The overall cap of development (FAR) on any single site along Massachusetts Avenue would be left at 4.0 while in the area south of Green Street the cap would be reduced to 3.0.
- A separate inclusionary zoning petition be filed in January for action by the new City Council. This new petition would apply to residential development throughout the City.
- Addition of criteria to the PUD in regard to traffic and circulation.

To summarize, the Planning Board recommends approval of both petitions, with the modifications noted above. Complete texts of the two petitions as modified are attached.

Respectfully submitted,

For the Planning Board

A handwritten signature in cursive script that reads "Arthur C. Parris".

Arthur C. Parris  
Chairman

## PLANNING BOARD RECOMMENDATION - QUINTON PETITION

District by District SummaryI. Area Below Pacific Street - Industry B-3 (IB-3)

Existing zoning - IB, IA and O-3

Proposed Quinton Rezoning - IB-3<sup>(1)</sup>, IB-2 and IA-1

Planning Board proposal - IB-3

Allowed uses: Light industry, accessory office

Uses allowed by special permit:

Residential

Office - over 30% of total gross floor area of building.

Heavy Industry

Bulk: FAR = 1.75Density: 72 units per acreHeight: 85 feet, with a 30° bulk control plane from the Res. C-1 and BA-1 district lines.II. Brookline Street Edge - Business A-1 and Residence C-1

Existing zoning - BA-1 and BA

Proposed Quinton Rezoning - BA-1 and C-1

Planning Board proposal - BA-1 and C-1

Business A-1Allowed uses: Residential (except tourist house, hotel, motel) office and laboratory, retail.Bulk: FAR 1.0Max. Density: 36 d.u.'s/acreHeight Limit: 35'Open Space: 15% (2)

(1) more restrictive than Planning Board IB-3

(2) applies to residential use only.

Residence C-1

Allowed uses: Residential (except tourist house, hotel, motel)

Bulk: FAR = .75

Max. Density: 36 d.u.'s/acre

Height limit: 35'

Open Space: 15%

III. Fort Washington Overlay District

Existing zoning - IB

Proposed Quinton Rezoning - special overlay district

Planning Board proposal - special overlay district  
(Fort Washington site as open space)

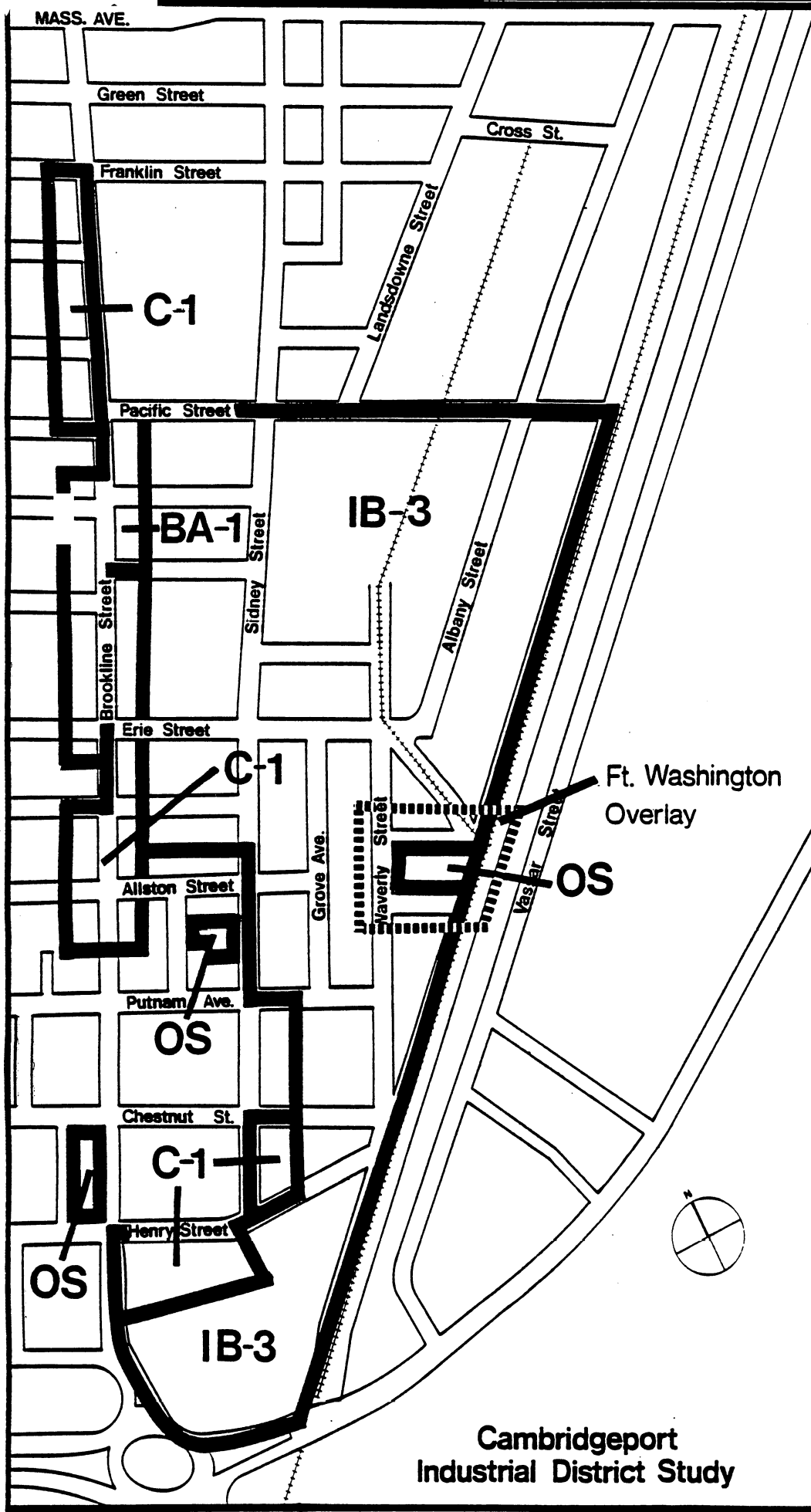
Allowed uses:

By special permit; residential, office, laboratory, light industry, limited heavy industry.

Bulk: FAR = 1.75

Height: 35'

\* See maps for district line changes.



Cambridgeport  
Industrial District Study

	FAR	Max Ht.	Du/ Acre
Residential C1	.75	35	36
Business BA1	1.0	35	36
Industry IB3	1.75	85	72*
Open Space	—	—	—
Fort Washington Overlay Special permit	—	35	—

\* by special permit

# Planning Board Recommendation on the Quinton Petition

December 15, 1981

PLANNING BOARD RECOMMENDATION FOR QUINTON PETITION

A. AMEND THE TEXT OF THE ORDINANCE BY MAKING THE FOLLOWING CHANGES AND ADDITIONS:

I. Create a new Industry B-3 District by amending the zoning ordinance as follows:

1. Amend Section 3.10, Division of the City into Zoning Districts, by inserting a new number 26 as follows:

"26. Industry B-3 District...Industry and manufacturing with limited office and residential use by special permit."

Renumber existing numbers 26-27 to 27-28.

2. Amend Section 4.30, Table of Use Regulations, by adding "B-3" after Ind. B-1, B-2" to the heading of column twelve.
3. Add a new superscript "50" to lines 4.31b, d, e, g, and h under column heading number twelve, Ind. B-1, B-2, B-3 of the Table of Use Regulations.
4. Add a new footnote to subsection 4.40 as follows:  
"50. By special permit from the Planning Board in the Industry B-3 district in accordance with section 4.27."
5. Add a new superscript "51" to lines 4.34 d and f under column heading number twelve, Ind. B-1, B-2, B-3 of the Table of Use Regulations.
6. Add a new footnote to subsection 4.40 as follows:  
"51. Yes in the Industry B-3 district provided that this use is located within a building principally containing uses listed in Section 4.37 or 4.38 and that the total gross floor area of this use does not exceed 30% of the gross floor area of the building. This percentage may be increased by special permit pursuant to Section 4.27."
7. Add a new superscript "52" to lines 4.34 a-e under column number twelve, "Ind. B-1, B-2, B-3 of the Table of Use Regulations.
8. Add a new footnote to subsection 4.40 as follows:  
"52. No in the Industry B-3 district."
9. Change footnote 14 of Section 4.40 to read as follows:  
"14. By special permit in the Industry B-2 and Industry B-3 districts.

10. Amend subsection 5.34, Industrial Districts, Table 5-4, Table of Dimensional Requirements - Industrial Districts by inserting the following new line between Ind. B-2 and Ind. B:

<u>District</u>	<u>Max. Ratio</u>	<u>Lot Size</u>	<u>Min. Lot</u>	<u>Min. Lot</u>	<u>Yards</u>		
	<u>FA</u>				<u>D.U.</u>	<u>Width</u>	<u>Front</u>
Ind. B-3	1.75	5,000	600	50	0	0 <sup>(b)</sup>	0 <sup>(b)</sup>
<u>Height</u>	<u>Open Space</u>						
85 <sup>(d)</sup>	15%						

and add the following footnotes:

"(d) where a lot is within 100 feet of a Residence C-1 or Business A-1 zoning district line, the maximum building height shall be determined by a 30° setback plane beginning at an elevation 35 feet above the Residence C-1/ Business A-1 zoning district boundary line."

11. Add the following to subsection 5.34:
- "3. A dwelling in an Industry B-3 district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-2 district in addition to the requirements of Section 4.27."
12. Amend Section 6.36, Schedule of Parking and Loading Requirements by adding the following new district designation to the third column heading throughout.
- "Ind. B-3"
13. Insert the designation "Ind. B-3" in the following locations:
1. after Ind. B-2 in subsections:
    - 4.40 34 d and
    - 4.40 40 b
  2. after Ind. A-1 in subsections, 11.12, 11.122 and 11.123.
14. Insert the following new Section 4.27:
- "4.27 Special Use Limitations in the Industry B-3 District.
- 4.271 Applicability.
- In the Industry B-3 district the following uses shall require a special permit from the Planning Board:

1. Residential uses listed in Section 4.31b, d, e, g and h.
2. General office and technical office for research and development which occupy more than 30% of the gross floor area of a building and listed in Section 4.34 d and f.

#### 4.272 Criteria - Residential Development

The Planning Board shall grant a special permit for residential uses listed in Section 4.271 only if the Board finds that such development has met all of the following criteria.

1. The residential development
  - is compatible with existing neighborhood development patterns or creates an appropriate new residential neighborhood;
  - is sensitive to existing streetscapes and architecturally significant buildings;
  - will complement adjacent land uses with respect to use, scale, density, bulk and landscaping;
  - will not generate traffic or create patterns of access or egress which would cause congestion, hazard or substantial change in established neighborhood character.
2. The Planning Board may require as a condition of the special permit, a reduction in the maximum allowed number of dwelling units if the Board finds that the above criteria cannot be met.
3. The development complies with other applicable sections of the zoning ordinance, including but not limited to Sections 11.10, 10.40 and 4.25.

4.273 Criteria - General Office and Technical Office for research and development. The Planning Board shall grant a special permit for general office, technical office for research and development listed in Section 4.34d and f which occupies more than 30% of the total gross floor area of a building only if the Board finds that the following criteria has been met.

1. Such office activity is directly related to manufacturing activities.
2. The office use will not have an adverse effect on adjacent residential neighborhoods due to increased volumes of traffic or changed patterns of traffic movement.

3. The office use will not substantially reduce the amount of unskilled or semi-skilled jobs currently associated with manufacturing uses.
4. The proposal is in compliance with other applicable sections of the zoning ordinance, including Section 10.40.

II. In Article 11.000, Special Regulations, add the following new section:

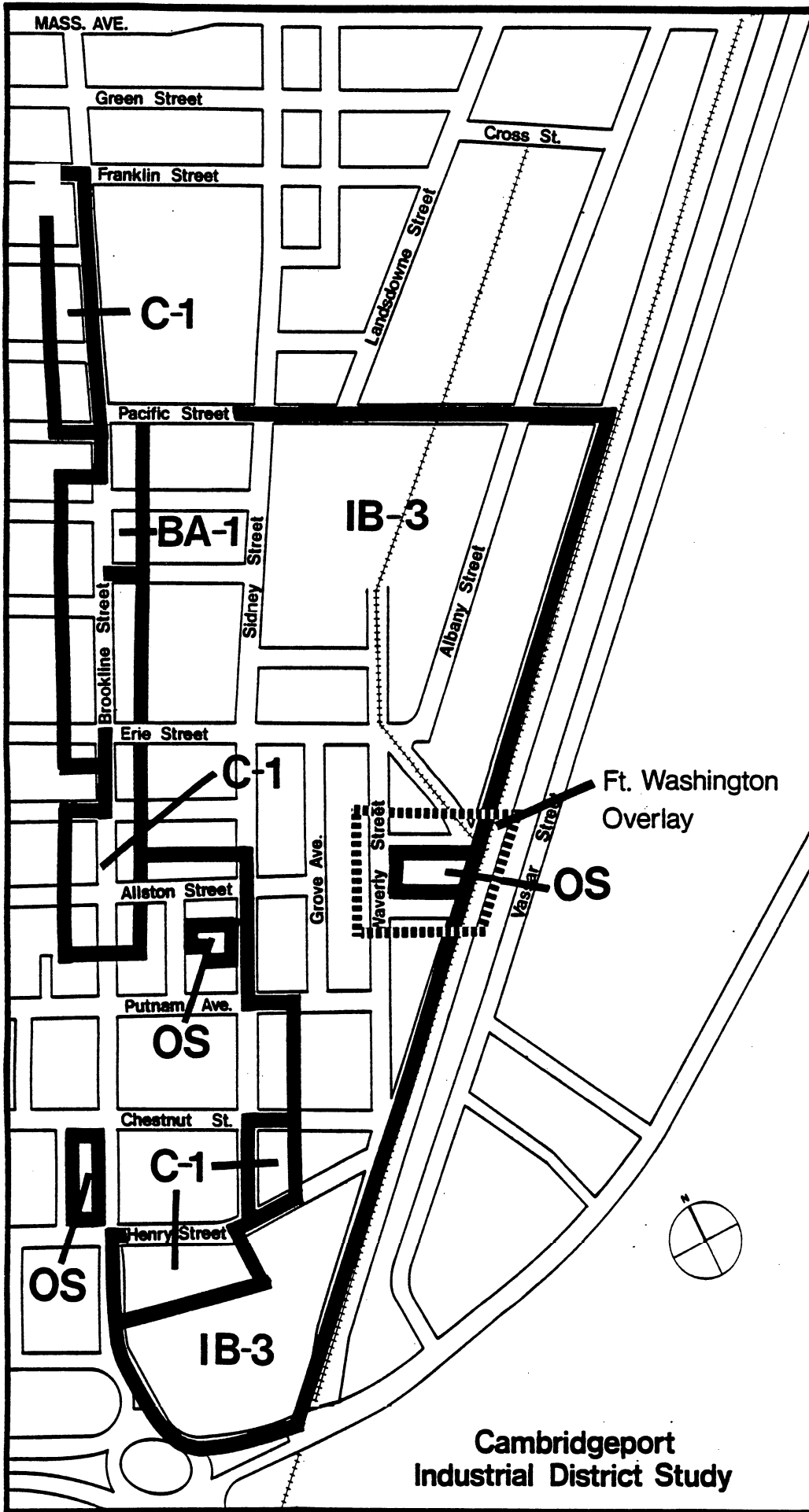
"11.80 FORT WASHINGTON OVERLAY DISTRICT

- 11.81 Establishment and Scope. There is hereby established a Fort Washington Overlay District which shall be governed by the Regulations specified in this Section 11.80. It is the intent of this section that these regulations will apply to a single area described generally as Fort Washington and portions of certain abutting lots.
- 11.82 Purpose. It is the purpose of this Section 11.80 to augment existing zoning regulations in order to encourage development which will (1) recognize the historic significance of Fort Washington, (2) protect and enhance the use and enjoyment of Fort Washington, (3) articulate Fort Washington as a well defined urban park and (4) promote residential uses and limit off-street parking adjacent to Fort Washington.
- 11.83 Applicability. The Fort Washington Overlay District shall be an overlay district on the zoning map established in Section 3.20.
- 11.831 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning districts, except as modified by the requirements of this Section 11.80 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.80, the stricter provisions shall apply.
- 11.832 Buildings and land uses which are controlled by the regulations of Section 13.70 (PUD-6) shall also meet the development regulations of this Section 11.80. However, special permits required in this Section 11.80 may be allowed by the Planning Board within the scope of the special permit review for Section 13.70 and shall not require a separate review process.
- 11.84 Land use standards in the Fort Washington Overlay District.
- 11.841 No building, structure or land in the Fort Washington Overlay District may be used, erected or designed to be used, in whole or in part, for any use without a special permit from the Planning Board.

- 11.842 The Planning Board shall determine that the proposed use will meet the purposes of this Section 11.80 and that the criteria specified in Section 10.43 will be satisfied. .
- 11.85 Dimensional standards in the Fort Washington Overlay District.
- 11.851 Maximum Building Height. The transition from Fort Washington, a public open space, to private development should not be abrupt. Therefore, the maximum height of buildings in the Fort Washington Overlay District shall be 35 feet. However, the maximum height of a townhouse development shall comply with the requirements of subsection 11.153. "

B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATION FOR THE FOLLOWING AREAS.

SEE ATTACHED MAP



	FAR	Max Ht.	Du/ Acre
<b>Residential</b> C1	.75	35	36
<b>Business</b> BA1	1.0	35	36
<b>Industry</b> IB3	1.75	85	72*
<b>Open Space</b>	—	—	—
<b>Fort Washington Overlay</b> Special permit	—	35	—

\* by special permit

# Planning Board Recommendation on the Quinton Petition

December 15, 1981

PLANNING BOARD RECOMMENDATION

MILNE PETITION

District by District Summary

I. Massachusetts Avenue to Green Street - Area "A"

Existing zoning - BB, IB

Milne Petition - BB-3/PUD-6

Planning Board proposal - BB-3/PUD-6: AREA "A" (1)

Allowed uses:

Base BB-3 - Residential, Office, Lab and Retail

PUD-6: By special permit, residential, office and laboratory, limited retail and light industry.

Bulk: (FAR) BB-3 - 3.0

PUD-6: AREA "A" - 3.0 (with cap of 4.0)

Density: BB-3 - 145 d.u.'s/acre

PUD-6 - 72 d.u.'s/acre

Height: BB-3 - 120'

PUD-6 - 120' (2)

II. Green to Pacific and southeast of Sidney Street - Area "B"

Existing zoning - IB

Milne Petition - IB-2/PUD-6

Planning Board proposal - IB-2/PUD-6: AREA "B"

Allowed uses:

Base IB-2 - Office and lab, light industry, limited heavy industry by special permit.

PUD-6 - By special permit, residential, office, lab., limited retail and light industry.

Bulk: (FAR) IB-2 - 1.5

PUD-6: AREA "B" - 2.5 (with cap of 3.0)

- (1) Where the base district is Res. C-2 and/or BA-1, the base regulation shall apply, unless the PUD is stricter.
- (2) This height may be increased to 150' for hotel use provided certain criteria are met.

III. Brookline Street Edge - Area "C"

Existing zoning - BA

Milne Petition - IB-2/PUD-6

Planning Board proposal - BA-1/C-2/PUD-6; Area "C"

Allowed Uses:

Base BA-1 - Residential (except tourist house, hotel, motel), Office, Laboratory and retail.

Base C-2 - Residential

PUD-6: By special permit, residential, office, laboratory, limited retail and light industry.

Bulk: (FAR)

BA-1 - 1.0

C-2 - 1.75

PUD-6: Area "C" - 2.0 (with a cap of 3.0)

Density:

BA-1 - 36 d.u.'s/acre

C-2 - 72 d.u.'s/acre

PUD-6 - 72 d.u.'s/acre

Height:

BA-1 - 35'

C-2 - 85' (1)

PUD-6 - 120' (1)

Open Space:

BA-1 - 15% (2)

C-2 - 15%

PUD-6 - 15%

See maps for district line changes.

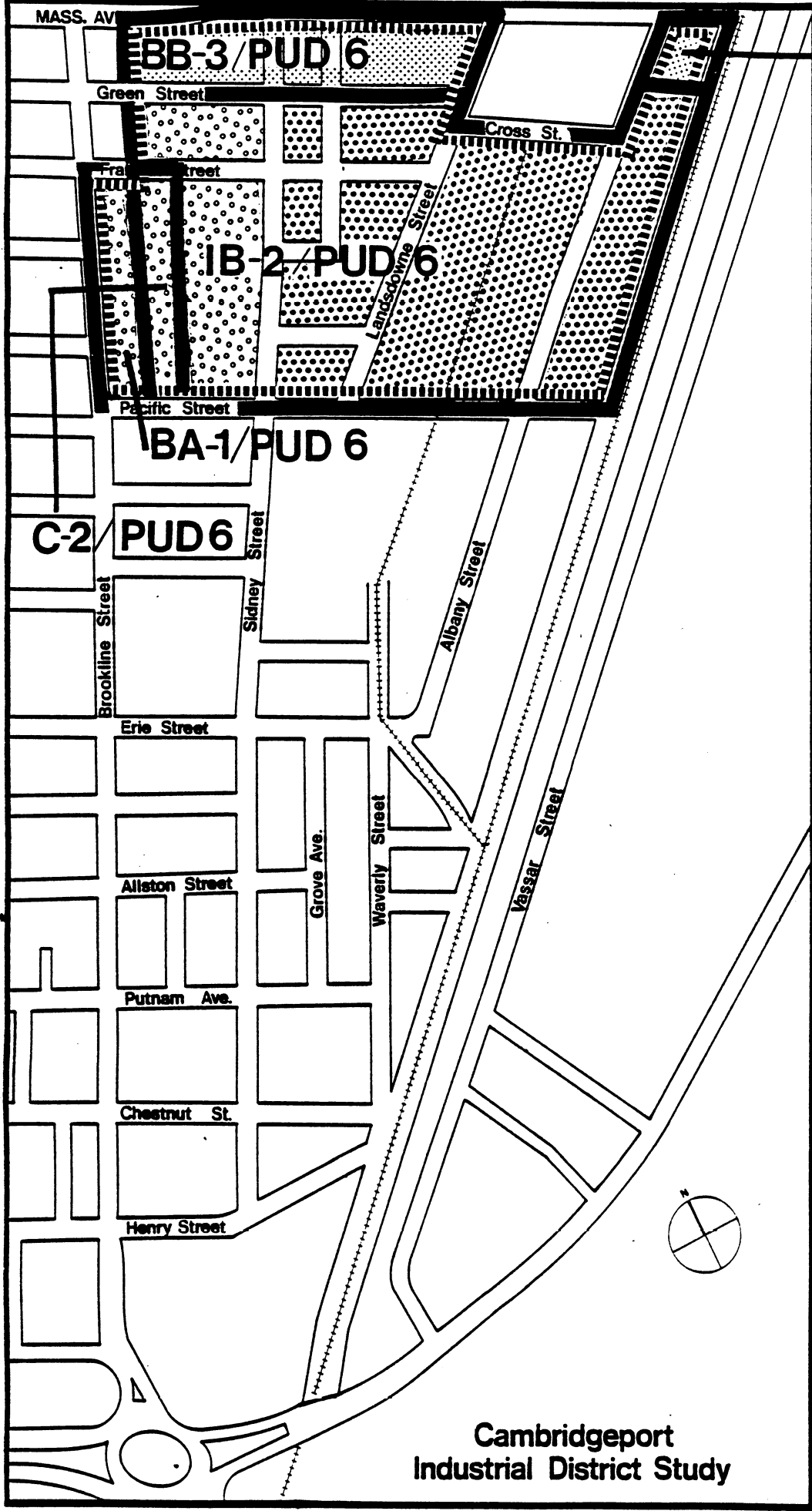
Special requirement in the PUD-6 district:

PUD's with an FAR greater than 1.5 shall devote 50% of the excess FAR to housing, except where the base zoning designation is Business B-3.




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(1) With a 45° bulk control plane, beginning 100 feet southeast of Brookline Street.

(2) Applies to residential use only.



BB-3/PUD 6

- PUD 6 - A   
 - B   
 - C 

	FAR	Max Ht.	Du/ Acre
Residential C2	1.75	85	72
Business BA1 BB-3	1.0 3.0	35 120*	36 145
Industry IB2	1.5	85	-
Planned Unit Development PUD 6 - A - B - C	3.0 2.5 2.0	120* 120* 120*	72 72 72

\* 150' for a hotel

Cambridgeport  
Industrial District Study

# Planning Board Recommendation on the Milne Petition

December 15, 1981

PLANNING BOARD RECOMMENDATION FOR MILNE PETITION

A. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Simplex Development Area.

13.70 PUD-6 DISTRICTS: A, B, AND C: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 districts are intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, at a larger scale than the base zone and to allow residential uses. The PUD-6 districts are also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefit. Specific objectives of the PUD-6 district include, but are not limited to, the following:

- To provide adequate light and air.
- To secure safety.
- To encourage housing for persons of all income levels, located so as to reinforce existing residential patterns wherever possible, and to create new residential areas.
- To facilitate the adequate provision of transportation, including the construction of new roadway linkages.
- To lessen the traffic congestion in the streets.
- To develop coordinated and useable open space which is publicly accessible.
- To encourage development which will contribute to an upgrading of economic activity and add diversity to job opportunities.
- To encourage coordinated developments which: maximize efficiency of energy consumption. eliminate conflicts between non-compatible land uses and which create buffers between existing residential areas and new non-residential areas.

Development Proposals within the PUD-6 districts shall conform to any adopted policy plans or development guidelines for the Cambridgeport Industrial Revitalization Area.

13.72 Uses allowed in the PUD-6 Districts: The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board. Where a development parcel or a portion of a development parcel has a base zoning designation of

either Business B-3, Business A-1 or Residential C-2, the base use regulations shall apply.

- 13.721 Residential Uses. All uses listed in Section 4.31c through j.
- (1) Town house development. Any special permit for town house development required by Section 11.10 shall be granted by the Planning Board in a planned unit development in the PUD-6 Districts.
  - (2) Hotel development. This use alone, or in combination with other uses, may be allowed only if it conforms to the requirements of Section 13.77.
- 13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or special permit in the base zoning district.
- 13.723 Office and Laboratory Uses. All uses listed in Section 4.34.
- 13.724 Retail Business and Consumer Service Establishments.
- (1) Stationery and office supply store.
  - (2) Printing and reproduction service establishment, photography studio.
  - (3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% gross floor area of the structure and that no manufacturing, assembly, or packaging occur on the premises.
  - (4) Barber shop, beauty shop, laundry and dry cleaning, pick-up agency, shoe repair, self-service laundry, or other similar establishments.
  - (5) Restaurants or other eating and drinking establishments listed in subsection 4.35e, f, and g.
  - (6) Theater or hall for public gatherings.
  - (7) Bowling alley, skating rink, tennis center, or other commercial recreation establishments.
- 13.725 Light Industrial Uses.
- Manufacturing, processing, assembly and packaging of products listed in Section 4.37(a), (b) 1-15, and 4.37(f).

13.726 Other Uses. Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is necessary to support the predominant uses in the district.

13.73 Housing Requirements in the PUD-6 Districts.

13.731 Applicability. In order to assure the provision of new housing resources in the development area, the following residential uses listed in this Section 13.73 alone or in combination with other uses permitted in the PUD shall be required within any Planned Unit Development bearing an FAR greater than 1.5.

(1) Townhouse development as listed in Section 4.31d.

(2) Multi-family dwellings as listed in Section 4.31g.

At least 50% of the proposed gross floor area in excess of 1.5 FAR shall be devoted to the above uses. This provision shall not apply to a development parcel or that portion of the development parcel with a base zoning district designation of Business B-3.

13.732 The required housing may be developed in stages within the time limits specified in the Final Development Plan as approved by the Planning Board. If the developer fails to commence construction of the required housing within the specified time, the special permit shall lapse.

13.74 District Dimensional Regulations. Where the development parcel has either a Business A-1 or Residence C-2 base zoning designation the base dimensional regulations shall apply to structures located within said area. Where the base (BA-1 and/or C-2) and PUD regulations conflict the stricter provision shall apply.

13.741 Floor Area Ratio.

(1) The maximum ratio of floor area to the total area of the development parcel shall be as follows:

PUD-6: Area "A" = 3.0

PUD-6: Area "B" = 2.5

PUD-6: Area "C" = 2.0

- (2) In no case shall the floor area ratio of any contiguous portion of a development parcel exceed the the following maximums:

PUD-6: Area "A" = 4.0  
PUD-6: Area "B" = 3.0  
PUD-6: Area "C" = 3.0

13.742 The minimum size of the development parcel for PUD shall be one (1) acre. The Planning Board may allow development parcels containing less than one acre, but at least 25,000 square feet if the predominant use of the development is devoted to multi-family or town house use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 districts may contain non-contiguous lots.

13.743 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.

13.744 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.75 Height

13.751 The maximum height of any building shall be 120 feet, except as modified below.

"13.752. Where the development parcel is located southeast of Brookline Street and southwest of of Franklin Street, the maximum height shall be determined by a 45° bulk control plane beginning at an elevation 35 feet above a line 100 feet southeast of and parallel to the southeast side-line of Brookline Street."

13.76 Open Space Requirements

13.761 Definition of Open Space. For the purpose of this subsection 13.76 open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall be available for entry and use by the occupants of the building(s) with which it is associated and the general public, except where such open space is devoted to residential uses listed in Section 4.31 d, e, f, and g.

Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

13.762 Minimum Open Space Requirements

- (1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.
- (2) The required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10 percent.
- (3) Open space at other levels must be open to the sky. These areas shall have a minimum dimension of ten (10) feet and a minimum area of 200 square feet.
- (4) At least 50 percent of the open space required in this subsection 13.762 shall be provided at finished grade level.

13.763 Where non-residential and residential uses listed in section 4.31 d,e,f, and g are mixed in a PUD, the required minimum usable open space for those residential uses shall be calculated in relation to the portion of the development parcel which the residential floor area is to the total floor area of the PUD.

13.77 Special Requirements for Hotel Development.

13.771 Hotel use alone or in combination with other uses may be allowed only if such development meets the following criteria:

- Where the development parcel is adjacent to Massachusetts Avenue, the principal pedestrian entrance shall be located on Massachusetts Avenue.
- Building facades and rooflines shall be articulated and expanses of unbroken wall plane shall be limited to 50 linear feet for those facades facing public open space and/pr public roadways.
- Ground floor levels shall contain uses which are active and create a safe and inviting pedestrian environment. These uses may include, but are not limited to, retail uses such as restaurants or theatres.

13.772 Dimensional Requirements. The development requirements for hotel development within a PUD shall conform to Section 13.74 except as modified below.

Height.

The maximum height of any building principally occupied by a hotel may be increased from 120 feet to a maximum height of 150 feet provided the following criteria are met:

- (1) The increased height would not adversely affect existing buildings in the vicinity that have a functional or visual relationship to the proposed building.
- (2) The Planning Board finds that the hotel development will provide substantial public benefits and amenities to the City. These public benefits and amenities may include the following:
  - (a) Open space or recreational facilities dedicated to public use, in addition to the required amount of usable open space.
  - (b) Other amenities that the developer may propose which the Planning Board feels provide unique benefits/amenities to the City.
- (3) The hotel development plan conforms with all other requirements of Section 13.70, specifically subsection 13.791.

13.78 Parking and Loading Requirements

Development in the PUD-6 districts shall conform to the off-street parking and loading requirements set forth in Article 6.000, including all landscaping requirements.

13.79 Development Review. The Planning Board in reviewing development proposals in the PUD-6 district shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 district as stated in Section 13.71 and that the development proposed adequately addresses all of the criteria detailed below.

13.791 Development Criteria

(1) Location, Use and Density Guidelines.

- i. Encourage highest densities, heights, and traffic-generating uses towards Massachusetts Avenue and the railroad tracks and away from Brookline Street.
- ii. Encourage residential use and lower height along the Brookline Street corridor.

(2) Site Planning. The site plan shall provide for safe, efficient, convenient, and harmonious grouping of structures, uses, and facilities; for appropriate relation of space inside and outside buildings to intended uses and structural features, and for preservation of desirable natural or historic features.

(3) Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street, public open space, residential zoning district line, or any other zoning district which limits the intensity of development to a level well below that permitted in the PUD, shall be so designed as to complement and harmonize with adjacent land uses with respect to use, scale, density, setback, bulk, height, landscaping and screening.

(4) Scale. In evaluating a Development Proposal providing building height in excess of 85 feet or 35 feet where such height limit is imposed by the base district, the Planning Board shall give consideration to evidence presented on the following:

- (a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent than if the building height did not exceed the base district height;

- (b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space and monotonous development;
  - (c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;
  - (d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area;
  - (e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development;
  - (f) that the orientation and location of the proposed structure is designed so as to achieve maximum energy efficiency.
- (5) Traffic and Circulation. In its mix of uses, intensity of development, location, and proposed transportation improvements, the PUD shall be designed to minimize any negative impact on the adjacent residential neighborhood due to increased volumes of traffic, changed patterns of traffic movement, or an altered mix of vehicular types in the traffic stream.

Wherever possible the PUD shall enhance the movement of traffic within the industrial district and direct traffic related to its operation to Massachusetts Avenue or Memorial Drive through the industrial district.

The Board may require, as a condition of Special Permit approval, the provision of certain transportation improvements or other mitigating measures necessary to reduce the impact of the proposed PUD development on inadequate streets within the district as a whole or in the residential neighborhood.

Such improvements or measures may include, but not be limited to, reduction in the total floor area proposed, alteration in the mix of uses, incorporation of streets within the development to serve general public traffic needs, and improvements to adjacent or impacted public streets and intersections.

Such improvements or measures shall be reasonably related to increased traffic contribution made by the proposed development.

- (6) Pedestrian Circulation. Walkways shall form a logical, safe and convenient system for pedestrian access to all dwelling units, project facilities and principal off-site pedestrian destinations.
- (7) Open Space. To the maximum extent possible the required open space shall:
- (a) be organized in units of sufficient size to have a significant visual impact on the district;
  - (b) provide opportunities for active and passive recreation for persons working or living within the district or the adjacent residential neighborhood;
  - (c) be located so as to provide a green buffer and transition between residential uses and districts and more intensive office and industrial uses; and
  - (d) be designed and located so as to encourage the widest possible use and enjoyment by the general public.

- (8) Housing and Job Opportunities. A PUD shall contribute to the residential and/or industrial employment base in the Cambridgeport area. Both uses shall be appropriately located so as to complement existing uses and to minimize conflicts between noncompatible uses.

The PUD development shall not unreasonably reduce the inventory of existing industrial activity in the district and shall, where possible, contribute additionally to the diversity of industrial employment in Cambridgeport.

- (9) Energy-efficiency. The PUD shall attempt to make use of energy conserving techniques in the following areas.
- (a) Site planning and landscaping
  - (b) Integration and location of land-uses
  - (c) Automobile and pedestrian circulation patterns
  - (d) Building design and construction
  - (e) Design/type of heating and cooling systems

2. Amend subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Simplex Development Area and in other major economic revitalization areas designated by City Council through amendments to this subsection 11.72. The Alewife Revitalization District shall be that area contained within the comprehensive Alewife Area Rezoning Amendment ordained on June 16, 1980. The Simplex Development Area shall be that area contained within the comprehensive Cambridgeport area rezoning amendment ordained at the time of adoption of this zoning amendment. For purposes of this Section 11.70, the following shall be considered new economic development activity."

3. Amend Footnote (c) in subsection 5.34 to read as follows:

"(c) 35 foot height limit within 100 feet of a residential district which has a height limit of 35 feet or less."

4. Add a new superscript (i) to Section 5.31, Table of Dimensional Requirements - Residential Districts, column (6), line five, Res. C-2.

"Res. C-2... 85<sup>(i)</sup>

5. Add a new footnote (i) to Section 5.31, Table of Dimensional Requirements - Residential Districts as follows:

(i) Where a lot is located within 100 feet of a Business A-1 district boundary line, the maximum height shall be determined by a 45° bulk control plane beginning at an elevation 35 feet above the Business A-1 zoning district boundary line.

6. Amend Article 4.000, Section 4.40 Footnotes 33 and 34 by deleting the following:

33. "Provided that no such article exceeds two hundred pounds in weight"

34. "(a) in Industry A, A-1, A-2 and B-2 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight,"

7. Create a new Business B-3 District by amending the Zoning Ordinance as follows:

- I. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 19 as follows:
19. Business B-3 District
- Renumber existing numbers 19-27 as 20-28.
- II. Amend Section 4.30, Table of Use Regulations, by adding B-3 after Bus. B, B-1, B-2 to the heading of column eight
- III. Add a new superscript "53" to line "4.31 i (2), Hotel or motel" under column heading number eight Bus.B,B-1,B-2,B-3 of the Table of Use Regulations.
- IV. Add a new footnote to subsection 4.40 as follows;
- "53. Planning Board special permit in the Business B-3 district subject to the requirements specified in Section 13.77.
- V. Add a new line to subsection 5.33 Business Districts between line Bus. B-2 and line Bus. C as follows:
- |         |     |      |     |      |      |      |      |     |      |
|---------|-----|------|-----|------|------|------|------|-----|------|
| Bus B-3 | 3.0 | none | 300 | none | none | none | none | 120 | none |
|---------|-----|------|-----|------|------|------|------|-----|------|
- VI. Delete footnote 5, subsection 5.33 and substitute therefor the following:
- " 5. A dwelling a Business B or Business B-3 District shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-3 District, except a dwelling in the Business B-3 District shall have a maximum height of 120 feet."
- VII. Delete footnote 10, subsection 4.40 and substitute therefor the following:
10. Except in a Business B or Business B-3 District the use shall be subject to the limitations specified in Section 4.26.
- VIII. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Bus. B-1, B-2 to the heading of column four.

B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

SEE ATTACHED MAP

Cambridgeport Industrial Area Rezoning - Quinton Petition District  
by District Summary

Area 1: Massachusetts Avenue

Existing zoning: Business B/Industry B

Proposed zoning: Business B-1

Allowed uses: Residential, office and laboratory use, limited retail (up to 25% of the GFA of the building and no single retail establishment may exceed 12,000 square feet.

Bulk: FAR - 3.0 (3.25 - residential)

Max. density: 145 d.u.'s/ acre

Height limit: 90', (55' along Mass. Ave.)

Open Space: 15%

Area 2: East Massachusetts Avenue

Existing zoning: Business B/Industry B

Proposed zoning: Industry A-2

Allowed uses: Residential (except hotel, motel and dormitories), office and laboratory, retail, light industry, limited heavy industry by special permit.

Bulk: FAR - 4.0

Max. Density: 36 d.u.'s/acre (may be increased to 48 d.u./acre for conversion of nonresidential building)

Height limit: 70'

Open Space: none

Area 3: Simplex Area

Existing zoning: Industry B/Business A/Business A-1

Proposed zoning: Residence C-1B

Allowed uses: Residential

Bulk: FAR = .65 (as-of-right)  
1.00 (special permit)

Density: 27 d.u.'s/acre (as-of-right)  
43 d.u.'s/acre (special permit)

Height limit: 35' (as-of-right)  
40' (special permit)

Open Space: 15%

Area 3 (continued)

Special Requirements:

Residential developments are required to provide a percent of low and moderate income units.

4-10 units = 20%  
10 + units = 30%

Area 4: Simplex Area

Existing zoning: Industry B

Proposed zoning: Open Space

Allowed uses: Conservation, park or recreation

Bulk: FAR = .25

Height limit: 35'

Open Space: 60%

Area 5: Brookline Street

Existing zoning: Business A

Proposed zoning: Business A-1

Allowed uses: Residential (except tourist house, hotel, motel),  
Office and Laboratory, Retail.

Bulk: FAR = 1.0

Max. Density: 36 d.u.'s/acre

Height Limit: 35'

Open Space: 15%

Area 6: West Sidney Street

Existing zoning: Industry B

Proposed zoning: Industry A-1

Allowed uses: Residential (except hotel, motel and dormitory),  
Office and Laboratory, limited retail, light  
industry, limited heavy industry by special  
permit.

Bulk: FAR = 1.25

Max. density: 36 d.u.'s/acre (may be increased to 48 d.u.'s/acre  
for conversion of nonresidential buildings)

Height limit: 45'

Open Space: None

Area 7: Brookline/Allston Streets

Existing zoning: Business A/Business A-1  
Proposed zoning: Residence C-1  
Allowed uses: Residential (except hotel, motel or lodging house)  
Bulk: FAR = .75  
Max. Density: 36 d.u.'s/acre  
Height limit: 35'  
Open Space: 15%

Area 8: Putnam/Sidney Streets

Existing zoning: Residence C-1  
Proposed zoning: Open space  
Allowed uses: Conservation, park or recreation  
Bulk: FAR = .25  
Height limit: 35'  
Open Space: 60%

Area 9: Brookline/Henry Streets

Existing zoning: Industry A  
Proposed zoning: Residence C-1B  
Allowed uses: Residential  
Bulk: FAR = .65 (as-of-right)  
1.00 (special permit)  
Density: 27 d.u.'s/acre (as-of-right)  
43 d.u.'s/acre (special permit)  
Height limit: 35' (as-of-right)  
40' (special permit)  
Open space: 15%  
Special requirements:

Residential developments are required to provide a percent of low and moderate income units.

4-10 units = 20%  
10 + units = 30%

Area 10: Sidney Street - east

Existing zoning: Industry B  
Proposed zoning: Industry B-3  
Allowed uses: Limited retail, light industry, limited heavy industry, and general and technical offices as accessory uses (25% of the GFA)  
Bulk: FAR = 1.5  
Height limit: 60' (35' within 100' of a residential structure or district)  
Open space: None

Area 11: Erie to South-Henry Street

Existing zoning: Industry A/Industry B  
Proposed zoning: Industry B-2  
Allowed uses: Office, laboratory, light industry and heavy industry by special permit  
Bulk: FAR = 1.5  
Height limit: 85' (35' within 100' of a residential building or district)  
Open space: ----

Area 12: Fort Washington

Existing zoning: Industry B  
Proposed zoning: Open Space  
Allowed uses: conservation, park and recreation  
Bulk: FAR = .25  
Height limit: 35'  
Open space: 60%

Area 13: Fort Washington Overlay District

Existing zoning: Industry B  
Proposed zoning: Fort Washington Overlay District  
Allowed uses: By special permit; office, laboratory, light industry, limited heavy industry  
Bulk: FAR = 1.5  
Height limit: 35'

Area 14: Ford Assembly Plant

Existing zoning: Industry A/Office 3

Proposed zoning: Industry A-3

Allowed uses: Residential (except hotel, motel and dormitory), institutional (except schools, colleges or other educational institutions and laboratory or research facilities of non-profit educational institutions), office (except general office and technical office for research and development which shall be allowed as accessory uses (25%), limited retail, light industry and limited heavy industry by special permit.

Bulk: FAR = 2.0

Max. Density: 72 d.u.'s/acre

Height Limit: 85'

Open space: none

Area 15: Hastings Square

Existing zoning: Residence C-1

Proposed zoning: Open space

Allowed uses: Conservation, park and recreation.

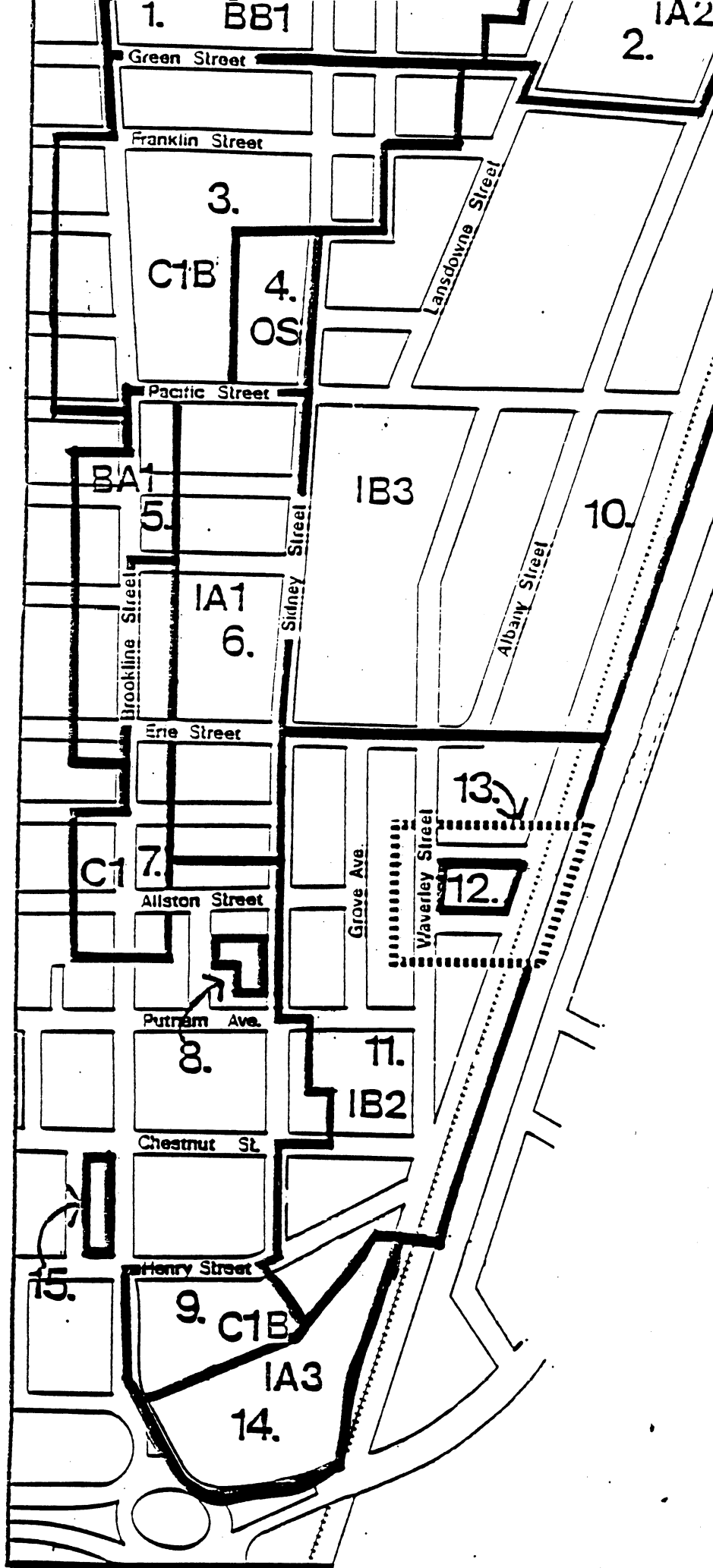
Bulk: FAR = .25

Height limit: 35'

Open space: 60%

\*FAR = Floor Area Ratio. The total gross floor area of the building divided by the total lot area.

\*\*Religious and non-profit educational corporations are exempt from any zoning regulation which restricts the use of land for such purposes except in the low density residential districts which have a minimum lot area per dwelling unit of 1200 square feet or greater.



## Cambridgeport Industrial District Proposed Zoning Quinton Petition

REVISED 8/81

	FAR	Max Ht.	Du/ Acre
<b>Residential</b>			
C1	.75	35	36
C1B	.65	35	27
Special permit	1.0	40	43
<b>Business</b>			
BA1	1.0	35	36
BB1	3.0	90	145
<b>Industry</b>			
IA1	1.25	45	36
IA2	4.0	70	36
IA3	2.0	85	72
IB2	1.5	85	—
IB3	1.5	60	—
<b>Open Space</b>	—	—	—
<b>Fort Washington Overlay</b>			
Special permit	—	35	—

Simplex Industrial Area Rezoning - Milne Petition District by District Summary

Area 1: Massachusetts Avenue

Existing zoning: Business B/Industry B

Proposed zoning: Business B-3/PUD-6

Allowed uses:

Base zone BB-3: Residential, Office Laboratory and Retail

PUD Overlay: By special permit, residential, institutional, office and laboratory, limited retail and light industrial.

Bulk:

FAR =

BB-3 = 3.0

PUD overlay = 2.5 (except where the base district is high, the higher FAR shall be permitted)

Max. Density:

BB-3 = 145 d.u.'s/acre

PUD overlay = 72 d.u.'s/acre

Height limit:

BB-3 = 120' (except for residential uses where the height shall be 180')

Area 2: Simplex Industrial Area

Existing zoning: Business A/Industry B

Proposed zoning: Industry B-2/PUD-6

Allowed uses:

Base zone IB-2: Office and laboratory, light industry, limited heavy industry by special permit.

PUD overlay: By special permit; residential, institutional, office and laboratory, limited retail and light industrial.

Bulk:

FAR =

IB-2 = 1.5

PUD-6 = 2.5

Max. Density:

IB-2: N/A

PUD-6: 72 d.u.'s/acre

Height limit:

IB-2: 85' (35' within 100' of a residential district)

PUD-6: 120'

PUD overlay = 120'

Open Space:

BB-3 = 10%

PUD overlay = 15%

Special requirements in the PUD-6 district:

- (1) Any townhouse or multi-family development containing ten or more dwelling units shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least ten (10) percent of the total number of units authorized.
- (2) PUD's with an FAR greater than 1.5 shall devote 50% of the excess FAR toward housing.

Open Space:

IB-2: N/A

PUD-6: 15%

Special requirements in the PUD-6 district:

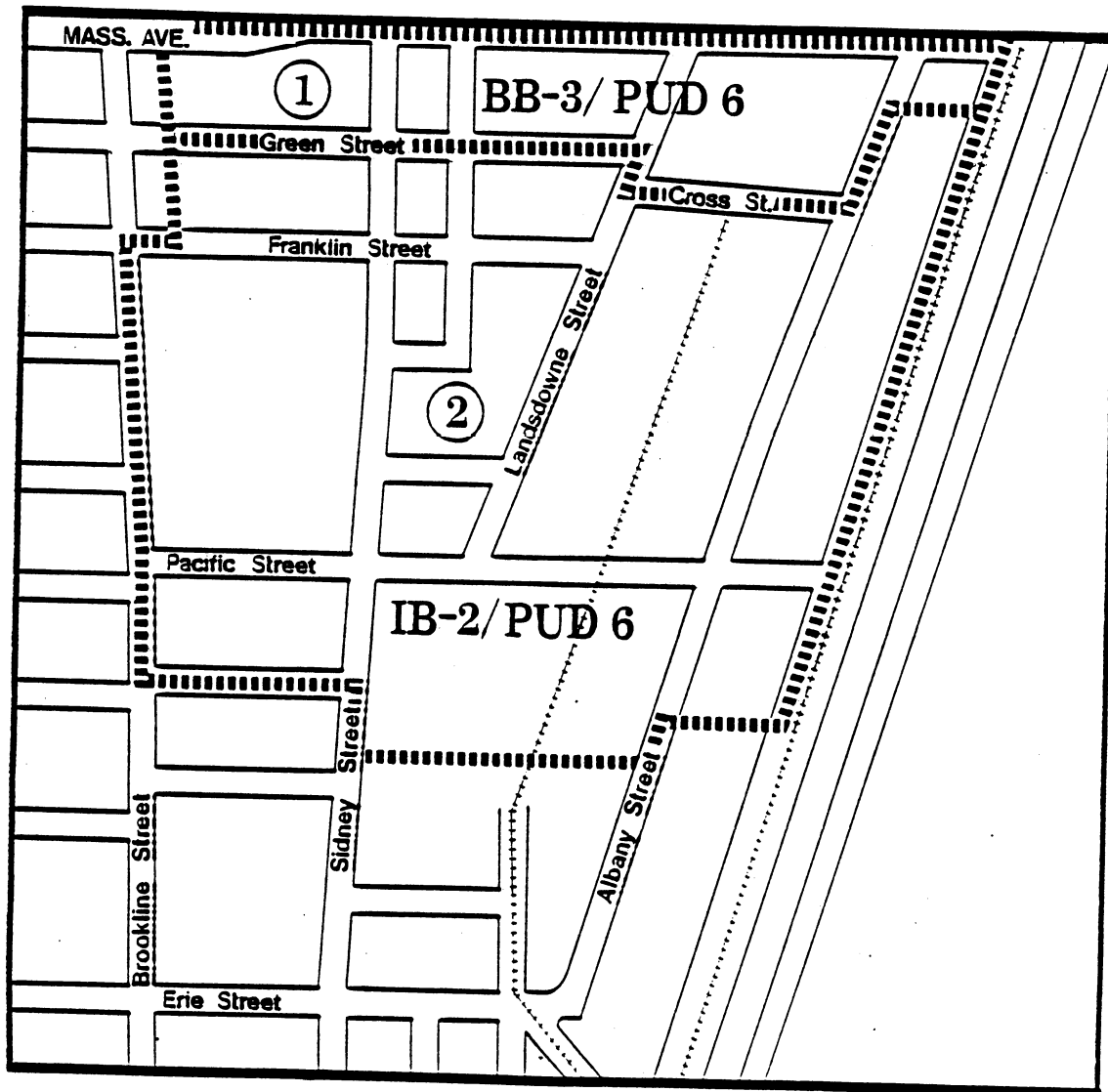
\*same as in Area 1.

\*FAR = Floor Area Ratio, gross floor area of the total building divided by the total lot area.

\*\*Religious and non-profit educational corporations are exempt from zoning regulation which restricts the use of land for such purposes except in the low density residential districts which have a minimum lot area per dwelling unit of 1200 square feet or greater.

# Simplex Development Area Petition Proposed Zoning

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New England Environmental Mediation Center

190 High Street Boston, Massachusetts 02110 (617) 451-3670

October 29, 1981

Mr. David Vickery  
Assistant City Manager for Community Development  
57 Inman Street  
Cambridge, MA 02139

Dear David,

On behalf of the New England Environmental Mediation Center, I am writing to you to provide you with official notice of our decision to bring to an end our involvement as a mediator in the efforts of the Ad Hoc Committee on the Cambridgeport Industrial District to reach a negotiated compromise on a petition for re-zoning the District.

As you know, it was little over a month ago that we spoke for the first time and you invited us to mediate the Committee's negotiations. During that time we were privileged to meet and work with you and the very able members of your staff as well as to work with a most interesting group of persons and organizations represented on the Committee. Moreover, we faced an exciting and interesting challenge in our efforts to facilitate negotiations among the members of the Committee. We deeply appreciate these opportunities.

As you also know, despite our best efforts we were unable to precipitate more than very limited substantive negotiations among the members during our brief but intensive involvement in this case. Needless to say we are disappointed in that fact but feel confident that our efforts clarified the issues in need of negotiation, and the positions of the parties after their initial attempts at negotiation. Before choosing to end our efforts, we made every effort to provide the members with a clear choice of continuing to negotiate in an effort to fulfill the mandate of the Committee or to terminate their efforts and pursue their individual goals through means other than negotiation within the Committee. We were deeply disappointed that the members could not agree to continue to negotiate and assure you that if they had we would yet be hard at work on this case today. But for our part we are satisfied that every procedural and substantive option which might have enabled them to continue negotiating was presented and tested. Clearly, some or all of the members felt they could accomplish more at less risk outside the confines of the Committee's negotiations. For your interest, I have enclosed a memorandum which summarizes the high points of our activities.

Please know that if the day arrives when the key parties to this case consider resuming their negotiations, we would be willing and ready to return and once again assist them as a mediator in any way possible. Meanwhile, we thank you, Roger, Betty and Elizabeth for your support and guidance and look forward to the time when we might work together again.

Regards,



David O'Connor  
Chief Mediator

DOC/n


Enclosure

# New England Environmental Mediation Center

190 High Street Boston, Massachusetts 02110 (617) 451-3670

October 29, 1981

## MEMORANDUM

To: File  
From: David O'Connor (DOC)   
Re: Mediation of the Zoning Dispute on the Cambridgeport Industrial District: Highlights.

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This memo summarizes the major activities we undertook in the course of our efforts to mediate the negotiations of the Ad Hoc Committee on the Cambridgeport Industrial District (CID) at the request of the Cambridge Community Development Department (CDD).

<u>Date</u>	<u>Event</u>
September 24	- CDD contacts Center
25	- Center agrees to investigate
28	- David O'Connor (DOC) meets with Cambridgeport Coalition (CC)
29	- DOC meets with Vickery and CDD staff - DOC meets with MIT
30	- DOC and James Litton (JL) meet with Simplex Steering Committee (SSC)
October 1	- DOC and JL meet with Business groups - DOC and JL meet with Riverside/Cambridgeport Community Corporation (R/CCC)
2	- DOC meets with Geneva Malenfont
6	- DOC and JL meet with Vickery and staff - JL attends Planning Board Hearing
7	- DOC drafts "Participation Agreement" - DOC attends City Council Hearing
8	- DOC meets with SCC - DOC meets with R/CCC

<u>Date</u>	<u>Event</u>
October 9	- DOC and JL meet with MIT - DOC and JL meet with C.C. - DOC and JL meet with Business Groups
13	- DOC and JL meet with Vickery and Staff - DOC chairs Ad Hoc Committee meeting
15	- DOC meets with CDD - DOC meets with R/CCC
16	- DOC meets with SSC - DOC meets with MIT
17	- DOC chairs all day meeting of Ad Hoc Committee
21	- DOC chairs caucus of MIT, R/CCC, and SSC
22	- DOC chairs final meeting of Ad Hoc Committee

## Planning Board Public Hearings - October 6, 1981

- A. Cambridgeport Industrial Area Rezoning Petition - Public Hearing 10/6/81.  
Rosemarie Quinton et al.

Chairman Parris opened the hearing at 7:45 p.m.

Rosemarie Quinton, the petitioner, introduced Bill Cavellini, 274 Brookline Street, to explain the petition. Mr. Cavellini stated that this petition contains modifications from the earlier petition including boundary and text changes. The zoning line located along Vassar Street has been moved in along the railroad tracks. A change to the area adjacent to Henry Street was created to accommodate the Blake Realty Building in an industrial district. Other text changes were in the new industrial IB-3 district and the Residence C-1B district. Mr. Noble noted his concern over the delay in scheduling this hearing and asked the Board to respond promptly with its recommendation to the City Council.

Questions:

Chairman Parris asked Mr. Cavellini to briefly describe all of the new districts being created in this petition.

Mr. Cavellini outlined three new districts.

1. Residence C-1B - a medium density residential district which provides a bonus to developments which include low-income housing.
2. Industry B-3 - an exclusive light industrial district.
3. Industry A-3 - a district which provides for the reuse of the former Ford Assembly plant for either light industry or housing.

Member Malenfant questioned the petitioners on the minimum lot size restriction (5,000 s.f.) in the residential districts as to its intent and noted that such restriction would contradict the petitioners' goal to allow for homeownership.

Member Cohn stated that 43 townhouse units per acre is terribly dense and, based on experience, these regulations wouldn't produce the type of development they are proposing.

Statements in Favor:

1. Bob LaTremouille, 6 McLean Place, responded to earlier discussion by stating that these provisions allow homeownership as condominiums while the actual land still remains in control of all the occupants. Mr. LaTremouille noted that this would ensure that the properties will be maintained.

2. Gary Quinton noted that the intent behind the regulations was to allow townhouse type development and to avoid the development of pill box type housing.
3. George Fortey, 32 Fairmont Avenue stated that this petition would increase the housing stock in Cambridge and encourage businesses which employ a diverse population.

No one spoke in opposition to the petition.

B. Simplex Industrial Area Rezoning Petition - Public Hearing 10/6/81  
Walter Milne, et al. (MIT)

Walter Milne, Special Assistant to the President (MIT), outlined the history and intent of the MIT petition noting that this is an attempt to direct the rezoning to one area of general agreement made earlier this year. The petition incorporates most of the elements in the earlier Planning Board petition for the upper Cambridgeport area.

Cathy Donaher, consultant to MIT, summarized the specifics of the regulations:

Mass. Ave. - Rezoned to Business B-3 with an FAR of 3.0 and height limit of 120 feet and 180 feet for residential use.

Ms. Donaher stated that the 180 foot height was written particularly for hotel development.

Green-Pacific Streets - Would be rezoned to Industry B-2 as the base district with a PUD-6 overlay. This district would cover mostly MIT property.

A technical error in the map was pointed out which showed the district line including property below Pacific Street not owned by MIT.

The area adjacent to Brookline Street was considered one of the most sensitive boundaries and the intent of the PUD in this area would be to encourage uses and height limits similar to the adjacent districts.

Ms. Donaher summarized the restrictions of the PUD district. A specific change from the earlier Planning Board petition was the elimination of the requirement of industrial use to trigger the FAR bonus. The housing requirement remained. Another technical correction regarding a reference to the table of use category was noted.

Ms. Donaher, in closing, informed the Board of ongoing negotiations and stated that should a consensus emerge from these negotiations, MIT would withdraw its petition.

Questions:

Member Malenfant asked Ms. Donaher if there was a maximum FAR for development parcels within the PUD and if residential use included dormitories.

Ms. Donaher responded that there was not an FAR maximum and dormitories were not included as permitted residential uses.

General discussion took place over the total number of units required in the entire area should the bonus FAR occur. The total would be approximately 500 units. Height along Massachusetts Avenue was another issue discussed. Mr. Milne stated that they had looked at other hotels in the area in terms of height prior to proposing that maximum height.

Statements in Favor:

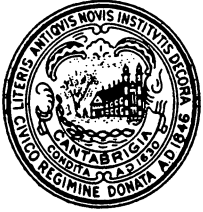
No one spoke in favor of the petition.

Statements in Opposition:

1. Gary Quinton stated that he could go on at length over the problems with this petition. Three major problems were:
  - a. The inclusion of MIT property only was a selfish approach and that the Community Development Department and neighborhood had considered the area as a whole.
  - b. The height limits of 120-180 feet were ridiculous.
  - c. The requirement for 10% low/moderate income housing was too low.
2. Bob LaTremouille, 6 McLean Place, stated that the 180 feet maximum on Massachusetts Avenue would allow an 18 story solid wall along the Avenue, the petition allows an FAR greater than the stated maximum FAR's and there were many loopholes in the petition, specifically the developer could buy-out of the 10% low/moderate income provision.
3. Bill Noble, 38 Green Street, noted that the petition was remarkably close to the CDD petition and suggested that the petition was invalid since it was substantially the same as the earlier Planning Board petition which was voted down by the City Council in June.

Other points of concern voiced by Mr. Noble included: the unrestricted use of non-contiguous lots, the minimum percent of low/moderate income housing (10%) was too low, the minimum amount of on-grade open space was also too low and that there was no requirement for industrial development. In general, Mr. Noble indicated that the closeness of this petition to the Planning Board petition should be scrutinized carefully.

The hearing adjourned at 8:20 p.m.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

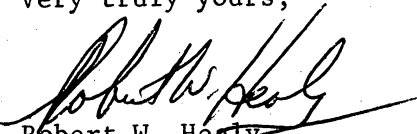
EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

December 21, 1981

To the Honorable, the City Council:

Enclosed please find copy of a report from the Cambridge  
Planning Board on the petitions to rezone the Cambridgeport Industrial  
Area.

Very truly yours,

  
Robert W. Healy  
City Manager

RWH/mbf  
Enc.

Agenda Item Number Seven

Re: Report from the Cambridge Planning Board  
on the petitions to rezone the Cambridgeport  
Industrial Area.

In City Council,

December 21, 1981

12/21/81

Referred to the

PETITION -

Calendar Items

# 4 and # 5

under

Unfinished Business

# City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

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The petition would amend the zoning map by changing the district designations for two areas as shown on the accompanying map:

<u>AREA</u>	<u>EXISTING ZONING</u>	<u>PROPOSED ZONING</u>
1	Business B/Industry B	Business B-3/PUD-6
2	Business A/Industry B	Industry B-2/PUD-6

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish a new Business B-3 District. The new Business B-3 district would have the same use regulations as Business B, B-1 and B-2 districts. The maximum floor area ratio would be 3.0 and the maximum height would be 120 feet except for residential uses where the maximum height would be 180 feet. Residential uses would be subject to the same dimensional requirements as the Residence C-3 district except where previously noted. Parking and loading requirements are the same as the Business B-2 and Business B-1 districts.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Simplex Development Area.

Article 13.000, Planned Development Districts, would be amended to create a new Planned Unit Development District (PUD-6). The purpose of these regulations is to provide for a high quality mixed use urban environment which permits development of general and technical offices with supporting commercial activities, light industrial uses and residential uses. Planning Board approval of such office development on one acre or more and approval of multi-family or townhouse development on 25,000 square feet or more would be required. Development bulk and building height limitations would be based on the size of the development parcel, with a maximum FAR of 2.5 or the FAR of the base district which ever is greater and maximum height of 120 feet. Special requirements for low and moderate income housing would apply to all townhouses and multifamily developments.

Subsection 5.34 of the Ordinance would be amended to change footnote (c) to require a 35 foot height limit within 100 feet of Residential Districts only within the Industry B-2 district. Section 4.40, Footnotes would be amended to delete footnotes numbered 33 and 34 which restrict the weight of assembly products to 200 pounds.

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

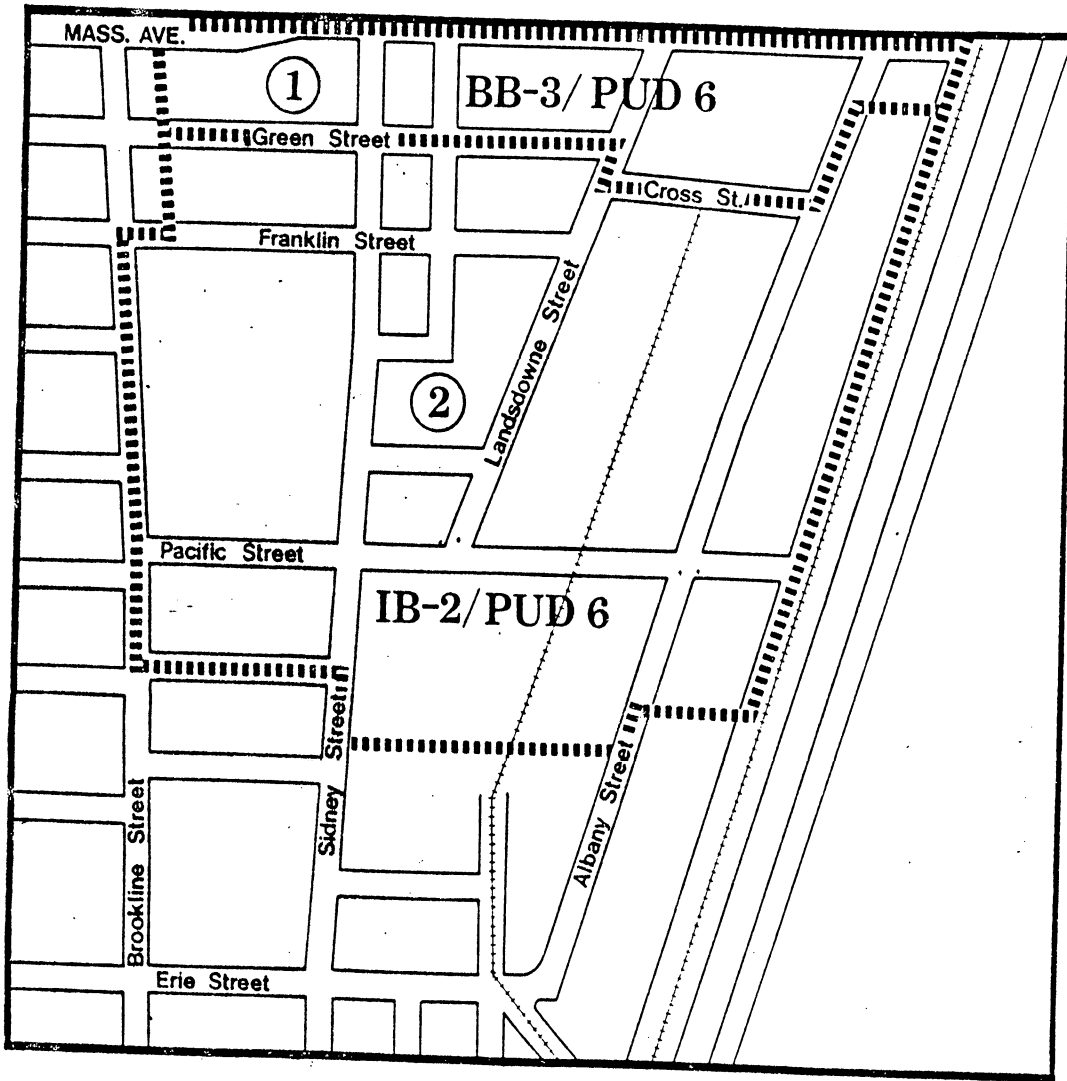
All interested persons in this matter may appear at this time and be heard.

For the Committee,

Councillor David A. Wylie  
Chairman.

# Simplex Development Area Petition Proposed Zoning

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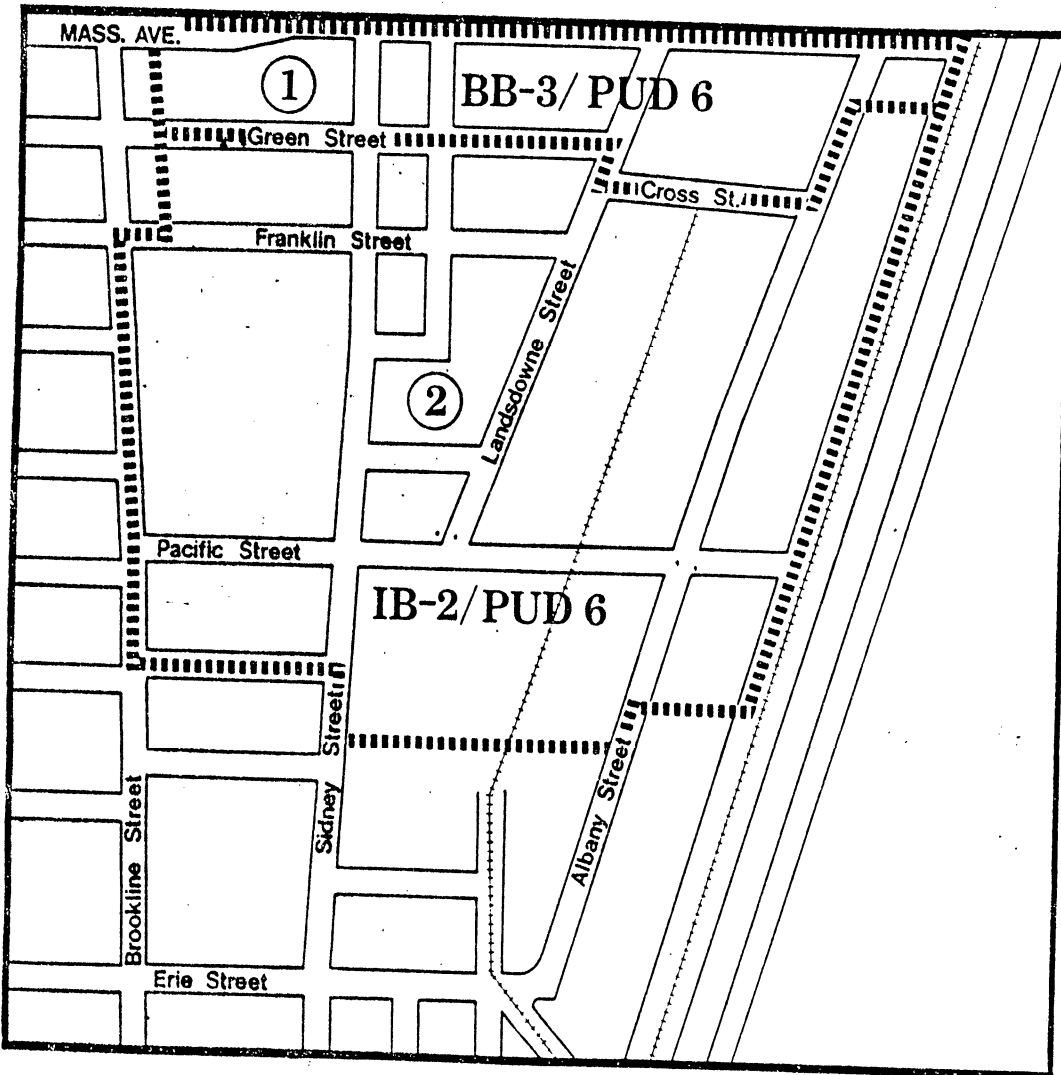
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Chairman.

# Simplex Development Area Petition Proposed Zoning

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4-11-80

*WJ*

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OFFICE OF CITY CLERK

SEP 22 10 20 AM '81

CAMBRIDGE, MASS.

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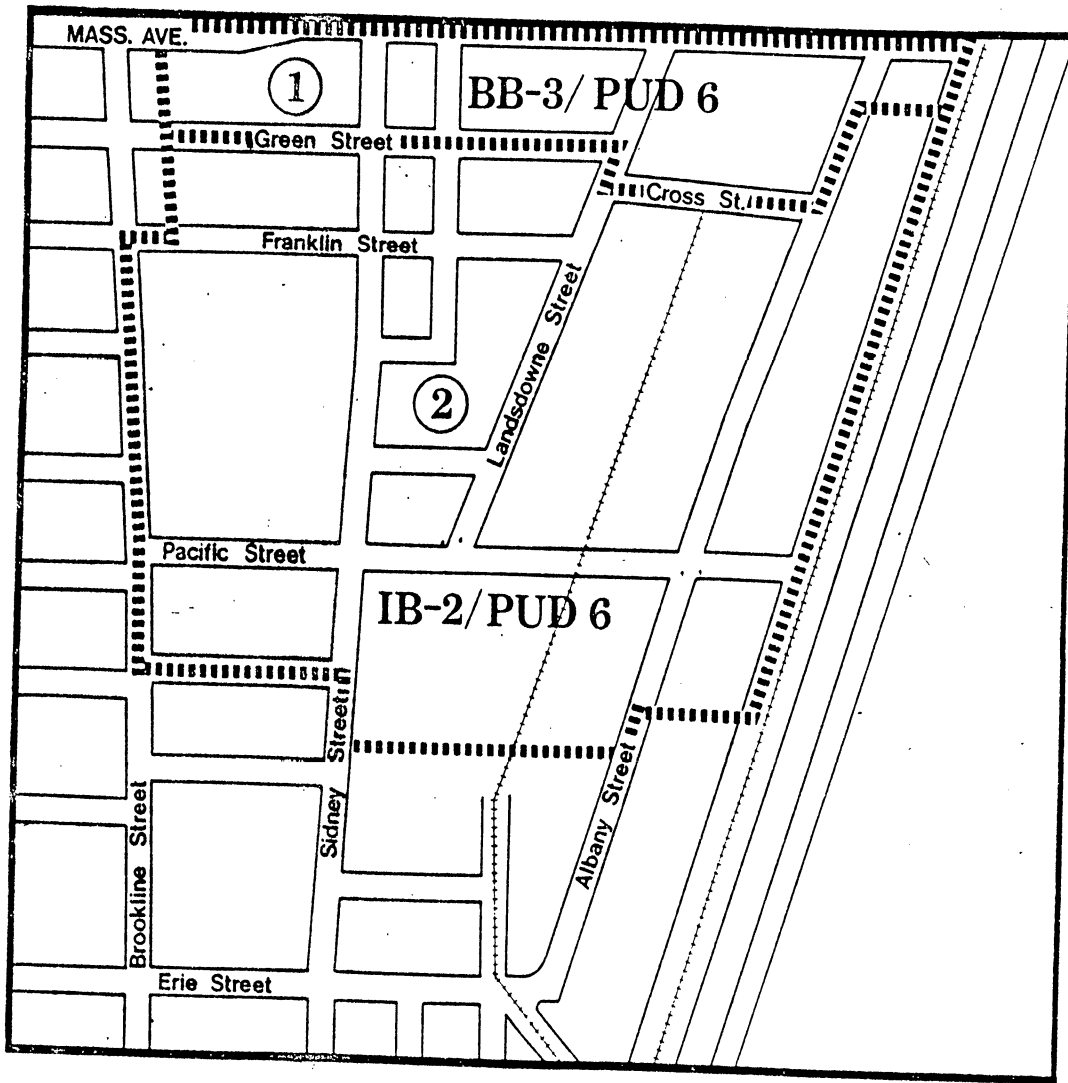
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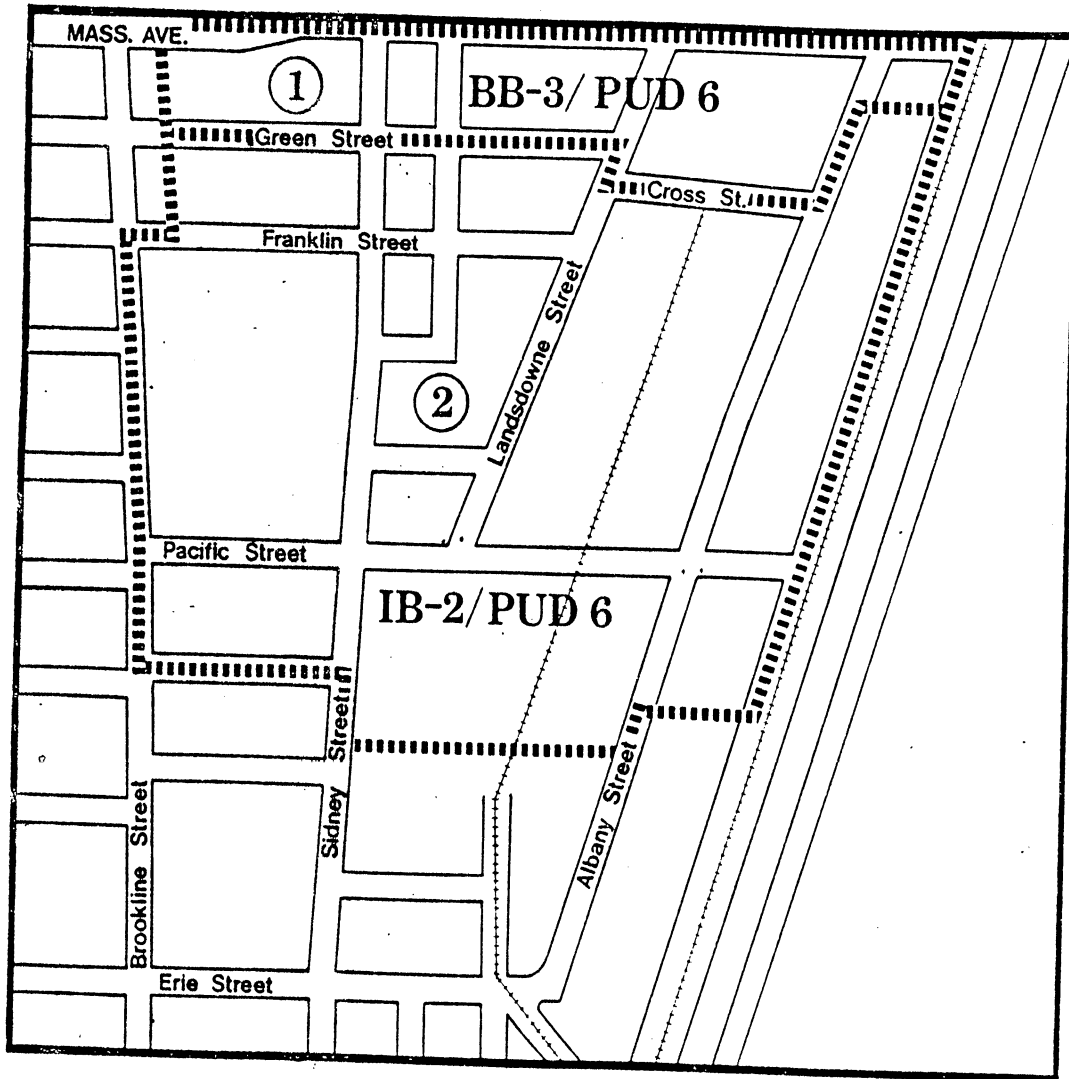
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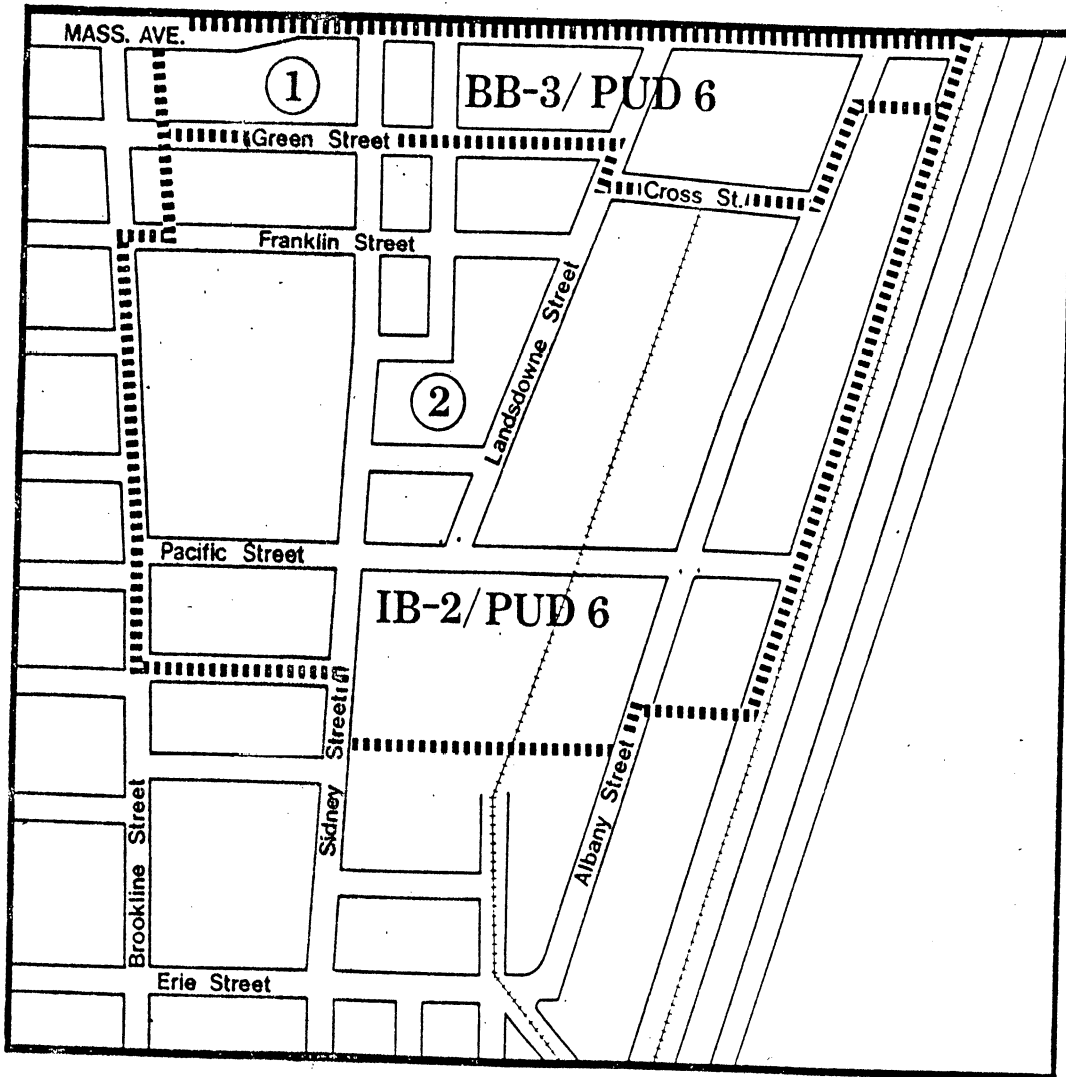
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Chairman.

# Simplex Development Area Petition Proposed Zoning

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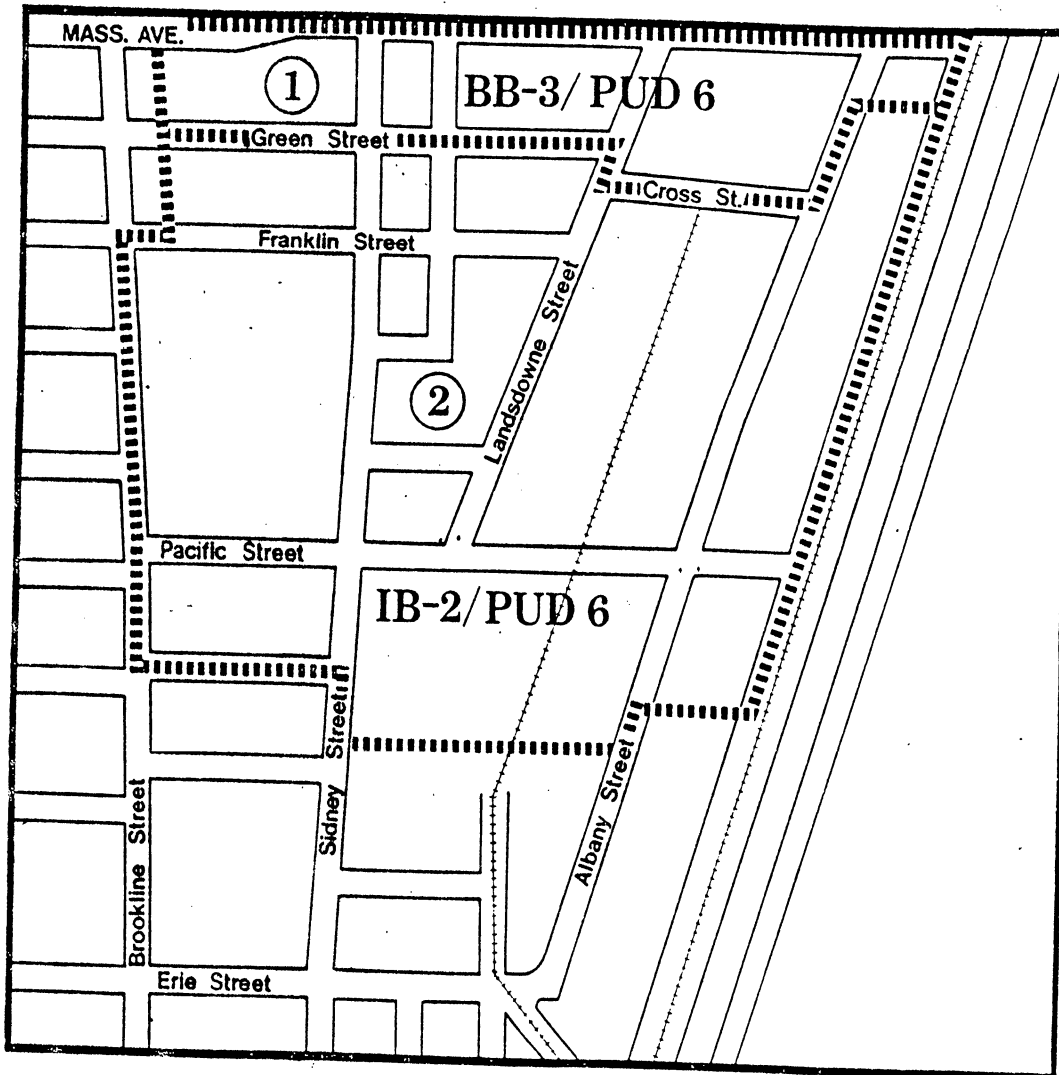
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For the Committee,

Councillor David A. Wylie  
Chairman.

# Simplex Development Area Petition Proposed Zoning

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OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

September 10, 1981

To the Honorable City Council:

M.I.T. has participated for nearly two years in the rezoning effort undertaken by the City's Community Development Department for the Cambridgeport Industrial District. In the course of that effort M.I.T. voluntarily entered into a moratorium on the purchase of property and delayed the marketing and development of its properties there.

When the final Planning Board compromise zoning petition failed to be adopted last June, M.I.T. had to look carefully at the situation and reassess it. On the basis of that reassessment, M.I.T. feels it now must proceed to develop these properties to produce jobs and housing for the City and to generate revenue for the Institute. Proceeding now will allow us to add to the tax base of the City at a most critical time.

For these reasons we are pursuing two concurrent courses this fall: (1) soliciting developers' proposals for the M.I.T. property in that part of the District that is the Simplex Development Area; and (2) submitting a rezoning petition for that Area which includes the essential elements of compromise arrived at by negotiation last June.

The Simplex Development Area petition requires that half of the development bonus allowed by the PUD be allocated solely to housing, since the planning process last spring identified this area particularly as one that should accommodate housing.

Renewed rezoning negotiations for Cambridgeport are due to begin, and M.I.T. will participate in that process. Should a consensus emerge, the Institute will take appropriate steps to modify or withdraw its petition. In the absence of any further agreement, M.I.T. will seek to gain approval of the zoning petition for the Simplex Development Area and, in any event, move ahead without further delay with the revitalization and economic development of this underutilized and deteriorated district.

Sincerely yours,

Walter L. Milne  
Special Assistant

Enclosure

cc: Dr. Paul E. Gray  
Mr. Howard W. Johnson

WLM/tkp

Cambridge, September, 10, 1981

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

The undersigned respectfully pray  
that the Zoning Ordinance of the City of Cambridge be amended as follows:

A. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Simplex Development Area.

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, at a larger scale than the base zone and to allow residential uses. The PUD-6 district is also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefit. Specific objectives of the PUD-6 district include, but are not limited to, the following:

- To provide adequate light and air.
- To secure safety.
- To encourage housing for persons of all income levels, located so as to reinforce existing residential patterns wherever possible, and to create new residential areas.
- To facilitate the adequate provision of transportation, including the construction of new roadway linkages.
- To lessen the traffic congestion in the streets.
- To develop coordinated and useable open space which is publicly accessible.
- To encourage development which will contribute to an upgrading of economic activity and add diversity to job opportunities.
- To encourage coordinated developments which: maximize efficiency of energy consumption, eliminate conflicts between non-compatible land uses and which create buffers between existing residential areas and new non-residential areas.

- 13.72 Uses allowed in a PUD-6 District. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.
- 13.721 Residential Uses. All uses listed in Section 4.31c through k. listed in Section 4.31 c through k.
- (1) Town house development. Any special permits for town house development required by Section 11.10 shall be granted by the Planning Board in a planned unit development in a PUD-6 District.
- 13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or special permit in the base zoning district.
- 13.723 Office and Laboratory Uses. All uses listed in Section 4.34.
- 13.724 Retail Business and Consumer Service Establishments.
- (1) Stationery and office supply store.
  - (2) Printing and reproduction service establishment, photography studio.
  - (3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% gross floor area of the structure and that no manufacturing, assembly, or packaging occur on the premises.
  - (4) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry, or other similar establishments.
  - (5) Restaurants or other eating and drinking establishments listed in subsection 4.35 e, f, and g.
  - (6) Theater or hall for public gatherings.
  - (7) Bowling alley, skating rink, tennis center, or other commercial recreation establishments.
- 13.725 Light Industrial Uses.
- Manufacturing, processing, assembly and packaging of products listed in Section 4.37 (a), (b) 1-15, and 4.37 (f).
- 13.726 Other Uses. Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is necessary to support the predominant uses

in the district.

- 13.73 Housing Requirements in the PUD-6 District. In order to assure the provision of new housing resources in the development area, the following residential uses listed in this Section 13.73 alone or in combination with other uses permitted in the PUD shall be required within any Planned Unit Development bearing an FAR greater than 1.5.

- Residential Uses:

Town house development.  
Multi-family dwellings.

At least 50% of the proposed gross floor area in excess of 1.5 FAR shall be devoted to the above uses.

- 13.74 District Dimensional Regulations. Where the base zoning regulations differ from this requirement, the less restrictive provision of either shall apply to the development parcel in that location.

(1) Simplex Development Area

The maximum ratio of floor area to the total area of the Simplex Development Area shall be 2.5, except where the base district allows by right a higher FAR, the higher FAR shall be permitted.

- 13.742 The minimum size of the development parcel for PUD shall be one (1) acre. The Planning Board may allow development parcels containing less than one acre, but at least 25,000 square feet if the predominant use of the development is devoted to multi-family or town house use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 district may contain non-contiguous lots.

- 13.743 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.

- 13.744 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

- 13.75 Height

13.751 The maximum height of any building shall be 120 feet, except as modified in Section 13.791.

13.76 Open Space Requirements

13.761 Definition of Open Space. For the purpose of this subsection 13.76 open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated and the general public. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

13.762 Minimum Open Space Requirements

- (1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.
- (2) Required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10 percent.
- (3) Open space at other levels must be open to the sky. These areas shall have a minimum dimension of ten (10) feet and a minimum area of 200 square feet.
- (4) At least 50 percent of the open space required in this subsection 13.762 shall be provided at finished grade level.

13.77 Special Requirements for Town House and Multi-Family Dwellings PUD-6.

13.771 Any town house or multi-family development containing ten or more dwelling units shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least ten (10) percent of the total number of units authorized, either on or off site in accordance with 13.772.

13.772 To fulfill the requirements of this subsection 13.77 any one or combination of the following mechanisms may be employed:

- (1) Participation in any federal, state, or city program providing for housing units for low- and moderate-income households.

- (2) Cash payment to the City of Cambridge administered by the Community Development Department to be used to make available housing units for low- and moderate-income households in a manner and at locations approved by or in conformance with guidelines adopted by the Cambridge City Council.

The amount of such payment shall be satisfactory to the Board, but in no case shall it exceed the equivalent in value of the units which would otherwise have been provided within the development.

- (3) Any other mechanism satisfactory to the Board. Provision of the required low- and moderate-income units may be satisfied by the applicant with the construction or purchase of alternate units outside the development parcel, the location of which shall be satisfactory to the Board. In general such units shall be constructed or purchased in city neighborhoods determined by the Board to have insufficient numbers of low- and moderate-income housing units.

13.773 The required low- and moderate-income units shall be intended and designed for families and shall contain a minimum of two bedrooms. Dwelling units intended principally to serve the elderly shall not fulfill the requirements of this sub-section 13.77. It is preferred that the units be located in town house or mid-rise residential structures.

13.774 The required units shall be dispersed throughout the housing development and not concentrated in any one location.

13.775 For the purpose of this section, low- and moderate-income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency.

All households occupying the low- and moderate-income units shall be certified as eligible by the Cambridge Housing Authority or other agent of the City of Cambridge approved by the City Council.

13.776 In granting approval to construct housing under this sub-section 13.77 the Board shall be satisfied that the units to be provided to low- and moderate-income households, or equivalent units, shall be available for a period of at least fifteen (15) years.

13.777 Where the housing is to be constructed in stages, the Board may require that the low- and moderate-income units shall be provided in each stage in the same proportion or may require other assurance of construction as required for the total housing development.

13.78 Parking and Loading Requirements

Development in the PUD-6 district shall conform to the off-street parking and loading requirements set forth in Article 6.000, except as modified by Section 13.78.

13.781 Off-street parking facilities shall be provided as follows:

(1) Town house and Multi-family: 1 space per dwelling unit.

(2) Transient Accommodations:

Hotel: 1 space per 2 sleeping rooms

Motel: 1 space per motel unit

Additional parking spaces shall be provided for public restaurants: (1) in excess of 2000 square feet when located in a hotel or motel containing up to 100 rooms, (2) in excess of 5000 square feet in a hotel or motel containing between 101 and 250 rooms, and (3) in excess of 8000 square feet in a hotel or motel containing more than 250 rooms. The number of such spaces shall be 1 space per 30 seats. Additional parking spaces shall also be provided for function rooms in an amount equal to 1 space per 300 square feet of floor area contained in such rooms.

(3) Institutional, retail, and office: 1 space per 1000 square feet of gross floor area.

(4) Public Assembly: 1 space per 15 seats.

(5) Restaurants or other eating and drinking establishments: 1 space per 15 seats.

13.79 Development Review. The Planning Board in reviewing development proposals in the PUD-6 district shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 district as stated in Section 13.71 and that the development proposed adequately addresses all of the criteria detailed below.

13.791 Development Criteria

(1) Location, use, and density guidelines.

- Massachusetts Avenue to District Boundary

i. Encourage highest densities, heights, and traffic-generating uses towards Massachusetts Avenue and the railroad tracks and away from Brookline Street.

ii. Encourage residential use and lower height along the Brookline Street corridor.

- (2) Site Planning. The site plan shall provide for safe, efficient, convenient, and harmonious grouping of structures, uses, and facilities; for appropriate relation of space inside and outside buildings to intended uses and structural features, and for preservation of desirable natural or historic features.
- (3) Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street, public open space, residential zoning district line, or zoning district with an FAR under 1.0 shall be so designed as to compliment and harmonize with adjacent land uses with respect to use, scale, density, setback, bulk, height, landscaping, and screening.
- (4) Scale. In evaluating a Development Proposal providing building height in excess of 85 feet or 35 feet where such height limit is imposed by the base district, the Planning Board shall give consideration to evidence presented on the following:
  - (a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent than if the building height did not exceed the base district height;
  - (b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space, and monotonous development;
  - (c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;
  - (d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area;
  - (e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development;
  - (f) that the orientation and location of the proposed structure is designed so as to achieve maximum energy efficiency.

- (5) Traffic and Circulation. In its mix of uses, intensity of development, location, and proposed transportation improvements, the PUD shall be designed to minimize any negative impact on the adjacent residential neighborhood due to increased volumes of traffic, changed patterns of traffic movement, or an altered mix of vehicular types in the traffic stream.

Wherever possible the PUD shall enhance the movement of traffic within the district and direct traffic related to its operation to Massachusetts Avenue.

- (6) Pedestrian Circulation. Walkways shall form a logical, safe, and convenient system for pedestrian access to all dwelling units, project facilities, and principal off-site pedestrian destinations.
- (7) Open Space. To the maximum extent possible the required grade level open space shall:
- (a) be organized in units of sufficient size to have a significant visual impact on the district;
  - (b) provide opportunities for active and passive recreation for persons working or living within the district or the adjacent residential neighborhood;
  - (c) be located so as to provide a transition between residential uses and districts and more intensive office and industrial uses; and
  - (d) be designed and located so as to encourage the widest possible use and enjoyment by the general public.
- (8) Housing and Job Opportunities. The PUD shall contribute to the residential and/or industrial employment base in the Cambridgeport area. This use shall be appropriately located so as to compliment existing uses and to minimize conflicts between noncompatible uses.

The PUD development shall not unreasonably reduce the inventory of existing industrial activity in the district and shall, where predictable contribute additionally to the diversity of industrial employment of Cambridgeport.

2. Amend subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Simplex Development Area and in other

major economic revitalization areas designated by City Council through amendments to this subsection 11.72. The Alewife Revitalization District shall be that area contained within the comprehensive Alewife Area Rezoning Amendment ordained on June 16, 1980. The Simplex Development Area shall be that area contained within the comprehensive Cambridgeport area rezoning amendment ordained at the time of adoption of this zoning amendment. For purposes of this Section 11.70, the following shall be considered new economic development activity."

3. Amend Footnote (c) in subsection 5.34 to read as follows:  
"(c) 35 foot height limit within 100 feet of a residential district."
4. Amend Article 4.000, Section 4.40 Footnotes 33 and 34 by deleting the following:
  33. "Provided that no such article exceeds two hundred pounds in weight and"
  34. "(a) in Industry A, A-1, A-2, and B-2 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight,"
5. Create a new Business B-3 District by amending the Zoning Ordinance as follows:
  - I. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 17 as follows:
    19. Business B-3 District...general business, business and professional offices and multi-family dwellings.  
Renumber existing numbers 17-27 as 18 -28.
  - II. Amend Section 4.30, Table of Use Regulations, by adding B-3 after Bus. B, B-1, B-2 to the heading of column eight.
  - III. Add a new line to subsection 5.33 Business Districts between line Bus. B-2 and line Bus. C as follows:  
Bus. B-3 3.0 none 300 none none none none 120<sup>(h)</sup> none  
(h) For residential uses in the Business B-3 district the maximum height shall be 180 feet.
  - IV. Delete paragraph 5, subsection 5.33 and substitute therefor the following:
    5. A dwelling in a Business B or Business B-3 District shall be subject to the same dimensional requirements and

other restrictions as a dwelling in a Residence C-3 District.

V. Delete footnote 10, subsection 4.40 and substitute therefor the following:

10. Except in a Business B or Business B-3 District the use shall be subject to the limitations specified in Section 4.26.

VI. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Bus. B-1, B-2 to the heading of column four.

B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

1.0 Rezone to Business B-3 (with a Planned Unit Development District-6) that area presently zoned Business B and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street, as shown on Assessors Plat #92;

1.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 2230 feet to its intersection with the northerly side of the Boston & Albany Branch Railroad right-of-way, as shown on Assessors Plat #56;

1.2 Thence turning and proceeding in a southwesterly direction along the Boston & Albany Branch Railroad right-of-way for approximately 150 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue, as shown on Assessor's Plat #56;

1.3 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue for approximately 190 feet to its intersection with the centerline of Albany Street;

1.4 Thence turning and proceeding in a westerly direction along the centerline of Albany Street for approximately 265 feet to its intersection with the southeasterly projection of the centerline of Cross Street;

1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Cross Street and its projection for approximately 530 feet to its intersection with the centerline of Lansdowne Street;

1.6 Thence turning and proceeding in an easterly direction along the centerline of Lansdowne Street for approximately 120 feet to its



OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

September 10, 1981

To the Honorable City Council:

M.I.T. has participated for nearly two years in the rezoning effort undertaken by the City's Community Development Department for the Cambridgeport Industrial District. In the course of that effort M.I.T. voluntarily entered into a moratorium on the purchase of property and delayed the marketing and development of its properties there.

When the final Planning Board compromise zoning petition failed to be adopted last June, M.I.T. had to look carefully at the situation and reassess it. On the basis of that reassessment, M.I.T. feels it now must proceed to develop these properties to produce jobs and housing for the City and to generate revenue for the Institute. Proceeding now will allow us to add to the tax base of the City at a most critical time.

For these reasons we are pursuing two concurrent courses this fall: (1) soliciting developers' proposals for the M.I.T. property in that part of the District that is the Simplex Development Area; and (2) submitting a rezoning petition for that Area which includes the essential elements of compromise arrived at by negotiation last June.

The Simplex Development Area petition requires that half of the development bonus allowed by the PUD be allocated solely to housing, since the planning process last spring identified this area particularly as one that should accommodate housing.

Renewed rezoning negotiations for Cambridgeport are due to begin, and M.I.T. will participate in that process. Should a consensus emerge, the Institute will take appropriate steps to modify or withdraw its petition. In the absence of any further agreement, M.I.T. will seek to gain approval of the zoning petition for the Simplex Development Area and, in any event, move ahead without further delay with the revitalization and economic development of this underutilized and deteriorated district.

Sincerely yours,

Walter L. Milne  
Special Assistant

Enclosure

cc: Dr. Paul E. Gray  
Mr. Howard W. Johnson

WLM/tkp

Cambridge, September, 10, 1981

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

The undersigned respectfully pray  
that the Zoning Ordinance of the City of Cambridge be amended as follows:

A. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Simplex Development Area.

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, at a larger scale than the base zone and to allow residential uses. The PUD-6 district is also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefit. Specific objectives of the PUD-6 district include, but are not limited to, the following:

- To provide adequate light and air.
- To secure safety.
- To encourage housing for persons of all income levels, located so as to reinforce existing residential patterns wherever possible, and to create new residential areas.
- To facilitate the adequate provision of transportation, including the construction of new roadway linkages.
- To lessen the traffic congestion in the streets.
- To develop coordinated and useable open space which is publicly accessible.
- To encourage development which will contribute to an upgrading of economic activity and add diversity to job opportunities.
- To encourage coordinated developments which: maximize efficiency of energy consumption, eliminate conflicts between non-compatible land uses and which create buffers between existing residential areas and new non-residential areas.

13.72 Uses allowed in a PUD-6 District. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.

13.721 Residential Uses. All uses listed in Section 4.31c through k. listed in Section 4.31 c through k.

- (1) Town house development. Any special permits for town house development required by Section 11.10 shall be granted by the Planning Board in a planned unit development in a PUD-6 District.

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- Manufacturing, processing, assembly and packaging of products listed in Section 4.37 (a), (b) 1-15, and 4.37 (f).

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- Residential Uses:

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At least 50% of the proposed gross floor area in excess of 1.5 FAR shall be devoted to the above uses.

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The amount of such payment shall be satisfactory to the Board, but in no case shall it exceed the equivalent in value of the units which would otherwise have been provided within the development.

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Wherever possible the PUD shall enhance the movement of traffic within the district and direct traffic related to its operation to Massachusetts Avenue.

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The PUD development shall not unreasonably reduce the inventory of existing industrial activity in the district and shall, where predictable contribute additionally to the diversity of industrial employment of Cambridgeport.

2. Amend subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Simplex Development Area and in other

major economic revitalization areas designated by City Council through amendments to this subsection 11.72. The Alewife Revitalization District shall be that area contained within the comprehensive Alewife Area Rezoning Amendment ordained on June 16, 1980. The Simplex Development Area shall be that area contained within the comprehensive Cambridgeport area rezoning amendment ordained at the time of adoption of this zoning amendment. For purposes of this Section 11.70, the following shall be considered new economic development activity."

3. Amend Footnote (c) in subsection 5.34 to read as follows:  
"(c) 35 foot height limit within 100 feet of a residential district."
4. Amend Article 4.000, Section 4.40 Footnotes 33 and 34 by deleting the following:
  33. "Provided that no such article exceeds two hundred pounds in weight and"
  34. "(a) in Industry A, A-1, A-2, and B-2 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight,"
5. Create a new Business B-3 District by amending the Zoning Ordinance as follows:
  - I. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 17 as follows:
    19. Business B-3 District...general business, business and professional offices and multi-family dwellings.  
Renumber existing numbers 17-27 as 18 -28.
  - II. Amend Section 4.30, Table of Use Regulations, by adding B-3 after Bus. B, B-1, B-2 to the heading of column eight.
  - III. Add a new line to subsection 5.33 Business Districts between line Bus. B-2 and line Bus. C as follows:  
Bus. B-3 3.0 none 300 none none none none 120<sup>(h)</sup> none  
(h) For residential uses in the Business B-3 district the maximum height shall be 180 feet.
  - IV. Delete paragraph 5, subsection 5.33 and substitute therefor the following:
    5. A dwelling in a Business B or Business B-3 District shall be subject to the same dimensional requirements and

other restrictions as a dwelling in a Residence C-3 District.

V. Delete footnote 10, subsection 4.40 and substitute therefor the following:

10. Except in a Business B or Business B-3 District the use shall be subject to the limitations specified in Section 4.26.

VI. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Bus. B-1, B-2 to the heading of column four.

B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

1.0 Rezone to Business B-3 (with a Planned Unit Development District-6) that area presently zoned Business B and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street, as shown on Assessors Plat #92:

1.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 2230 feet to its intersection with the northerly side of the Boston & Albany Branch Railroad right-of-way, as shown on Assessors Plat #56;.

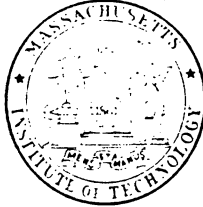
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1.3 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue for approximately 190 feet to its intersection with the centerline of Albany Street;

1.4 Thence turning and proceeding in a westerly direction along the centerline of Albany Street for approximately 265 feet to its intersection with the southeasterly projection of the centerline of Cross Street;

1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Cross Street and its projection for approximately 530 feet to its intersection with the centerline of Lansdowne Street;

1.6 Thence turning and proceeding in an easterly direction along the centerline of Lansdowne Street for approximately 120 feet to its



OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

September 10, 1981

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M.I.T. has participated for nearly two years in the rezoning effort undertaken by the City's Community Development Department for the Cambridgeport Industrial District. In the course of that effort M.I.T. voluntarily entered into a moratorium on the purchase of property and delayed the marketing and development of its properties there.

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For these reasons we are pursuing two concurrent courses this fall: (1) soliciting developers' proposals for the M.I.T. property in that part of the District that is the Simplex Development Area; and (2) submitting a rezoning petition for that Area which includes the essential elements of compromise arrived at by negotiation last June.

The Simplex Development Area petition requires that half of the development bonus allowed by the PUD be allocated solely to housing, since the planning process last spring identified this area particularly as one that should accommodate housing.

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Sincerely yours,

Walter L. Milne  
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Enclosure

cc: Dr. Paul E. Gray  
Mr. Howard W. Johnson

WLM/tkp

Cambridge, September, 10, 1981

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

The undersigned respectfully pray  
that the Zoning Ordinance of the City of Cambridge be amended as follows:

A. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Simplex Development Area.

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, at a larger scale than the base zone and to allow residential uses. The PUD-6 district is also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefit. Specific objectives of the PUD-6 district include, but are not limited to, the following:

- To provide adequate light and air.
- To secure safety.
- To encourage housing for persons of all income levels, located so as to reinforce existing residential patterns wherever possible, and to create new residential areas.
- To facilitate the adequate provision of transportation, including the construction of new roadway linkages.
- To lessen the traffic congestion in the streets.
- To develop coordinated and useable open space which is publicly accessible.
- To encourage development which will contribute to an upgrading of economic activity and add diversity to job opportunities.
- To encourage coordinated developments which: maximize efficiency of energy consumption, eliminate conflicts between non-compatible land uses and which create buffers between existing residential areas and new non-residential areas.

- 13.72 Uses allowed in a PUD-6 District. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.
- 13.721 Residential Uses. All uses listed in Section 4.31c through k. listed in Section 4.31 c through k.
- (1) Town house development. Any special permits for town house development required by Section 11.10 shall be granted by the Planning Board in a planned unit development in a PUD-6 District.
- 13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or special permit in the base zoning district.
- 13.723 Office and Laboratory Uses. All uses listed in Section 4.34.
- 13.724 Retail Business and Consumer Service Establishments.
- (1) Stationery and office supply store.
  - (2) Printing and reproduction service establishment, photography studio.
  - (3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% gross floor area of the structure and that no manufacturing, assembly, or packaging occur on the premises.
  - (4) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry, or other similar establishments.
  - (5) Restaurants or other eating and drinking establishments listed in subsection 4.35 e, f, and g.
  - (6) Theater or hall for public gatherings.
  - (7) Bowling alley, skating rink, tennis center, or other commercial recreation establishments.
- 13.725 Light Industrial Uses.
- Manufacturing, processing, assembly and packaging of products listed in Section 4.37 (a), (b) 1-15, and 4.37 (f).
- 13.726 Other Uses. Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is necessary to support the predominant uses

in the district.

- 13.73 Housing Requirements in the PUD-6 District. In order to assure the provision of new housing resources in the development area, the following residential uses listed in this Section 13.73 alone or in combination with other uses permitted in the PUD shall be required within any Planned Unit Development bearing an FAR greater than 1.5.

- Residential Uses:

Town house development.  
Multi-family dwellings.

At least 50% of the proposed gross floor area in excess of 1.5 FAR shall be devoted to the above uses.

- 13.74 District Dimensional Regulations. Where the base zoning regulations differ from this requirement, the less restrictive provision of either shall apply to the development parcel in that location.

(1) Simplex Development Area

The maximum ratio of floor area to the total area of the Simplex Development Area shall be 2.5, except where the base district allows by right a higher FAR, the higher FAR shall be permitted.

- 13.742 The minimum size of the development parcel for PUD shall be one (1) acre. The Planning Board may allow development parcels containing less than one acre, but at least 25,000 square feet if the predominant use of the development is devoted to multi-family or town house use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 district may contain non-contiguous lots.

- 13.743 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.

- 13.744 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

- 13.75 Height

13.751 The maximum height of any building shall be 120 feet, except as modified in Section 13.791.

13.76 Open Space Requirements

13.761 Definition of Open Space. For the purpose of this subsection 13.76 open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated and the general public. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

13.762 Minimum Open Space Requirements

- (1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.
- (2) Required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10 percent.
- (3) Open space at other levels must be open to the sky. These areas shall have a minimum dimension of ten (10) feet and a minimum area of 200 square feet.
- (4) At least 50 percent of the open space required in this subsection 13.762 shall be provided at finished grade level.

13.77 Special Requirements for Town House and Multi-Family Dwellings PUD-6.

13.771 Any town house or multi-family development containing ten or more dwelling units shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least ten (10) percent of the total number of units authorized, either on or off site in accordance with 13.772.

13.772 To fulfill the requirements of this subsection 13.77 any one or combination of the following mechanisms may be employed:

- (1) Participation in any federal, state, or city program providing for housing units for low- and moderate-income households.

- (2) Cash payment to the City of Cambridge administered by the Community Development Department to be used to make available housing units for low- and moderate-income households in a manner and at locations approved by or in conformance with guidelines adopted by the Cambridge City Council.

The amount of such payment shall be satisfactory to the Board, but in no case shall it exceed the equivalent in value of the units which would otherwise have been provided within the development.

- (3) Any other mechanism satisfactory to the Board. Provision of the required low- and moderate-income units may be satisfied by the applicant with the construction or purchase of alternate units outside the development parcel, the location of which shall be satisfactory to the Board. In general such units shall be constructed or purchased in city neighborhoods determined by the Board to have insufficient numbers of low- and moderate-income housing units.

13.773 The required low- and moderate-income units shall be intended and designed for families and shall contain a minimum of two bedrooms. Dwelling units intended principally to serve the elderly shall not fulfill the requirements of this sub-section 13.77. It is preferred that the units be located in town house or mid-rise residential structures.

13.774 The required units shall be dispersed throughout the housing development and not concentrated in any one location.

13.775 For the purpose of this section, low- and moderate-income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency.

All households occupying the low- and moderate-income units shall be certified as eligible by the Cambridge Housing Authority or other agent of the City of Cambridge approved by the City Council.

13.776 In granting approval to construct housing under this sub-section 13.77 the Board shall be satisfied that the units to be provided to low- and moderate-income households, or equivalent units, shall be available for a period of at least fifteen (15) years.

13.777 Where the housing is to be constructed in stages, the Board may require that the low- and moderate-income units shall be provided in each stage in the same proportion or may require other assurance of construction as required for the total housing development.

13.78 Parking and Loading Requirements

Development in the PUD-6 district shall conform to the off-street parking and loading requirements set forth in Article 6.000, except as modified by Section 13.78.

13.781 Off-street parking facilities shall be provided as follows:

(1) Town house and Multi-family: 1 space per dwelling unit.

(2) Transient Accommodations:

Hotel: 1 space per 2 sleeping rooms

Motel: 1 space per motel unit

Additional parking spaces shall be provided for public restaurants: (1) in excess of 2000 square feet when located in a hotel or motel containing up to 100 rooms, (2) in excess of 5000 square feet in a hotel or motel containing between 101 and 250 rooms, and (3) in excess of 8000 square feet in a hotel or motel containing more than 250 rooms. The number of such spaces shall be 1 space per 30 seats. Additional parking spaces shall also be provided for function rooms in an amount equal to 1 space per 300 square feet of floor area contained in such rooms.

(3) Institutional, retail, and office: 1 space per 1000 square feet of gross floor area.

(4) Public Assembly: 1 space per 15 seats.

(5) Restaurants or other eating and drinking establishments: 1 space per 15 seats.

13.79 Development Review. The Planning Board in reviewing development proposals in the PUD-6 district shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 district as stated in Section 13.71 and that the development proposed adequately addresses all of the criteria detailed below.

13.791 Development Criteria

(1) Location, use, and density guidelines.

- Massachusetts Avenue to District Boundary

i. Encourage highest densities, heights, and traffic-generating uses towards Massachusetts Avenue and the railroad tracks and away from Brookline Street.

- ii. Encourage residential use and lower height along the Brookline Street corridor.
- (2) Site Planning. The site plan shall provide for safe, efficient, convenient, and harmonious grouping of structures, uses, and facilities; for appropriate relation of space inside and outside buildings to intended uses and structural features, and for preservation of desirable natural or historic features.
  - (3) Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street, public open space, residential zoning district line, or zoning district with an FAR under 1.0 shall be so designed as to compliment and harmonize with adjacent land uses with respect to use, scale, density, setback, bulk, height, landscaping, and screening.
  - (4) Scale. In evaluating a Development Proposal providing building height in excess of 85 feet or 35 feet where such height limit is imposed by the base district, the Planning Board shall give consideration to evidence presented on the following:
    - (a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent than if the building height did not exceed the base district height;
    - (b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space, and monotonous development;
    - (c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;
    - (d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area;
    - (e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development;
    - (f) that the orientation and location of the proposed structure is designed so as to achieve maximum energy efficiency.

- (5) Traffic and Circulation. In its mix of uses, intensity of development, location, and proposed transportation improvements, the PUD shall be designed to minimize any negative impact on the adjacent residential neighborhood due to increased volumes of traffic, changed patterns of traffic movement, or an altered mix of vehicular types in the traffic stream.

Wherever possible the PUD shall enhance the movement of traffic within the district and direct traffic related to its operation to Massachusetts Avenue.

- (6) Pedestrian Circulation. Walkways shall form a logical, safe, and convenient system for pedestrian access to all dwelling units, project facilities, and principal off-site pedestrian destinations.

- (7) Open Space. To the maximum extent possible the required grade level open space shall:

(a) be organized in units of sufficient size to have a significant visual impact on the district;

(b) provide opportunities for active and passive recreation for persons working or living within the district or the adjacent residential neighborhood;

(c) be located so as to provide a transition between residential uses and districts and more intensive office and industrial uses; and

(d) be designed and located so as to encourage the widest possible use and enjoyment by the general public.

- (8) Housing and Job Opportunities. The PUD shall contribute to the residential and/or industrial employment base in the Cambridgeport area. This use shall be appropriately located so as to compliment existing uses and to minimize conflicts between noncompatible uses.

The PUD development shall not unreasonably reduce the inventory of existing industrial activity in the district and shall, where predictable contribute additionally to the diversity of industrial employment of Cambridgeport.

2. Amend subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Simplex Development Area and in other

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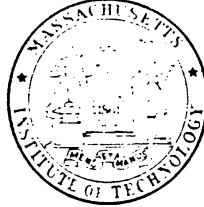
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13.751 The maximum height of any building shall be 120 feet, except as modified in Section 13.791.

13.76 Open Space Requirements

13.761 Definition of Open Space. For the purpose of this subsection 13.76 open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated and the general public. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

13.762 Minimum Open Space Requirements

- (1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.
- (2) Required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10 percent.
- (3) Open space at other levels must be open to the sky. These areas shall have a minimum dimension of ten (10) feet and a minimum area of 200 square feet.
- (4) At least 50 percent of the open space required in this subsection 13.762 shall be provided at finished grade level.

13.77 Special Requirements for Town House and Multi-Family Dwellings PUD-6.

13.771 Any town house or multi-family development containing ten or more dwelling units shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least ten (10) percent of the total number of units authorized, either on or off site in accordance with 13.772.

13.772 To fulfill the requirements of this subsection 13.77 any one or combination of the following mechanisms may be employed:

- (1) Participation in any federal, state, or city program providing for housing units for low- and moderate-income households.

- (2) Cash payment to the City of Cambridge administered by the Community Development Department to be used to make available housing units for low- and moderate-income households in a manner and at locations approved by or in conformance with guidelines adopted by the Cambridge City Council.

The amount of such payment shall be satisfactory to the Board, but in no case shall it exceed the equivalent in value of the units which would otherwise have been provided within the development.

- (3) Any other mechanism satisfactory to the Board. Provision of the required low- and moderate-income units may be satisfied by the applicant with the construction or purchase of alternate units outside the development parcel, the location of which shall be satisfactory to the Board. In general such units shall be constructed or purchased in city neighborhoods determined by the Board to have insufficient numbers of low- and moderate-income housing units.

13.773 The required low- and moderate-income units shall be intended and designed for families and shall contain a minimum of two bedrooms. Dwelling units intended principally to serve the elderly shall not fulfill the requirements of this sub-section 13.77. It is preferred that the units be located in town house or mid-rise residential structures.

13.774 The required units shall be dispersed throughout the housing development and not concentrated in any one location.

13.775 For the purpose of this section, low- and moderate-income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency.

All households occupying the low- and moderate-income units shall be certified as eligible by the Cambridge Housing Authority or other agent of the City of Cambridge approved by the City Council.

13.776 In granting approval to construct housing under this sub-section 13.77 the Board shall be satisfied that the units to be provided to low- and moderate-income households, or equivalent units, shall be available for a period of at least fifteen (15) years.

13.777 Where the housing is to be constructed in stages, the Board may require that the low- and moderate-income units shall be provided in each stage in the same proportion or may require other assurance of construction as required for the total housing development.

13.78 Parking and Loading Requirements

Development in the PUD-6 district shall conform to the off-street parking and loading requirements set forth in Article 6.000, except as modified by Section 13.78.

13.781 Off-street parking facilities shall be provided as follows:

(1) Town house and Multi-family: 1 space per dwelling unit.

(2) Transient Accommodations:

Hotel: 1 space per 2 sleeping rooms

Motel: 1 space per motel unit

Additional parking spaces shall be provided for public restaurants: (1) in excess of 2000 square feet when located in a hotel or motel containing up to 100 rooms, (2) in excess of 5000 square feet in a hotel or motel containing between 101 and 250 rooms, and (3) in excess of 8000 square feet in a hotel or motel containing more than 250 rooms. The number of such spaces shall be 1 space per 30 seats. Additional parking spaces shall also be provided for function rooms in an amount equal to 1 space per 300 square feet of floor area contained in such rooms.

(3) Institutional, retail, and office: 1 space per 1000 square feet of gross floor area.

(4) Public Assembly: 1 space per 15 seats.

(5) Restaurants or other eating and drinking establishments: 1 space per 15 seats.

13.79 Development Review. The Planning Board in reviewing development proposals in the PUD-6 district shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 district as stated in Section 13.71 and that the development proposed adequately addresses all of the criteria detailed below.

13.791 Development Criteria

(1) Location, use, and density guidelines.

- Massachusetts Avenue to District Boundary

i. Encourage highest densities, heights, and traffic-generating uses towards Massachusetts Avenue and the railroad tracks and away from Brookline Street.

- ii. Encourage residential use and lower height along the Brookline Street corridor.
- (2) Site Planning. The site plan shall provide for safe, efficient, convenient, and harmonious grouping of structures, uses, and facilities; for appropriate relation of space inside and outside buildings to intended uses and structural features, and for preservation of desirable natural or historic features.
  - (3) Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street, public open space, residential zoning district line, or zoning district with an FAR under 1.0 shall be so designed as to compliment and harmonize with adjacent land uses with respect to use, scale, density, setback, bulk, height, landscaping, and screening.
  - (4) Scale. In evaluating a Development Proposal providing building height in excess of 85 feet or 35 feet where such height limit is imposed by the base district, the Planning Board shall give consideration to evidence presented on the following:
    - (a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent than if the building height did not exceed the base district height;
    - (b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space, and monotonous development;
    - (c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;
    - (d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area;
    - (e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development;
    - (f) that the orientation and location of the proposed structure is designed so as to achieve maximum energy efficiency.

- (5) Traffic and Circulation. In its mix of uses, intensity of development, location, and proposed transportation improvements, the PUD shall be designed to minimize any negative impact on the adjacent residential neighborhood due to increased volumes of traffic, changed patterns of traffic movement, or an altered mix of vehicular types in the traffic stream.

Wherever possible the PUD shall enhance the movement of traffic within the district and direct traffic related to its operation to Massachusetts Avenue.

- (6) Pedestrian Circulation. Walkways shall form a logical, safe, and convenient system for pedestrian access to all dwelling units, project facilities, and principal off-site pedestrian destinations.

- (7) Open Space. To the maximum extent possible the required grade level open space shall:

- (a) be organized in units of sufficient size to have a significant visual impact on the district;
- (b) provide opportunities for active and passive recreation for persons working or living within the district or the adjacent residential neighborhood;
- (c) be located so as to provide a transition between residential uses and districts and more intensive office and industrial uses; and
- (d) be designed and located so as to encourage the widest possible use and enjoyment by the general public.

- (8) Housing and Job Opportunities. The PUD shall contribute to the residential and/or industrial employment base in the Cambridgeport area. This use shall be appropriately located so as to compliment existing uses and to minimize conflicts between noncompatible uses.

The PUD development shall not unreasonably reduce the inventory of existing industrial activity in the district and shall, where predictable contribute additionally to the diversity of industrial employment of Cambridgeport.

2. Amend subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Simplex Development Area and in other

major economic revitalization areas designated by City Council through amendments to this subsection 11.72. The Alewife Revitalization District shall be that area contained within the comprehensive Alewife Area Rezoning Amendment ordained on June 16, 1980. The Simplex Development Area shall be that area contained within the comprehensive Cambridgeport area rezoning amendment ordained at the time of adoption of this zoning amendment. For purposes of this Section 11.70, the following shall be considered new economic development activity."

3. Amend Footnote (c) in subsection 5.34 to read as follows:  
"(c) 35 foot height limit within 100 feet of a residential district."
4. Amend Article 4.000, Section 4.40 Footnotes 33 and 34 by deleting the following:
  33. "Provided that no such article exceeds two hundred pounds in weight and"
  34. "(a) in Industry A, A-1, A-2, and B-2 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight,"
5. Create a new Business B-3 District by amending the Zoning Ordinance as follows:
  - I. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 17 as follows:
    19. Business B-3 District...general business, business and professional offices and multi-family dwellings.  
Renummer existing numbers 17-27 as 18 -28.
  - II. Amend Section 4.30, Table of Use Regulations, by adding B-3 after Bus. B, B-1, B-2 to the heading of column eight.
  - III. Add a new line to subsection 5.33 Business Districts between line Bus. B-2 and line Bus. C as follows:  
Bus. B-3 3.0 none 300 none none none none 120<sup>(h)</sup> none  
(h) For residential uses in the Business B-3 district the maximum height shall be 180 feet.
  - IV. Delete paragraph 5, subsection 5.33 and substitute therefor the following:
    5. A dwelling in a Business B or Business B-3 District shall be subject to the same dimensional requirements and

other restrictions as a dwelling in a Residence C-3 District.

V. Delete footnote 10, subsection 4.40 and substitute therefor the following:

10. Except in a Business B or Business B-3 District the use shall be subject to the limitations specified in Section 4.26.

VI. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Bus. B-1, B-2 to the heading of column four.

B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

1.0 Rezone to Business B-3 (with a Planned Unit Development District-6) that area presently zoned Business B and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street, as shown on Assessors Plat #92;

1.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 2230 feet to its intersection with the northerly side of the Boston & Albany Branch Railroad right-of-way, as shown on Assessors Plat #56;

1.2 Thence turning and proceeding in a southwesterly direction along the Boston & Albany Branch Railroad right-of-way for approximately 150 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue, as shown on Assessor's Plat #56;

1.3 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue for approximately 190 feet to its intersection with the centerline of Albany Street;

1.4 Thence turning and proceeding in a westerly direction along the centerline of Albany Street for approximately 265 feet to its intersection with the southeasterly projection of the centerline of Cross Street;

1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Cross Street and its projection for approximately 530 feet to its intersection with the centerline of Lansdowne Street;

1.6 Thence turning and proceeding in an easterly direction along the centerline of Lansdowne Street for approximately 120 feet to its



OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

September 10, 1981

To the Honorable City Council:

M.I.T. has participated for nearly two years in the rezoning effort undertaken by the City's Community Development Department for the Cambridgeport Industrial District. In the course of that effort M.I.T. voluntarily entered into a moratorium on the purchase of property and delayed the marketing and development of its properties there.

When the final Planning Board compromise zoning petition failed to be adopted last June, M.I.T. had to look carefully at the situation and reassess it. On the basis of that reassessment, M.I.T. feels it now must proceed to develop these properties to produce jobs and housing for the City and to generate revenue for the Institute. Proceeding now will allow us to add to the tax base of the City at a most critical time.

For these reasons we are pursuing two concurrent courses this fall: (1) soliciting developers' proposals for the M.I.T. property in that part of the District that is the Simplex Development Area; and (2) submitting a rezoning petition for that Area which includes the essential elements of compromise arrived at by negotiation last June.

The Simplex Development Area petition requires that half of the development bonus allowed by the PUD be allocated solely to housing, since the planning process last spring identified this area particularly as one that should accommodate housing.

Renewed rezoning negotiations for Cambridgeport are due to begin, and M.I.T. will participate in that process. Should a consensus emerge, the Institute will take appropriate steps to modify or withdraw its petition. In the absence of any further agreement, M.I.T. will seek to gain approval of the zoning petition for the Simplex Development Area and, in any event, move ahead without further delay with the revitalization and economic development of this underutilized and deteriorated district.

Sincerely yours,

Walter L. Milne  
Special Assistant

Enclosure

cc: Dr. Paul E. Gray  
Mr. Howard W. Johnson

WLM/tkp

Cambridge, September, 10, 1981

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

The undersigned respectfully pray  
that the Zoning Ordinance of the City of Cambridge be amended as follows:

A. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Simplex Development Area.

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, at a larger scale than the base zone and to allow residential uses. The PUD-6 district is also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefit. Specific objectives of the PUD-6 district include, but are not limited to, the following:

- To provide adequate light and air.
- To secure safety.
- To encourage housing for persons of all income levels, located so as to reinforce existing residential patterns wherever possible, and to create new residential areas.
- To facilitate the adequate provision of transportation, including the construction of new roadway linkages.
- To lessen the traffic congestion in the streets.
- To develop coordinated and useable open space which is publicly accessible.
- To encourage development which will contribute to an upgrading of economic activity and add diversity to job opportunities.
- To encourage coordinated developments which: maximize efficiency of energy consumption, eliminate conflicts between non-compatible land uses and which create buffers between existing residential areas and new non-residential areas.

- 13.72 Uses allowed in a PUD-6 District. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.
- 13.721 Residential Uses. All uses listed in Section 4.31c through k. listed in Section 4.31 c through k.
- (1) Town house development. Any special permits for town house development required by Section 11.10 shall be granted by the Planning Board in a planned unit development in a PUD-6 District.
- 13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or special permit in the base zoning district.
- 13.723 Office and Laboratory Uses. All uses listed in Section 4.34.
- 13.724 Retail Business and Consumer Service Establishments.
- (1) Stationery and office supply store.
  - (2) Printing and reproduction service establishment, photography studio.
  - (3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% gross floor area of the structure and that no manufacturing, assembly, or packaging occur on the premises.
  - (4) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry, or other similar establishments.
  - (5) Restaurants or other eating and drinking establishments listed in subsection 4.35 e, f, and g.
  - (6) Theater or hall for public gatherings.
  - (7) Bowling alley, skating rink, tennis center, or other commercial recreation establishments.
- 13.725 Light Industrial Uses.
- Manufacturing, processing, assembly and packaging of products listed in Section 4.37 (a), (b) 1-15, and 4.37 (f).
- 13.726 Other Uses. Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is necessary to support the predominant uses

in the district.

13.73 Housing Requirements in the PUD-6 District. In order to assure the provision of new housing resources in the development area, the following residential uses listed in this Section 13.73 alone or in combination with other uses permitted in the PUD shall be required within any Planned Unit Development bearing an FAR greater than 1.5.

- Residential Uses:

Town house development.  
Multi-family dwellings.

At least 50% of the proposed gross floor area in excess of 1.5 FAR shall be devoted to the above uses.

13.74 District Dimensional Regulations. Where the base zoning regulations differ from this requirement, the less restrictive provision of either shall apply to the development parcel in that location.

(1) Simplex Development Area

The maximum ratio of floor area to the total area of the Simplex Development Area shall be 2.5, except where the base district allows by right a higher FAR, the higher FAR shall be permitted.

13.742 The minimum size of the development parcel for PUD shall be one (1) acre. The Planning Board may allow development parcels containing less than one acre, but at least 25,000 square feet if the predominant use of the development is devoted to multi-family or town house use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 district may contain non-contiguous lots.

13.743 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.

13.744 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.75 Height

13.751 The maximum height of any building shall be 120 feet, except as modified in Section 13.791.

13.76 Open Space Requirements

13.761 Definition of Open Space. For the purpose of this subsection 13.76 open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated and the general public. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

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"(c) 35 foot height limit within 100 feet of a residential district."
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  34. "(a) in Industry A, A-1, A-2, and B-2 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight,"
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(h) For residential uses in the Business B-3 district the maximum height shall be 180 feet.
  - IV. Delete paragraph 5, subsection 5.33 and substitute therefor the following:
    5. A dwelling in a Business B or Business B-3 District shall be subject to the same dimensional requirements and

other restrictions as a dwelling in a Residence C-3 District.

V. Delete footnote 10, subsection 4.40 and substitute therefor the following:

10. Except in a Business B or Business B-3 District the use shall be subject to the limitations specified in Section 4.26.

VI. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Bus. B-1, B-2 to the heading of column four.

B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

1.0 Rezone to Business B-3 (with a Planned Unit Development District-6) that area presently zoned Business B and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street, as shown on Assessors Plat #92;

1.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 2230 feet to its intersection with the northerly side of the Boston & Albany Branch Railroad right-of-way, as shown on Assessors Plat #56;

1.2 Thence turning and proceeding in a southwesterly direction along the Boston & Albany Branch Railroad right-of-way for approximately 150 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue, as shown on Assessor's Plat #56;

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1.4 Thence turning and proceeding in a westerly direction along the centerline of Albany Street for approximately 265 feet to its intersection with the southeasterly projection of the centerline of Cross Street;

1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Cross Street and its projection for approximately 530 feet to its intersection with the centerline of Lansdowne Street;

1.6 Thence turning and proceeding in an easterly direction along the centerline of Lansdowne Street for approximately 120 feet to its



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

October 22, 1981

Mr. Anthony Strafello  
57-59 Brookline Street  
Cambridge, MA

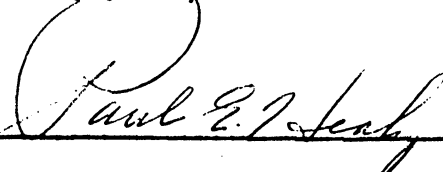
Dear Mr. Strafello:

This City Council was in receipt of your communication dated October 14, 1981 and has requested me to determine whether or not you wish to make a formal protest under Chapter 40A of the General Laws against the proposed Zoning Amendments affecting your property.

In order to perfect your protest under Chapter 40A, you should indicate the location of your property, the square footage involved and record your opposition to all proposed amendments which affect your property.

If you have any problems with this or related matters, please contact me at 498-9017.

Very truly yours,

  
\_\_\_\_\_  
Paul E. Healy, City Clerk.

PEH/mh

RECEIVED BY  
OFFICE OF CITY CLERK  
OCT 19 10 51 AM '81  
CAMBRIDGE, MASS.

Antonio Strafello  
57 + 59 Brookline Street  
in oposition to any Zoning  
in Cambridge Port area  
Anthony Strafello

Comm. from Anthony Strafello, 57-59 Brook-  
line Street in opposition to rezoning the  
Cambridgeport Area.

In City Council,

October 19, 1981

10-19-81

Referred to the  
- Petition -

Check and Request  
Formal Notice  
of Project

Hudson Chapter 40A  
Petitioners notified 10/22/81 mh



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

October 22, 1981

Mr. Domenic M. Antonellis, President  
New England Confectionery Company  
254 Massachusetts Avenue  
Cambridge, MA 02139

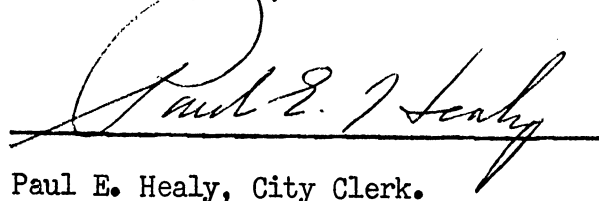
Dear Mr. Antonellis:

The City Council was in receipt of your communication dated October 14, 1981 and has requested me to determine whether or not you wish to make a formal protest under Chapter 40A of the General Laws against the proposed Zoning Amendments affecting your property.

In order to perfect your protest under Chapter 40A, you should indicate the location of your property, the square footage involved and record your opposition to all proposed amendments which affect your property.

If you have any problems with this or related matters, please contact me at 498-9017.

Very truly yours,

  
Paul E. Healy, City Clerk.

PEH/mh

RECEIVED BY  
OFFICE OF THE CITY CLERK  
12 OCT 1981

# NECCO

NEW ENGLAND CONFECTIONERY COMPANY  
CAMBRIDGE, MASS.  
254 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS, U.S.A. 02139

TELEPHONE  
(617) 876-4700

October 14, 1981

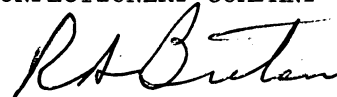
City of Cambridge  
Office of the City Clerk- Paul E. Healy  
City Hall  
Cambridge, Mass. 02139

Dear Mr. Healy:

Would you please direct this to the proper party, if it is not you,  
to read to the next session of the Cambridge City Council.

Very truly yours,

NEW ENGLAND CONFECTIONERY COMPANY



R. A. Breton  
Vice President - Administration

RAB/bb



RECEIVED BY  
OFFICE OF CITY CLERK

# NECCO

NEW ENGLAND CONFECTIONERY COMPANY  
CAMBRIDGE, MASS.

254 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS, U.S.A. 02139

TELEPHONE

(617) 876-4700

October 14, 1981

The Cambridge City Council  
City Hall  
Cambridge, MA 02139

Re: Proposed Amendments to  
Zoning Ordinance - Cambridgeport  
Industrial Area/Simplex Area

Gentlemen:

The two proposals under consideration by your members, we are told, are in some mediation process.

The zoning of NECCO will be changed if and when one of these amendments is adopted.

NECCO has been in business since 1847 - in Cambridge since 1927.

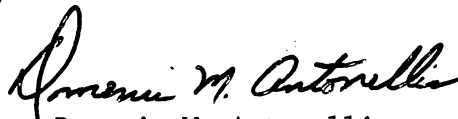
We feel, as a good sized taxpayer and employer of around 400 citizens, many from the Cambridge area, you would be doing us a disservice by changing our existing zoning.

We do not at this time have any immediate plans for additions but we request that if and when they occur, NECCO can logically plan any additions to conform with our present structures which were built under present zoning requirements.

Thanks for listening to our position re the proposed amendments which appear to be a source of great debate.

We have also sent a copy of this letter to the Planning Board for their consideration.

Sincerely,

  
Domenic M. Antonellis  
President

DMA/bb

cc: Planning Board-R. Boothe

Comm. from Dominic M. Antonellis, Pres.  
New England Confectionery Company re:  
proposed amendments to the Zoning Ordinances  
in the Cambridgeport Industrial Area/  
Simplex Area.

*Mr. Antonellis notified 10/22/81  
mwh*

In City Council,

October 19, 1981

*10-19-81*

*Referred to the*

*Petition under*

*consideration by*

*City Council.*

*WRITE LETTER TO*

*ASK FOR FORMAL OBJECTION*

RECEIVED BY  
OFFICE OF CITY CLERK

SEP 10 5 34 PM '81

CAMBRIDGE, MASS.



OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

September 10, 1981

To the Honorable City Council:

M.I.T. has participated for nearly two years in the rezoning effort undertaken by the City's Community Development Department for the Cambridgeport Industrial District. In the course of that effort M.I.T. voluntarily entered into a moratorium on the purchase of property and delayed the marketing and development of its properties there.

When the final Planning Board compromise zoning petition failed to be adopted last June, M.I.T. had to look carefully at the situation and reassess it. On the basis of that reassessment, M.I.T. feels it now must proceed to develop these properties to produce jobs and housing for the City and to generate revenue for the Institute. Proceeding now will allow us to add to the tax base of the City at a most critical time.

For these reasons we are pursuing two concurrent courses this fall: (1) soliciting developers' proposals for the M.I.T. property in that part of the District that is the Simplex Development Area; and (2) submitting a rezoning petition for that Area which includes the essential elements of compromise arrived at by negotiation last June.

The Simplex Development Area petition requires that half of the development bonus allowed by the PUD be allocated solely to housing, since the planning process last spring identified this area particularly as one that should accommodate housing.

City Council  
September 10, 1981  
Page 2

Renewed rezoning negotiations for Cambridgeport are due to begin, and M.I.T. will participate in that process. Should a consensus emerge, the Institute will take appropriate steps to modify or withdraw its petition. In the absence of any further agreement, M.I.T. will seek to gain approval of the zoning petition for the Simplex Development Area and, in any event, move ahead without further delay with the revitalization and economic development of this underutilized and deteriorated district.

Sincerely yours,

*Walter L. Milne*  
Walter L. Milne  
Special Assistant

Enclosure

cc: Dr. Paul E. Gray  
Mr. Howard W. Johnson

WLM/tkp

Cambridge, September, 10, 1981

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

The undersigned respectfully pray  
that the Zoning Ordinance of the City of Cambridge be amended as follows:

A. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Simplex Development Area.

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, at a larger scale than the base zone and to allow residential uses. The PUD-6 district is also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefit. Specific objectives of the PUD-6 district include, but are not limited to, the following:

- To provide adequate light and air.
- To secure safety.
- To encourage housing for persons of all income levels, located so as to reinforce existing residential patterns wherever possible, and to create new residential areas.
- To facilitate the adequate provision of transportation, including the construction of new roadway linkages.
- To lessen the traffic congestion in the streets.
- To develop coordinated and useable open space which is publicly accessible.
- To encourage development which will contribute to an upgrading of economic activity and add diversity to job opportunities.
- To encourage coordinated developments which: maximize efficiency of energy consumption, eliminate conflicts between non-compatible land uses and which create buffers between existing residential areas and new non-residential areas.

13.72 Uses allowed in a PUD-6 District. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.

13.721 Residential Uses. All uses listed in Section 4.31c through k. listed in Section 4.31 c through k.

- (1) Town house development. Any special permits for town house development required by Section 11.10 shall be granted by the Planning Board in a planned unit development in a PUD-6 District.

13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or special permit in the base zoning district.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments.

- (1) Stationery and office supply store.
- (2) Printing and reproduction service establishment, photography studio.
- (3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% gross floor area of the structure and that no manufacturing, assembly, or packaging occur on the premises.
- (4) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry, or other similar establishments.
- (5) Restaurants or other eating and drinking establishments listed in subsection 4.35 e, f, and g.
- (6) Theater or hall for public gatherings.
- (7) Bowling alley, skating rink, tennis center, or other commercial recreation establishments.

13.725 Light Industrial Uses.

- Manufacturing, processing, assembly and packaging of products listed in Section 4.37 (a), (b) 1-15, and 4.37 (f).

13.726 Other Uses. Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is necessary to support the predominant uses

in the district.

13.73 Housing Requirements in the PUD-6 District. In order to assure the provision of new housing resources in the development area, the following residential uses listed in this Section 13.73 alone or in combination with other uses permitted in the PUD shall be required within any Planned Unit Development bearing an FAR greater than 1.5.

- Residential Uses:

Town house development.  
Multi-family dwellings.

At least 50% of the proposed gross floor area in excess of 1.5 FAR shall be devoted to the above uses.

13.74 District Dimensional Regulations. Where the base zoning regulations differ from this requirement, the less restrictive provision of either shall apply to the development parcel in that location.

(1) Simplex Development Area

The maximum ratio of floor area to the total area of the Simplex Development Area shall be 2.5, except where the base district allows by right a higher FAR, the higher FAR shall be permitted.

13.742 The minimum size of the development parcel for PUD shall be one (1) acre. The Planning Board may allow development parcels containing less than one acre, but at least 25,000 square feet if the predominant use of the development is devoted to multi-family or town house use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 district may contain non-contiguous lots.

13.743 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.

13.744 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.75 Height

13.751 The maximum height of any building shall be 120 feet, except as modified in Section 13.791.

13.76 Open Space Requirements

13.761 Definition of Open Space. For the purpose of this subsection 13.76 open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated and the general public. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

13.762 Minimum Open Space Requirements

- (1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.
- (2) Required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10 percent.
- (3) Open space at other levels must be open to the sky. These areas shall have a minimum dimension of ten (10) feet and a minimum area of 200 square feet.
- (4) At least 50 percent of the open space required in this subsection 13.762 shall be provided at finished grade level.

13.77 Special Requirements for Town House and Multi-Family Dwellings PUD-6.

13.771 Any town house or multi-family development containing ten or more dwelling units shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least ten (10) percent of the total number of units authorized, either on or off site in accordance with 13.772.

13.772 To fulfill the requirements of this subsection 13.77 any one or combination of the following mechanisms may be employed:

- (1) Participation in any federal, state, or city program providing for housing units for low- and moderate-income households.

- (2) Cash payment to the City of Cambridge administered by the Community Development Department to be used to make available housing units for low- and moderate-income households in a manner and at locations approved by or in conformance with guidelines adopted by the Cambridge City Council.

The amount of such payment shall be satisfactory to the Board, but in no case shall it exceed the equivalent in value of the units which would otherwise have been provided within the development.

- (3) Any other mechanism satisfactory to the Board. Provision of the required low- and moderate-income units may be satisfied by the applicant with the construction or purchase of alternate units outside the development parcel, the location of which shall be satisfactory to the Board. In general such units shall be constructed or purchased in city neighborhoods determined by the Board to have insufficient numbers of low- and moderate-income housing units.

13.773 The required low- and moderate-income units shall be intended and designed for families and shall contain a minimum of two bedrooms. Dwelling units intended principally to serve the elderly shall not fulfill the requirements of this sub-section 13.77. It is preferred that the units be located in town house or mid-rise residential structures.

13.774 The required units shall be dispersed throughout the housing development and not concentrated in any one location.

13.775 For the purpose of this section, low- and moderate-income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency.

All households occupying the low- and moderate-income units shall be certified as eligible by the Cambridge Housing Authority or other agent of the City of Cambridge approved by the City Council.

13.776 In granting approval to construct housing under this sub-section 13.77 the Board shall be satisfied that the units to be provided to low- and moderate-income households, or equivalent units, shall be available for a period of at least fifteen (15) years.

13.777 Where the housing is to be constructed in stages, the Board may require that the low- and moderate-income units shall be provided in each stage in the same proportion or may require other assurance of construction as required for the total housing development.

13.78 Parking and Loading Requirements

Development in the PUD-6 district shall conform to the off-street parking and loading requirements set forth in Article 6.000, except as modified by Section 13.78.

13.781 Off-street parking facilities shall be provided as follows:

(1) Town house and Multi-family: 1 space per dwelling unit.

(2) Transient Accommodations:

Hotel: 1 space per 2 sleeping rooms

Motel: 1 space per motel unit

Additional parking spaces shall be provided for public restaurants: (1) in excess of 2000 square feet when located in a hotel or motel containing up to 100 rooms, (2) in excess of 5000 square feet in a hotel or motel containing between 101 and 250 rooms, and (3) in excess of 8000 square feet in a hotel or motel containing more than 250 rooms. The number of such spaces shall be 1 space per 30 seats. Additional parking spaces shall also be provided for function rooms in an amount equal to 1 space per 300 square feet of floor area contained in such rooms.

(3) Institutional, retail, and office: 1 space per 1000 square feet of gross floor area.

(4) Public Assembly: 1 space per 15 seats.

(5) Restaurants or other eating and drinking establishments: 1 space per 15 seats.

13.79 Development Review. The Planning Board in reviewing development proposals in the PUD-6 district shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 district as stated in Section 13.71 and that the development proposed adequately addresses all of the criteria detailed below.

13.791 Development Criteria

(1) Location, use, and density guidelines.

- Massachusetts Avenue to District Boundary

i. Encourage highest densities, heights, and traffic-generating uses towards Massachusetts Avenue and the railroad tracks and away from Brookline Street.

- ii. Encourage residential use and lower height along the Brookline Street corridor.
- (2) Site Planning. The site plan shall provide for safe, efficient, convenient, and harmonious grouping of structures, uses, and facilities; for appropriate relation of space inside and outside buildings to intended uses and structural features, and for preservation of desirable natural or historic features.
  - (3) Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street, public open space, residential zoning district line, or zoning district with an FAR under 1.0 shall be so designed as to compliment and harmonize with adjacent land uses with respect to use, scale, density, setback, bulk, height, landscaping, and screening.
  - (4) Scale. In evaluating a Development Proposal providing building height in excess of 85 feet or 35 feet where such height limit is imposed by the base district, the Planning Board shall give consideration to evidence presented on the following:
    - (a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent than if the building height did not exceed the base district height;
    - (b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space, and monotonous development;
    - (c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;
    - (d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area;
    - (e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development;
    - (f) that the orientation and location of the proposed structure is designed so as to achieve maximum energy efficiency.

- (5) Traffic and Circulation. In its mix of uses, intensity of development, location, and proposed transportation improvements, the PUD shall be designed to minimize any negative impact on the adjacent residential neighborhood due to increased volumes of traffic, changed patterns of traffic movement, or an altered mix of vehicular types in the traffic stream.

Wherever possible the PUD shall enhance the movement of traffic within the district and direct traffic related to its operation to Massachusetts Avenue.

- (6) Pedestrian Circulation. Walkways shall form a logical, safe, and convenient system for pedestrian access to all dwelling units, project facilities, and principal off-site pedestrian destinations.

- (7) Open Space. To the maximum extent possible the required grade level open space shall:

- (a) be organized in units of sufficient size to have a significant visual impact on the district;
- (b) provide opportunities for active and passive recreation for persons working or living within the district or the adjacent residential neighborhood;
- (c) be located so as to provide a transition between residential uses and districts and more intensive office and industrial uses; and
- (d) be designed and located so as to encourage the widest possible use and enjoyment by the general public.

- (8) Housing and Job Opportunities. The PUD shall contribute to the residential and/or industrial employment base in the Cambridgeport area. This use shall be appropriately located so as to compliment existing uses and to minimize conflicts between noncompatible uses.

The PUD development shall not unreasonably reduce the inventory of existing industrial activity in the district and shall, where predictable contribute additionally to the diversity of industrial employment of Cambridgeport.

2. Amend subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Simplex Development Area and in other

major economic revitalization areas designated by City Council through amendments to this subsection 11.72. The Alewife Revitalization District shall be that area contained within the comprehensive Alewife Area Rezoning Amendment ordained on June 16, 1980. The Simplex Development Area shall be that area contained within the comprehensive Cambridgeport area rezoning amendment ordained at the time of adoption of this zoning amendment. For purposes of this Section 11.70, the following shall be considered new economic development activity."

3. Amend Footnote (c) in subsection 5.34 to read as follows:
 

"(c) 35 foot height limit within 100 feet of a residential district."
4. Amend Article 4.000, Section 4.40 Footnotes 33 and 34 by deleting the following:
  33. "Provided that no such article exceeds two hundred pounds in weight and"
  34. "(a) in Industry A, A-1, A-2, and B-2 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight,"
5. Create a new Business B-3 District by amending the Zoning Ordinance as follows:
  - I. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 17 as follows:
    19. Business B-3 District...general business, business and professional offices and multi-family dwellings. Renumber existing numbers 17-27 as 18 -28.
  - II. Amend Section 4.30, Table of Use Regulations, by adding B-3 after Bus. B, B-1, B-2 to the heading of column eight.
  - III. Add a new line to subsection 5.33 Business Districts between line Bus. B-2 and line Bus. C as follows:
 

Bus. B-3 3.0 none 300 none none none none 120<sup>(h)</sup> none

(h) For residential uses in the Business B-3 district the maximum height shall be 180 feet.
  - IV. Delete paragraph 5, subsection 5.33 and substitute therefor the following:
    5. A dwelling in a Business B or Business B-3 District shall be subject to the same dimensional requirements and

other restrictions as a dwelling in a Residence C-3 District.

V. Delete footnote 10, subsection 4.40 and substitute therefor the following:

10. Except in a Business B or Business B-3 District the use shall be subject to the limitations specified in Section 4.26.

VI. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Bus. B-1, B-2 to the heading of column four.

B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

1.0 Rezone to Business B-3 (with a Planned Unit Development District-6) that area presently zoned Business B and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street, as shown on Assessors Plat #92;

1.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 2230 feet to its intersection with the northerly side of the Boston & Albany Branch Railroad right-of-way, as shown on Assessors Plat #56;

1.2 Thence turning and proceeding in a southwesterly direction along the Boston & Albany Branch Railroad right-of-way for approximately 150 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue, as shown on Assessor's Plat #56;

1.3 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue for approximately 190 feet to its intersection with the centerline of Albany Street;

1.4 Thence turning and proceeding in a westerly direction along the centerline of Albany Street for approximately 265 feet to its intersection with the southeasterly projection of the centerline of Cross Street;

1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Cross Street and its projection for approximately 530 feet to its intersection with the centerline of Lansdowne Street;

1.6 Thence turning and proceeding in an easterly direction along the centerline of Lansdowne Street for approximately 120 feet to its

intersection with the southeasterly projection of the centerline of Green Street;

1.7 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street for approximately 1090 feet to its intersection with a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;

1.8 Thence turning and proceeding in a northerly direction along a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street for approximately 150 feet to its intersection with the centerline of Massachusetts Avenue, the point of origin.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #92:

Even numbers 372 through 458 Massachusetts Avenue, odd numbers 81 through 131 Green Street, numbers 7 through 13 Sidney Street and which includes all or parts of lots numbered 69, 51, 89, 66, 117, 57, 62, 95, 96, 103, 58.

1.02 Premises shown on Assessor's Plat #69:

Even numbers 266 through 358 Massachusetts Avenue, odd numbers 11 through 43 Green Street, number 15 Lansdowne Street, numbers 4 through 22 Blanche Street, and which includes all or parts of lots numbered 160, 159, 72, 99, 100, 101, 102, 103, 149, 163, 148, 109, 110, 111, 161, 106, 113, 114, 115, 116, 117.

1.03 Premises shown on Assessor's Plat #68:

Even numbers 180 through 256 Massachusetts Avenue, odd numbers 1 through 47 Cross Street, even numbers 2 through 22 Lansdowne Street and 115 Albany Street, which includes all or parts of lots numbered 47, 50, 51, 19.

1.04 Premises shown on Assessor's Plat #56:

Even numbers 134 through 168 Massachusetts Avenue, 93 Vassar Street, and 114 Albany Street, which includes all or parts of lots numbered 5, 7, 9, and 4.

2.0 Rezone to Industry B-2 (with a Planned Unit Development Overlay District-6) that area presently zoned Industry B and Business A which is circumscribed by a line beginning at a point, said point being the intersection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street and the centerline of Green Street;

2.1 Thence proceeding in an easterly direction along the centerline of Green Street for approximately 1090 feet to its intersection with the

centerline of Lansdowne Street as shown on Assessor's Plats #92 and #68;

- 2.2 Thence turning and proceeding in a westerly direction along the centerline of Lansdowne Street for approximately 120 feet to its intersection with the northwesterly projection of the centerline of Cross Street;
- 2.3 Thence turning and proceeding in a southeasterly direction along the centerline of Cross Street and its projection and extension for approximately 530 feet to its intersection with the centerline of Albany Street;
- 2.4 Thence turning and proceeding in a easterly direction along the centerline of Albany Street for approximately 265 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue;
- 2.5 Thence turning and proceeding in a southeasterly direction along a line 100 feet southwest of and parallel to the southwest sideline of Massachusetts Avenue for approximately 190 feet to its intersection with the southwesterly sideline of the Boston & Albany Branch Railroad right-of-way as shown on Assessor's Plat #56;
- 2.6 Thence turning and proceeding in a southwesterly direction along the southeasterly sideline of the B & A Railroad right-of-way for approximately 1425 feet to its intersection with the southwesterly sideline of lot #7 as shown on Assessor's Plat #54;
- 2.7 Thence turning and proceeding in a northwesterly direction along the southwesterly sideline of lot #7 and its extension on Assessor's Plat #54 for approximately 240 feet to its intersection with the centerline of Albany Street as shown on Assessor's Plat #54;
- 2.8 Thence turning and proceeding in a westerly direction along the centerline of Albany Street for 40 feet to its intersection with the extension of the southwesterly sideline of lot #49 as shown on Assessor's Plat #67;
- 2.9 Thence continuing in a northwesterly direction along the southwesterly sideline of lot #49 and its extension for approximately 352 feet to its intersection with the southwesterly sideline of lot #44 on Assessor's Plat #67;
- 2.10 Thence continuing in a northeasterly direction along the southwesterly sideline of lot #44 for approximately 150 feet, thence turning in an easterly direction for 7.5 feet along the easterly sideline of lot #44;
- 2.11 Thence turning in a northeasterly direction for approximately 7.5 feet along the northwesterly sideline of lot #44 to its intersection with the southwesterly sideline of lot #29 as shown on Assessor's Plat #67;
- 2.12 Thence turning and proceeding in a northwesterly direction along the

southwesterly sideline of lot #29 and its extension for approximately 253 feet to its intersection with the centerline of Sidney Street;

- 2.13 Thence turning and proceeding in a northerly direction along the centerline of Sidney Street for approximately 110 feet to its intersection with the centerline of Tudor Street;
- 2.14 Thence turning and proceeding in a northwesterly direction along the centerline of Tudor Street and its extension for approximately 500 feet to its intersection with the centerline of Brookline Street;
- 2.15 Thence turning and proceeding in a northeasterly direction along Brookline Street for approximately 990 feet to its intersection with the centerline of Franklin Street;
- 2.16 Thence turning and proceeding in a southeasterly direction along Franklin Street for approximately 100 feet to its intersection with a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;
- 2.17 Thence turning and proceeding in a northerly direction along a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street for approximately 250 feet to its intersection with the centerline of Green Street, the point of origin.

2.00 Said area includes all or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #92:

Odd numbers 78 through 144 Green Street, 109 through 155 Franklin Street, 115 Pacific Street, 17 through 63 Sidney Street, which include all or parts of the following lots numbered 33, 34, 31, 35, 36, 90, 84, 85, 40, 41, 42, 43, 44, 115, 19, 112, 114, 4, 3, 116.

2.02 Premises shown on Assessor's Plat #69:

Even numbers 20 through 96 Sidney Street, odd numbers 23 through 85 Pacific Street, number 49 through 95 Franklin Street, numbers 10 through 56 Green Street, numbers 4 through 81 Blanche Street and numbers 12 through 30 Auburn Street which include all or parts of lots numbered 62, 147, 146, 61, 60, 58, 77, 78, 124, 125, 80, 129, 130, 131, 133, 132, 164, 53, 54, 51, 50, 49, 156, 155, 158, 157, 150, 153, 57, 138.

2.03 Premises shown on Assessor's Plat #95:

Even numbers 116 through 124 Brookline Street, even numbers 82 through 126 Pacific Street, odd numbers 97 through 115 Sidney Street, which include all or parts of lots numbered 48, 51, 52, 57, 58, 59.

2.04 Premises shown on Assessor's Plat #67:

Even numbers 98 through 120 Sidney Street, number 1 Waverly Street,

odd numbers 221 through 247 Albany Street, which include all or parts of lots numbered 29, 44, 58, 49.

2.05 Premises shown on Assessor's Plat #54:

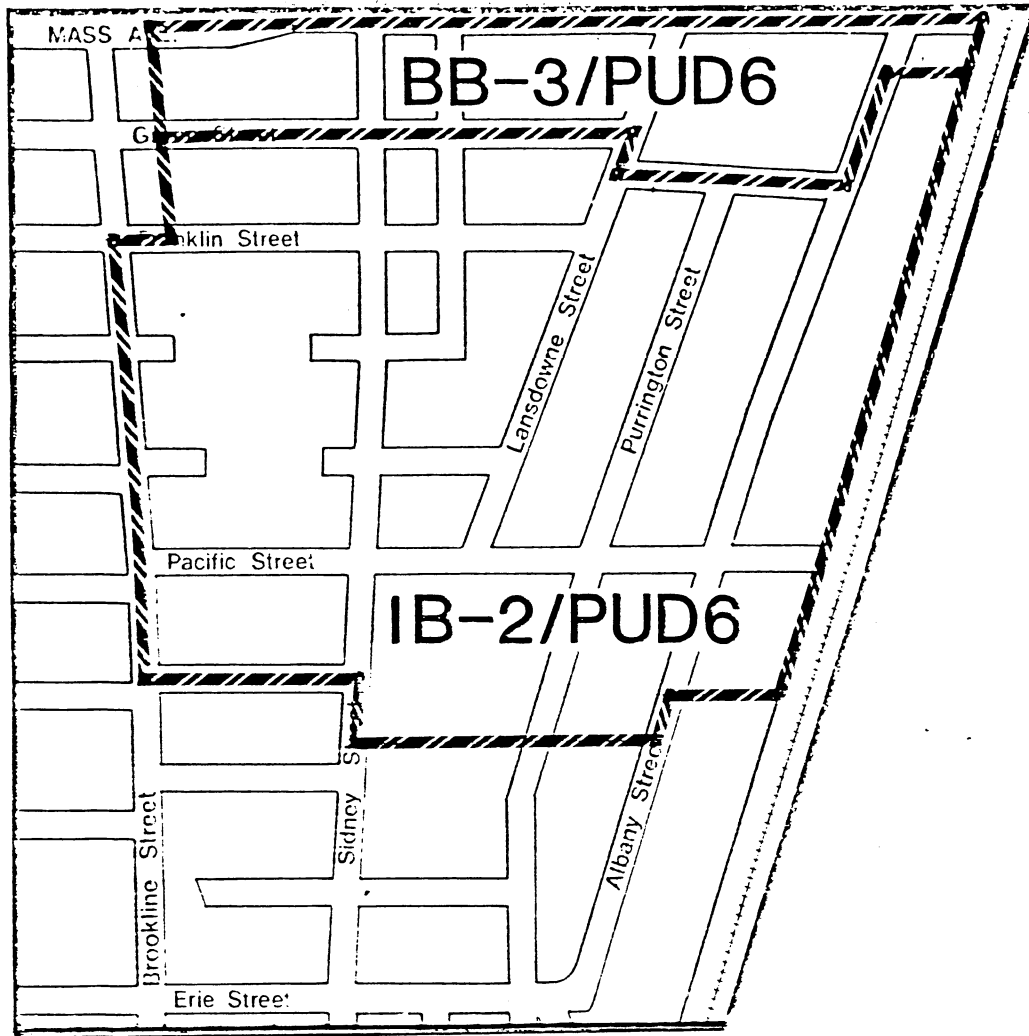
Even number 240 Albany Street which includes all or part of lot #7.

2.06 Premises shown on Assessor's Plat #55:

Even numbers 150 through 190 Albany Street which includes all or part of lots numbered 9, 21, 20, 7.

2.07 Premises shown on Assessor's Plat #56:

Even numbers 114 through 144 Albany Street which includes all or part of lots numbered 7, 5, 8, 2, 1.



# SIMPLEX DEVELOPMENT AREA PETITION PROPOSED ZONING

USE	- FAR .	MAX HT	DU/ACRE
BUSINESS			
BB-3	3.0	120	145
INDUSTRY			
IB-2	1.5	85	-
PLANNED UNIT DEVELOPMENT			
PUD-6	2.5	120	72

1. Walter L Milne  
Walter L Milne  
100 Memorial Drive  
Cambridge, MA
2. Frank S. Jones  
Frank S. Jones  
205 Walden Street  
Cambridge, MA
3. Linda Linton  
Linda Linton  
12 Prince Street  
Cambridge, MA
4. Owadia Simha  
Owadia Simha  
6 Blanchard Road  
Cambridge, MA
5. Merton Flemings  
Merton Flemings  
11 Hillside Avenue  
Cambridge, MA
6. Langley Keyes  
Langley Keyes  
92 Chilton Street  
Cambridge, MA 02138
7. Margery Resnick  
Margery Resnick  
320 Memorial Drive  
Cambridge, MA
8. Joseph H. Brenner  
Joseph H. Brenner  
62 Larchwood Drive  
Cambridge, MA 02138
9. Winifred T. McDonough  
Winifred T. McDonough  
100 Memorial Drive  
Cambridge, MA
10. Mary Rowe  
Mary Rowe  
39 Linnaean Street  
Cambridge, MA
11. Robert A. Alberty  
Robert Alberty  
7 Old Dee Road  
Cambridge, MA 02138

Petition from MIT for an amendment to

# City of Cambridge

42.0-4

Petition of MIT for an amendment to the  
Zoning Ordinances for a special overlay  
district for the Simplex Development  
area.

1/4/82 - Placed on  
file due to expiration  
of time limit

In City Council,

Sept. 14, 1981

Referred to the  
Planning Board  
& Ordinance Committee  
for hearing & report.

copy sent to Planning Board  
and Ordinance Committee  
9/15/81 mh