OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 14, 1998

Belmont Planning Board
Town Hall
455 Concord Ave.
Belmont, MA 02178

To Whom It May Concern:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled three public hearings for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

5:30 P.M.	A proposed amendment to the Zoning Ordinance to rezone the Northern Massachusetts Ave area.
6:00 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Julia O. Gregory, et al. to rezone land in the Neighborhood Four Area.
6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury
City Clerk

cc: Councillor Davis

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 14, 1998

Metropolitan Area Planning
Council
60 Temple Place
Boston, MA 02111

To Whom It May Concern:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled three public hearings for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

5:30 P.M.	A proposed amendment to the Zoning Ordinance to rezone the Northern Massachusetts area.
6:00 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Julia O. Gregory, et al. to rezone land in the Neighborhood Four Area.
6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury
City Clerk

cc: Councillor Davis

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 14, 1998

Arlington Planning Board
Town hall
730 Mass. Avenue
Cambridge, MA 02174

To Whom It May Concern:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled three public hearings for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

5:30 P.M.	A proposed amendment to the Zoning Ordinance to rezone the Northern Massachusetts area.
6:00 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Julia O. Gregory, et al. to rezone land in the Neighborhood Four Area.
6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury
City Clerk

cc: Councillor Davis

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 14, 1998

Boston Redevelopment Authority
City Hall - 9th floor
Boston, MA 02201

To Whom It May Concern:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled three public hearings for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

5:30 P.M.	A proposed amendment to the Zoning Ordinance to rezone the Northern Massachusetts area.
6:00 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Julia O. Gregory, et al. to rezone land in the Neighborhood Four Area.
6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury
City Clerk

cc: Councillor Davis

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 14, 1998

Les Barber
Community Development Department
57 Inman Street
Cambridge, MA 02139

Dear Les:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled three public hearings for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

5:30 P.M.	A proposed amendment to the Zoning Ordinance to rezone the Northern Massachusetts area.
6:00 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Julia O. Gregory, et al. to rezone land in the Neighborhood Four Area.
6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury
City Clerk

cc: Councillor Davis

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 14, 1998

Department of Community Affairs
100 Cambridge Street
Room 904
Boston, MA 02202

To Whom It May Concern:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled three public hearings for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

5:30 P.M.	A proposed amendment to the Zoning Ordinance to rezone the Northern Massachusetts area.
6:00 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Julia O. Gregory, et al. to rezone land in the Neighborhood Four Area.
6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury
City Clerk

cc: Councillor Davis

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 14, 1998

Somerville Planning Board
Somerville City Hall
93 Highland Avenue
Somerville, MA 02143

To Whom It May Concern:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled three public hearings for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

5:30 P.M.	A proposed amendment to the Zoning Ordinance to rezone the Northern Massachusetts area.
6:00 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Julia O. Gregory, et al. to rezone land in the Neighborhood Four Area.
6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury
City Clerk

cc: Councillor Davis

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 14, 1998

Watertown Planning Board
Town Hall
Main Street
Watertown, MA 02172

To Whom It May Concern:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled three public hearings for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

5:30 P.M.	A proposed amendment to the Zoning Ordinance to rezone the Northern Massachusetts area.
6:00 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Julia O. Gregory, et al. to rezone land in the Neighborhood Four Area.
6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury
City Clerk

cc: Councillor Davis

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 14, 1998

Zoning/Building Inspector
Inspectional Services Department
831 Mass. Avenue
Cambridge, MA 02139

To Whom It May Concern:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled three public hearings for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

5:30 P.M.	A proposed amendment to the Zoning Ordinance to rezone the Northern Massachusetts area.
6:00 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Julia O. Gregory, et al. to rezone land in the Neighborhood Four Area.
6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury
City Clerk

cc: Councillor Davis

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 14, 1998

To Whom It May Concern:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled three public hearings for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

5:30 P.M.	A proposed amendment to the Zoning Ordinance to rezone the Northern Massachusetts area.
6:00 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Julia O. Gregory, et al. to rezone land in the Neighborhood Four Area.
6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury
City Clerk

cc: Councillor Davis

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998 5:30** p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning map of the City of Cambridge by striking the existing designation Business C-1 and substituting in place thereof the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

1.05 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the point of origin, a distance of approximately 125 feet.

2.00 Said area includes all or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

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

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

For the Committee,

Councillor Henrietta Davis

PUBLIC NOTICE

C.C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

C. C. 106

PUBLIC NOTICE

RELATIVE TO 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, May 13, 1998 at 6:30 p.m.** in the Sullivan Chamber, City Hall, Cambridge, Massachusetts, on a petition by Leo Anderson, et al, to amend the Zoning Ordinance of the City of Cambridge by:

1. Changing in the Table of use Regulations, Section 4.32.b.- Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;

2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.

3. Deleting all reference to Section 10.45 in the Zoning Ordinance.

4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:

a. require portions of buildings underground to meet the yard requirements;
b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
c. impose these yard requirements on portions of lots in other districts;
d. imposes pedestrian path and vehicular driveway limitations in required front yard green areas;
e. applies the new regulations to the specific case of Townhouse Developments.

5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.

6. Modifying the requirements of Business B-2 Districts as follows:

a. reduce the maximum height from 90 feet to 45 feet.
b. reduce the FAR for housing uses from 3.0 to 1.34.

7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).

8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.

9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.
10.Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts..

11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.

12. In Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

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

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

For the Committee,

Councillor Henrietta Davis

98 MAY 19 P1:12:41
OFFICE OF THE CITY MANAGER

RISTORANTE MARINO, INC.
2465-2475 Massachusetts Avenue
Cambridge, Massachusetts 02140

May 13, 1998

BY HAND DELIVERY

Ms. D. Margaret Drury
Cambridge City Clerk
Office of the City Clerk
City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts

Re: Rezoning petition concerning property located at 2465-2475 Massachusetts Avenue, Cambridge, Massachusetts

Dear City Clerk:

Please be advised that Ristorante Marino, Inc. ("Ristorante Marino") is the owner of the property located 2465-2475 Massachusetts Avenue in Cambridge, more fully shown as Block 184, Lots 159, 160, and 189 on the City of Cambridge Assessors Maps (the "Property"), being the entire area that is the subject of a rezoning petition to be addressed at a public hearing before the Cambridge Planning Board on Tuesday, May 19, 1998 and before the Ordinance Committee of the City Council this evening, May 13, 1998 (the "Proposed Rezoning"). A copy of the notice for this public hearing before the Planning Board is attached hereto as Exhibit A. The Proposed Rezoning would change the zoning classification of the Property from Business C-1 to Business A-2, thereby reducing the allowed Floor Area Ratio from 3.0 to 1.75 and decreasing the allowed height from 50 feet to 45 feet.

The purpose of this letter is to provide written notice in accordance with the requirements of Massachusetts General Law Chapter 40A, Section 5, that Ristorante Marino, as the sole owner of land that would be affected by this zoning change, is opposed to the Proposed Rezoning because the Proposed Rezoning will serve no legitimate city planning purpose, is not based on any comprehensive studies or plans,

and will unsettle established and reasonable expectations that Ristorante Marino has had about how the Property may be used and reconstructed. The resulting non-conformities will adversely affect the ability to operate the restaurant on the Property. This is the third attempt to single out our property for downzoning with no change in circumstances and no comprehensive planning occurring in the interim to support said change.

Very truly yours,

Lelio Marino
President

cc: Cambridge City Council,
c/o City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139
Via Hand Delivery

Cambridge Planning Board
City Hall Annex
57 Inman Street
Cambridge, Massachusetts 02139
Via Hand Delivery

EXHIBIT A

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, May 19, 1998, at 9:00 p.m., in the Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a petition from the City Council, to amend the Zoning Map of the City of Cambridge by rezoning from Business C-1 to Business A-2 an area of land as shown on the accompanying map. The Floor Area Ratio would change from 3.0 to 1.75 (of which 1.0 can be nonresidential), the height would decrease from 50 feet to 45 feet, and the amount of lot area required for each dwelling unit would increase from 450 square feet to 600 square feet.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber at 349-4657 or Liza Paden at 349-4647, TTY: 349-4621, email lpaden@ci.cambridge.ma.us.

Northern Massachusetts Avenue Zoning Petition (3/98)

Area to be affected is the BC-1 and includes all or parts of the premises as shown on Assessor's Plat #184, Lots #74, 189, 160, 159; inclusive of 2465 - 2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

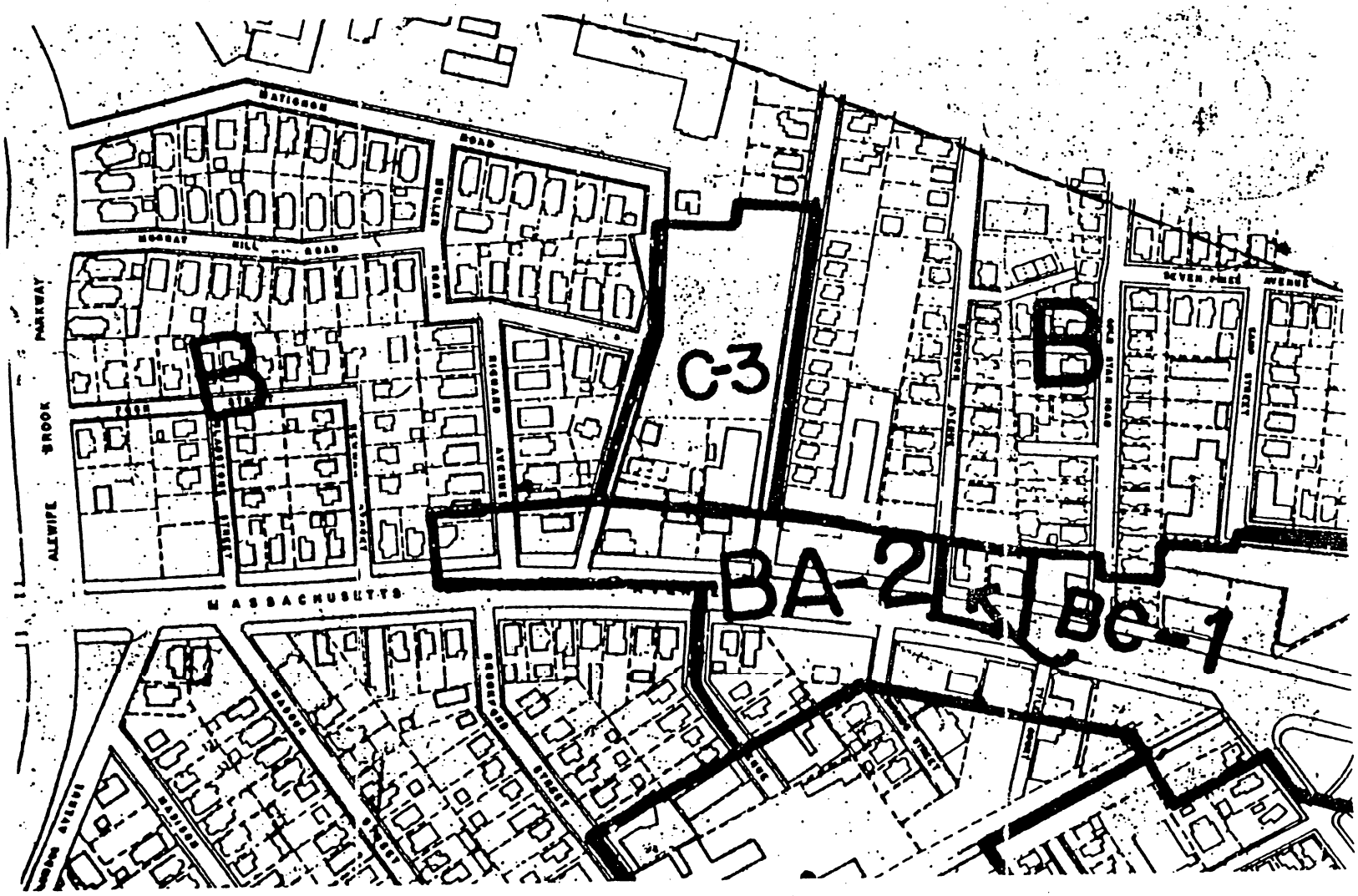


EXHIBIT A (continued)

RECEIVED
98 MAY 22 PM 4:48
OFFICE OF THE CITY CLERK
Clerk

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: Margaret Drury, City Clerk
Martha Bavaro, Engineering

FROM: Sally Powers, Director of Assessment

SUBJECT: Written Protest to the Rezoning Petition Concerning Property Located at 2465-2475 Massachusetts Ave

DATE: May 21, 1998

Attached please find the completed letter(s) of protest to the above named petition.

attachment
SP:tm

RISTORANTE MARINO, INC.
2465-2475 Massachusetts Avenue
Cambridge, Massachusetts 02140

RECEIVED
98 MAY 19 PM 12:41
OFFICE OF THE CITY MANAGER

May 13, 1998

BY HAND DELIVERY

Ms. D. Margaret Drury
Cambridge City Clerk
Office of the City Clerk
City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts

Re: Rezoning petition concerning property located at 2465-2475 Massachusetts Avenue, Cambridge, Massachusetts 184/159

Dear City Clerk:

Please be advised that Ristorante Marino, Inc. ("Ristorante Marino") is the owner of the property located 2465-2475 Massachusetts Avenue in Cambridge, more fully shown as Block 184, Lots 159, 160, and 189 on the City of Cambridge Assessors Maps (the "Property"), being the entire area that is the subject of a rezoning petition to be addressed at a public hearing before the Cambridge Planning Board on Tuesday, May 19, 1998 and before the Ordinance Committee of the City Council this evening, May 13, 1998 (the "Proposed Rezoning"). A copy of the notice for this public hearing before the Planning Board is attached hereto as Exhibit A. The Proposed Rezoning would change the zoning classification of the Property from Business C-1 to Business A-2, thereby reducing the allowed Floor Area Ratio from 3.0 to 1.75 and decreasing the allowed height from 50 feet to 45 feet.

The purpose of this letter is to provide written notice in accordance with the requirements of Massachusetts General Law Chapter 40A, Section 5, that Ristorante Marino, as the sole owner of land that would be affected by this zoning change, is opposed to the Proposed Rezoning because the Proposed Rezoning will serve no legitimate city planning purpose, is not based on any comprehensive studies or plans,

and will unsettle established and reasonable expectations that Ristorante Marino has had about how the Property may be used and reconstructed. The resulting non-conformities will adversely affect the ability to operate the restaurant on the Property. This is the third attempt to single out our property for downzoning with no change in circumstances and no comprehensive planning occurring in the interim to support said change.

Very truly yours,

Lelio Marino
President

cc: Cambridge City Council,
c/o City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139
Via Hand Delivery

Cambridge Planning Board
City Hall Annex
57 Inman Street
Cambridge, Massachusetts 02139
Via Hand Delivery

EXHIBIT A

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, May 19, 1998, at 9:00 p.m., in the Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a petition from the City Council, to amend the Zoning Map of the City of Cambridge by rezoning from Business C-1 to Business A-2 an area of land as shown on the accompanying map. The Floor Area Ratio would change from 3.0 to 1.75 (of which 1.0 can be nonresidential), the height would decrease from 50 feet to 45 feet, and the amount of lot area required for each dwelling unit would increase from 450 square feet to 600 square feet.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber at 349-4657 or Liza Paden at 349-4647, TTY: 349-4621, email lpaden@ci.cambridge.ma.us.

Northern Massachusetts Avenue Zoning Petition (3/98)

Area to be affected is the BC-1 and includes all or parts of the premises as shown on Assessor's Plat #184, Lots #74, 189, 160, 159; inclusive of 2465 - 2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

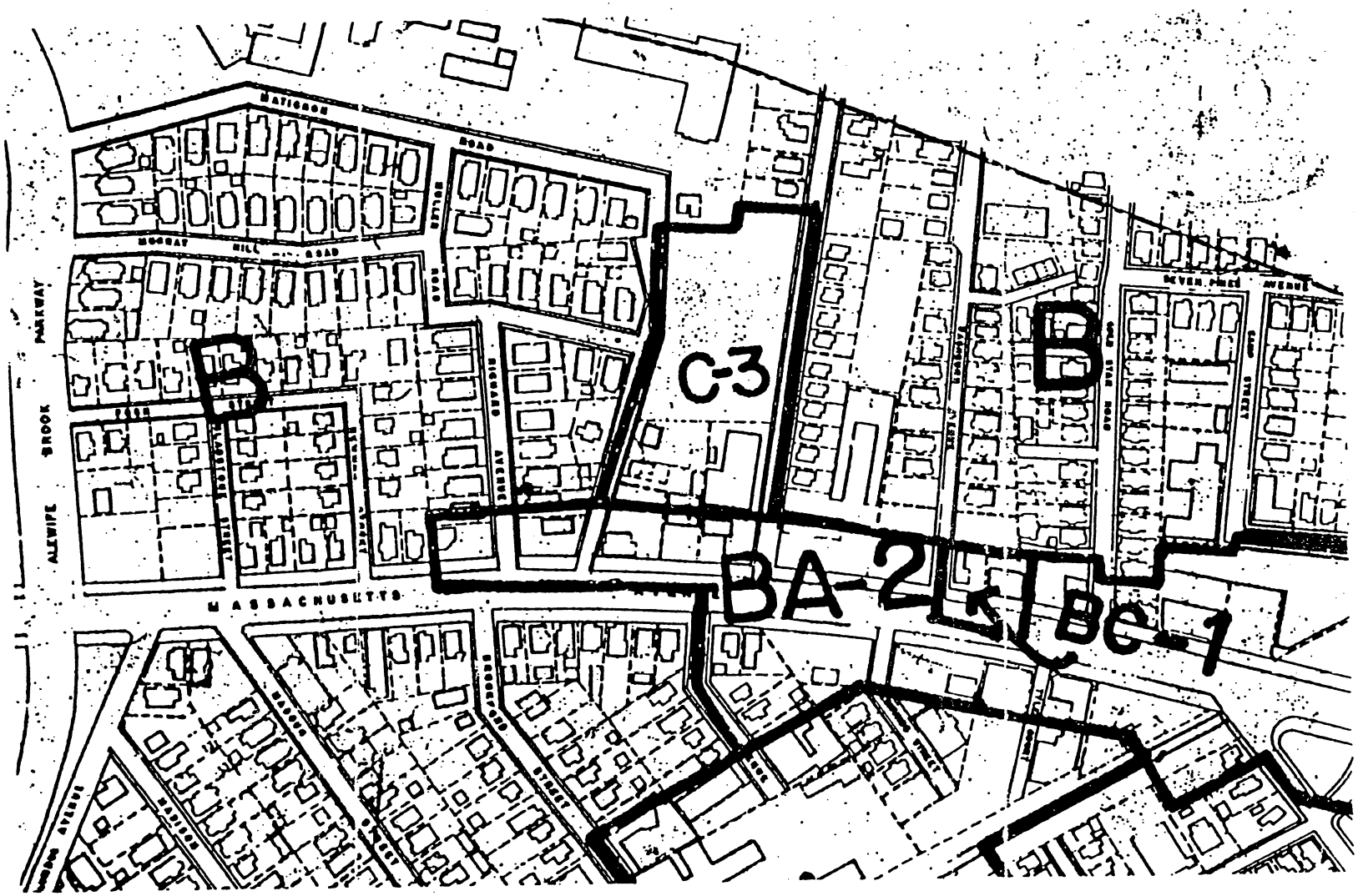


EXHIBIT A (continued)

Consent Communication #1

A communication was received from Lelio Marino, President, Ristorante Marino, Inc., transmitting a written letter of protest regarding the rezoning petition concerning property located at 2465-2475 Mass. Ave.

In City Council June 1, 1998

CHARTER RIGHT
BY Councillor Trantafillou

6/8/98

Referred to
the Petition

Attachment #1

May 20, 1998

Mr. Eric D. Schlager
Chief Executive Officer
The Bullfinch Companies, Inc.
25 New Chardon Street
Boston, MA. 02114-4771

Dear Mr. Schlager,

I am accepting your invitation, made at several community discussions, to meet regarding the sale of 210 Broadway, in its entirety, to an entity which could develop affordable housing and/or provide community open space at that location. I am proposing this meeting because we now have a responsible offer of $2.1M on the table from Just-A-Start for the development of affordable housing at that location.

I would also like to be joined at this meeting with: representatives of Just-A-Start, representatives of the community benefits committee (the community benefit package is highlighted as one important reason why this parcel cannot be sold in its entirety), a member of the leadership team of the Area Four Coalition (the Coalition put aside $200,000 for the purchase of this parcel) and City Councilors as elected representatives of the residents of the city.

In your letter of April 24, 1998 you wrote: "the density reductions, design features, and community benefits inherent in our development proposal are based on the whole project and losing the entire 210 site as an investment opportunity would require that we receive a far higher dollar amount on the 210 site than the City would or could justify paying".

Unfortunately and regrettably, I was not at the April 15 meeting between you and representatives of the City of Cambridge. No neighborhood resident knows the manner in which this discussion/negotiation was handled, nor have specific questions regarding investment needs and the relationship of community benefits to those needs and the sale of the 210 parcel been satisfactorily answered.

In any event, we now need a meeting which includes Just-A Start as the entity offering to purchase this parcel (rather than the City of Cambridge as the proposed purchaser). I hope that you respond favorably as soon as possible to this meeting request, especially since such a meeting has remained as a standing offer to the community.

Sincerely,

Gerald Bergman
cc. interested parties/Area 3 and Area 4/City of Cambridge

Attachment #2

THE BULFINCH COMPANIES, INC.
SINCE 1936

Investment Real Estate

Executive Offices:
First Needham Place, 250 First Avenue, Suite 200, Needham, MA 02194-2805
Tel: (781) 707-4000 Fax: (781) 707-4001 E-Mail:eds@bulfinch.com

Regional Offices:
3295 River Exchange Drive, Suite 150, Norcross, GA 30092-4220
Tel: (770) 368-4105 Fax: (770) 368-4107

Eric D. Schlager – Chief Executive Officer

May 26, 1998

VIA US MAIL
Mr. Gerald Bergman
82 Elm Street
Cambridge, MA 02139

RE: 210 Broadway, Cambridge, MA

Dear Mr. Bergman:

We are in receipt of your letter dated May 20, 1998 with respect to the above referenced property and we thank you for your continuing interest. We are unable to consider a sale of the property as we are proceeding with our plans to develop the 210 Broadway property consistent with the Development Controls and Community Benefits Program that has been negotiated with members of the Community.

Enclosed please find a copy of our May 18, 1998 letter to Ms. Barbara Shaw of Just A Start Corporation responding to the recent offer to purchase the 210 Broadway property which we received from Just A Start Corporation. Also enclosed are copies of the May 4, 1998 letter to Susan Schlesinger and the April 24, 1998 letter to Susan Schlesinger advising that the sale of 210 Broadway "is not in the cards".

We are awaiting response to our inquiry to Just A Start Corporation in the May 18 letter whether that firm has any interest in developing the proposed community land portion of 210 Broadway into affordable housing. If Just A Start Corporation has an interest in developing the Community Land as affordable housing, we are prepared to meet with representatives of Just A Start for that purpose. However, a meeting to discuss the sale of 210 Broadway to Just A Start Corporation (or anyone else) for development of the entire parcel for affordable housing will not be productive.

Once the Development Controls and Community Benefits Program is in place and our proposed office development permitted, there will be an exceptional opportunity for a significant affordable housing development to proceed on the portion of 210 Broadway which fronts on Harvard Street. As you know, we are prepared to donate and allow the use of more than 27% of the 210 Broadway property by the Community for use as affordable housing, a park or recreational facility.

In light of your interest in the development of affordable housing in the area, we encourage you to support the Development Controls and Community Benefits Program since, we believe, this approach represents the best opportunity for the development of affordable housing on the site.

Very truly yours,

Eric D. Schlager
Chief Executive Officer

Enclosures

cc: Richard McKinnon (w/ enclosures)
Jacqueline Carroll (w/ enclosures)
Cambridge City Council (w/ enclosures)
Susan Schlesinger (w/ enclosures)

eeds/broad/corr/bergman

Attachment #3

JAS

JUST A START CORPORATION

P.O. Box 410310 · 432 Columbia Street #12 · Cambridge, MA 02141-0003
Telephone: 617-494-0444 · Fax: 617-494-8348
Riverside/Cambridgeport HIP · 217 Western Ave. 02139
Telephone: 617-497-1110
Just A Start House · 16 Butler Drive · Somerville, MA 02145
Telephone: 617-776-8353

May 11, 1998

Eric Schlager
Robert Schlager
The Bulfinch Companies
25 New Chardon
Boston, MA

VIA FAX + MAIL

RE: 210 Broadway, Cambridge, MA

Mr. Eric Schlager and Mr. Robert Schlager:

Enclosed please find an Offer to Purchase the property known as 210 Broadway, Cambridge, Massachusetts.

We appreciate your willingness to consider this offer in the light of all of the work underway to successfully develop this site and the adjacent site at 205 Broadway. We are clear that you have discouraged us from making this offer and we do appreciate the complexity of the development process in which you are engaged.

However, several individuals thought that during some public and private discussions there might have been a hint that the 210 Broadway site could be sold if you were able to recapture your investment.

As you know, Just-A-Start Corporation is a nonprofit corporation with a long history of affordable housing initiatives. Optimistically, we enclose an Offer to Purchase the site for slightly more than you paid for the property. We would be more than willing to discuss the details of a purchase if a sale of all or part of your holdings on Broadway is a possibility.

Thank you for your consideration.

Barbara Shaw
Housing Development Director

RECEIVED
98 JUN -4 AM 11:16
OFFICE OF THE CITY MANAGER

June 3, 1998

Members of the Cambridge City Council
City Clerk – Council Communication

I am one of the Area Four residents who has publicly sought a compromise with the Bullfinch Company which would have supported the development of the 205 parcel with previously agreed to deed restrictions, set backs, construction/noise mitigation, retail space etc. only if the entire 210 Broadway site was sold to the City of Cambridge or a developer for affordable housing and/or open space at a "reasonable" price.

One year ago the Area Four Coalition put aside $200,000 for the purchase of the 210 site for affordable housing and/or open space from formerly UDAG funds. It now appears that one year too late Just-A-Start made a "reasonable" offer for the site, $2.1M, which was more than Bullfinch paid for the land less than one year ago. In addition, the $200,000 from the Area Four Coalition could have potentially been added to that offer!

I, and others, have asked for a meeting with Bullfinch and other interested parties, to try to negotiate this compromise. This meeting was rejected. (see attachments)

In conversations with the Bullfinch Company there were two reasons given for the rejection of this meeting:

1) Most significantly, those neighborhood "leaders/representatives" that have been negotiating a settlement package with the developer adamantly refuse to give up any portion of the benefit package (the development part of the package valued at nearly $500,000 is central to this issue), even if it would mean that the entire 46,000 square foot 210 Broadway site would be available to the community for affordable housing and/or open space! The neighborhood "leaders/representatives" cancelled the final scheduled April public meeting and have rejected every request made in the past six weeks that they appear in public to discuss their negotiation and a possible compromise;

2) Those "leaders/representatives" seeking the downzoning have refused to budge on their position even if it would mean the entire 210 Broadway site could become affordable housing and/or open space.

I am asking the members of the City Council to make every effort to broker a compromise with the Bullfinch Company, a compromise which would result in the entire 210 Broadway site being made available for affordable housing and/or open space, prior to any final vote on the downzoning now before the Council.

Thank you,

Gerald Bergman
82 Elm Street

Consent Communication #16

A communication was received from Gerald Bergman, transmitting a letter regarding an Area Four resident who sought a compromise with the Bullfinch Company.

In City Council June 8, 1998

Referred to *the Petition*

602 Green Street
Cambridge, MA 02139
June 15, 1998

12.

To the Honorable, the Cambridge City Council:

I am writing to ask for your support for the Anderson Petition, which would rezone the section of Massachusetts Avenue between Harvard and Central Squares, would protect the abutting neighborhoods, and would modify Inclusionary Zoning.

I believe that this petition does much to address the concerns about development shared by many Cambridge residents. Attached below is an analysis of a few of these issues.

Sincerely yours,

Elizabeth Snow

Elizabeth Snow

Density Increases for Inclusionary Zoning

A report for the Community Development Department entitled "Recommendations Concerning a New Inclusionary Zoning Ordinance" seems to have provided the basis for the Affordable Housing Provisions passed by the City Council on March 2, 1998.

This report makes it clear that in order to develop an Affordable Housing Ordinance, it is necessary to prove and to quantify a relationship between new market-rate housing and the need for affordable housing, and the required amount of affordable housing should match the need specifically generated by the new projects themselves:

> Prior to enacting any new inclusionary provisions, it is essential that the City conduct a rationale study that : (1) shows how market-rate housing development creates a need for affordable housing, (2) quantifies the need, and (3) ties that number to the inclusionary obligations.

This report contends that new market-rate housing creates a need for affordable housing and that inclusionary zoning provisions would neutralize this particular negative effect of new development by requiring developers to create affordable housing at the same rate that the need for such housing is generated by their projects. To ensure that the creation of affordable housing results in no loss of profitability to a developer, substantial increases in density would be permitted.

Although these provisions address only the need for affordable housing that is specifically generated by new development, this report did not recommend that the developers accept responsibility for neutralizing the negative effects of their own projects. Instead, the neighborhoods of Cambridge would be forced to absorb density increases.

Although Cambridge is already one of the most densely populated cities in Massachusetts and there has been widespread support in neighborhoods throughout the city for lower densities, a 30% density increase was chosen as an "incentive" for developers for complying with the mandatory inclusionary housing provisions.

The authors of the report correctly anticipated that density increases would "generate opposition from some citizens and perhaps elected officials who are concerned about higher-density development." Their "answer" to these concerns was to recommend that the public be given no voice in the approval process.

The Anderson Petition would not reduce the required percentage of affordable units; it would simply return density limits to their previous levels. I believe that developer incentives that allow large density increases encourage the replacement of older buildings, where many lower-income residents now live, with larger luxury projects. Not only are most of the former residents displaced, the presence of these luxury buildings often causes increases in housing costs in surrounding areas.

Forcing neighborhoods to absorb large density increases is not an appropriate means to solve a problem that is itself caused by development. The lower densities of the Anderson Petition would place the burden of ameliorating the negative effects of development on the developers, not on the neighborhoods of Cambridge.

Cambridge Zoning Ordinance, Section 11.203.2(d)

According to this section, the Planning Board may issue a special permit for a voluntary inclusionary project that allows a 30% FAR increase in return for one unit of affordable housing. It also seems to give the Planning Board the right to allow other violations of the Zoning Ordinance: "In making its findings the Planning Board shall consider the other kinds of dimensional relief that the development may require. . ." Section 10.45 of the Ordinance gives the Planning Board a similar right to allow violations of all dimensional requirements when issuing special permits.

In return for a single unit of affordable housing, the Planning Board can allow unlimited violations of FAR, lot area per dwelling unit, lot size and width, height limits and open space requirements as long as a somewhat similar building can be found in a vaguely defined area called the "surrounding neighborhood."

Even if there are no similar buildings in the "surrounding neighborhood," and even if the development allowed by this section is "significantly more dense, larger in scale or closer to the lot lines" than that on surrounding lots, it still must somehow be proven that factors as subjective as "shape of the lot," "characteristics of development on abutting lots" or "design proposed" do not mitigate the negative impact of this additional development. These criteria too, may be ignored: they apply only to the violations allowed by this section and not to those allowed by Section 10.45.

Since any negative impact would be greatest on neighboring lots, I find it difficult to understand how development on these lots, which is obviously less dense, smaller in scale, or farther from the lot lines can possibly allay the adverse effects of a development that has the opposite attributes.

The shape of a lot can also do little to mitigate the impact of additional development: It is the shape of the building on the lot, its placement and relationship to the buildings around it that matter, not the shape of the lot itself.

Also, the Planning Board's idea of a "mitigating" design may not be identical to that of someone faced with having a dense, large-scale development close to his lot lines.

Section 11.203.2(d) permits deviation from zoning requirements with little consideration of the negative impact that zoning violations and density increases may have on our neighborhoods. Any protections that this section may appear to offer are vague and meaningless.

Voluntary provisions that offered similar density increases were in place in the Res. C district prior to the adoption of section 11.203.2(d). No affordable units were built, and the authors of a study entitled "Recommendations Concerning a New Inclusionary Zoning Ordinance: concluded that "Most voluntary provisions with density bonuses are not working." But even a single overly dense development would seriously impact those living near it, and it would do very little to address the need for affordable housing in Cambridge.

Cambridge Zoning Ordinance, Section 10.45

Section 10.45 gives the Planning Board the power to allow zoning violations within the scope of a special permit that does not itself authorize such violations. The rules governing special permits, however, do not seem to allow these unrelated zoning violations.

Massachusetts General Laws (40A, section 9 [Special Permits]) states that zoning ordinances "shall provide for specific types of uses which shall be permitted in specified districts upon the issuance of a special permit." These permits "shall be subject to general or specific provisions set forth therein." Special permits may also authorize density increases in return for certain amenities, but the limits to such increases must be stated in the zoning ordinance.

The violations of zoning regulations allowed by section 10.45 "within the scope of a Planning Board special permit" are not provided for elsewhere in the ordinance, are not specific, are not subject to any provisions and do not have any limits. These violations certainly exceed the scope of a special permit as defined in section 9.

Even if the purpose of section 10.45 is to give the Planning Board actual variance power, any variances granted must still conform with the specific standards building variances, and should not be allowed within the scope of special permits, which are subject to less stringent limitations.

When considering applications for special permits and variances, an permit granting authority should work within the limits imposed by MGL 40A and the city's own Zoning Ordinance. Without these limits, the Planning Board must rely solely on the subjective opinions of its members when deciding whether or not to allow violations of the city's zoning ordinance.

Section 10.45 allows the arbitrary singling out of certain lots or parcels for treatment less restrictive than that of other lots in the same zoning district. I do not believe that the Planning Board should be able to tailor zoning regulations to suit the needs of individual applicants for special permits. Regulations should apply equally to all.

Zoning regulations determine the shape of future development in our neighborhoods. Cambridge residents have the right to know the exact regulations of this city, and to know that zoning decisions made by our elected City Council will not be undone by the appointed Planning Board.

The deletion of section 10.45 would not diminish the Planning Board's legitimate authority to issue special permits; it would simply ensure that the requirements of the Zoning Ordinance are not disregarded when such permits are issued.

Consent Communication #12

A communication was received from Elizabeth Snow, transmitting her support for the Anderson Petition.

In City Council June 15, 1998

Referred to *the petition*

OFFICE of the MAYOR
CAMB. City HALL
CAMB. MASS

Re: Anderson Petition

The homeowners abutting the Mass ave. corridor are willing and eager to participate in government at the ground level. ALL THE MORE SO,WHEN THEY PERCEIVE THAT THEIR NEIGH BORHOODMIGHT BE IRREPARABLY HARMED FROM OVER DEVELOPMENT ON THE Mass ave area between the city hall and Dana street.

We respect the rights of any property owner on Mass ave., that might be open to development. We realize With them that the worth of their property,depends,to a large degree, on the size of the development to be installed.

So we can assume, that to them , it is a question of monetary reward. This is perfectly honorable, but let it be stated openly that their interest in development extends almost exclusively to their financial reward.

The surrounding neighbors have a different View. They note that there is a direct correlation between building sizeand motor traffic,noise levels , parking congestion ad infinitum.All of whichtends to disturb the peace and stability of the surrounding areas.

Please note that though abutting neighbors didn't buy any new development doesn't mean that we wont pay forit. (We will) In a thousand different ways and long after the original owners have gone.

We ask that the agencies involved give due consideration to those that plan to stay in cambridge.

THANK YOU,
Leo anderson

Leo Anderson

38 Hancock St - CAMB.

OFFICE of the MAYOR
CAMB. City HALL
CAMB. MASS

Re: Anderson Petition

The homeowners abutting the Mass ave. corridor are willing and eager to participate in government at the ground level. ALL THE MORE SO,WHEN THEY PERCEIVE THAT THEIR NEIGH BORHOODMIGHT BE IRREPARABLY HARMED FROM OVER DEVELOPMENT ON THE Mass ave area between the city hall and Dana street.

We respect the rights of any property owner on Mass ave., that might be open to development. We realize With them that the worth of their property,depends,to a large degree, on the size of the development to be installed.

So we can assume, that to them , it is a question of monetary reward. This is perfectly honorable, but let it be stated openly that their interest in development extends almost exclusively to their financial reward.

The surrounding neighbors have a different View. They note that there is a direct correlation between building sizeand motor traffic,noise levels , parking congestion ad infinitum.All of whichtends to disturb the peace and stability of the surrounding areas.

Please note that though abutting neighbors didn't buy any new development doesn't mean that we wont pay forit. (We will) In a thousand different ways and long after the original owners have gone.

We ask that the agencies involved give due consideration to those that plan to stay in cambridge.

THANK YOU,
Leo anderson

Leo Anderson

38 Hancock St - Camb.

Consent Communication #11

A communication was received from Leo Anderson, transmitting a letter regarding theAnderson Petition.

In City Council June 15, 1998

Referred to the petitioners

CITY OF CAMBRIDGE
AUDITING DEPT.
98 JUN -8 PM 12:26

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139 June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

Respectfully, George Crawley Owner

Property address The Plough & Star
lot # 912 Mass Ave 02139
Sq. ft.

Consent Communication #5

Sundry letters were received protesting the Leo Anderson Petition to amend the zoning ordinance from owners of premises set forth below:

843 Mass. Ave.
912 Mass. Ave.

In City Council June 15, 1998

Referred to the petition

The table presents the analysis in detail. Impact is as follows:

	Res. C-1	Res. B	Res. A-1
Average size of two new units created solely in additions above and beyond pre-March 2, 1998 zoning	562.50	375.00	600.00
Average Size of all Units with Eviction of All Tenants, gut rehabilitation and creation of equal size units including replacement of existing units	812.50	812.50	1733.33

The net impact of the "voluntary" provisions is that construction as described by the development department and by "tenant leaders" with bad records is silly. The destruction created by the "voluntary" provisions will not just be the destruction of every residential neighborhood in the city. Units created will not just be units in that highly destructive new construction. Developers would be fools to build 375 to 600 square foot units when they can create 812.50 to 1,733.33 square foot units with large scale eviction and gut rehabilitation.

The "voluntary" provisions will mean destruction on a large scale of family housing remaining at all vaguely affordable in favor of smaller, much more expensive units. In Residence C-1 housing, the most common, four families will be evicted to temporarily house one needy friend or relative of the developer. Retention of that needy relative in the project is unenforceable after initial occupancy.

I hope that the nonsense from the tenant destructive "tenant leaders" will stop being repeated. Amendments to the large project provisions are proposed as described as being in the Pitkin provisions. The "voluntary" provisions, as pointed out above, are so obviously destructive to the city and to the cause of affordable housing that they should be deleted on a unanimous vote.

Sincerely,

Robert J. La Trémouille

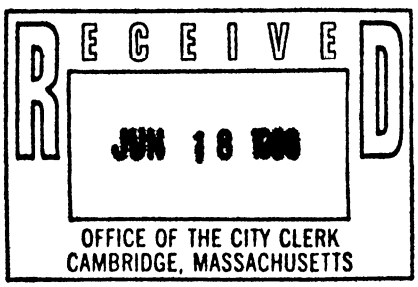
RECEIVED
JUN 18 1998
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Impact of the "Voluntary" Provisions of the March 2, 1998 Upzoning on Three Important Zoning Districts

	Max. Floor Area Ratio (Floor Area) / (Lot Area) (FAR)	Min. Lot Size (in Sq. Ft.)	Floor Area Allowed** Min. Lot Size x FAR	Lot Area Required per Dwelling Unit (in Sq. Ft.)	Units Allowed (1) (Min. Lot Size)/(Lot Area Required per Dwelling Unit) or (2) 2 or (3) Sum of two As applicable	Average Size of Unit (in Sq. Ft.) (Floor Area Allowed) / (Units Allowed), Units Rounded Down
Residence C-1	Most Common Zoning District, Especially in Mid-Cambridge, Riverside and East Cambridge					
Before March 2	.75	5,000	**3,750**	1,200	4.17	**937.50**
New 30% Addition Allowed After March 2, treated as separate construction	0.225	5,000	**1,125**		2.00	**562.50**
EVICTION AND GUT REHAB 30% Addition treated together with pre-March 2 allowed development	0.975	5,000	**4,875**		6.17	**812.50**
With 50% upzoning under Section 10.45 — **not the maximum, there is no maximum***			**7,313**			**1,218.75**
Residence B	Second Most Common Zoning District, Especially in North and West Cambridge					
Before March 2	.5	5,000	**2,500**	2,500	2.00	**1,250.00**
New 30% Addition Allowed After March 2, treated as separate construction	0.15	5,000	**750**		2.00	**375.00**
EVICTION AND GUT REHAB 30% Addition treated together with pre-March 2 allowed development	0.65	5,000	**3,250**		4.00	**812.50**
With 50% upzoning under Section 10.45 — **not the maximum, there is no maximum.***			**4,875**			**1,218.75**
Residence A-1	Most Restrictive Zoning District, Brattle Street Zoning					
Before March 2	.5	8,000	**4,000**	6,000	1.33	**4,000.00**
New 30% Addition Allowed After March 2, treated as separate construction	0.15	8,000	**1,200**		2.00	**600.00**
GUT REHAB 30% Addition treated together with pre-March 2 allowed development	0.65	8,000	**5,200**		3.13	**1,733.33**
With 50% upzoning under Section 10.45 — **not the maximum, there is no maximum.***			**7,800**			**2,600.00**

* Using section 10.45, the Planning Board has already granted a 50% upzoning in a project near the Cambridge Common. The Anderson petition would strike Section 10.45.

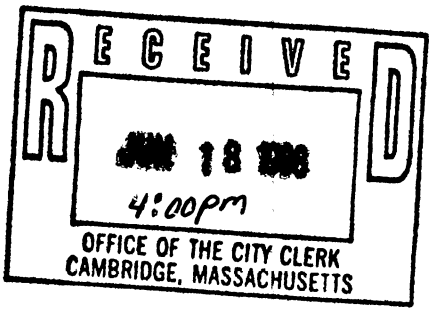
** Decimal figures in this column are not shown and are rounded by the computer.


RECEIVED
JUN 16
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Robert J. La Trémouille

875 Massachusetts Avenue, #31
Post Office Box 391412
Cambridge, MA 02139
Telephone: 617-491-7181 / 617-576-9780

June 17, 1998



TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

RE: Anderson Petition

Please note, obviously, my support for the Anderson petition.

Aspects of the Anderson Petition which deserve the support of the City Council are:

1. District Changes to the Massachusetts Avenue Area between Harvard and Central Squares.

2. Modifications to the Residence C-2B/Business A District which create meaningful yards about new structures while retaining the district's basis on creating a residential structure no more offensive than the Inn at Harvard.

3. Prohibition of Commercial Parking Garages in residential neighborhoods.

4. Removal of the Planning Board's Unlimited Ability to Grant Dimensional Variances with " Special Permits" while calling those variances something other than variances. (Please note that the Planning Board commented that Section 10.45 also gives the planning board the special permit powers of the Board of Zoning Appeals incidental to a Planning Board special permit. Modification of the petition to strike the Planning Board variance powers while retaining the incidental BZA special permit powers would be acceptable.)

5. Modification of the March 2, 1998 "Affordable Housing" upzoning.

   a. It modifies the "Large Project" procedures by changing districts which have relationship to the petition. In those districts, the bonus provisions would reorganize the bonuses so that they commence from lower bases and go up to the prior zoning limits, in the manner described as being done in last year's Pitkin petition.

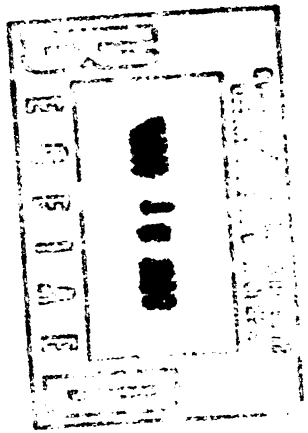
   b. It modifies the "Voluntary" provisions by striking them. These provisions seem to have no value except large scale gut rehabilitation with eviction of families (4 evictions in the standard Res. C-1) lot to put in 6 luxury apartments. The tradeoff for eviction of four families is temporary "affordable housing" for a relative of the developer.

   People not on the City Council who claim to be "tenant leaders", but who have records of harm to Cambridge tenants with very little harm to Cambridge developers seem to be putting out the lie that these provisions would destroy the March 2, 1998 upzoning. These statements are outrageously false, but the falsity comports with the real record of these individuals.

Enclosed for the benefit of the City Council, once again, is the table describing the impact of the "Voluntary" provisions of the March 2, 1998 citywide upzoning in three important districts, Residence C-1, Residence B, and Residence A-1. In each instance analysis is with regard to the smallest lot allowed in the district (5,000 sq. ft. for Res. C-1 and B; 8,000 sq. ft. for Residence A-1.) The table analyzes the "voluntary" provisions. It does not analyze the big project provisions.

Consent Communication #18

A comunication was received from Robert J. LaTremouille, transmitting a letter regarding support for the Anderson petition.



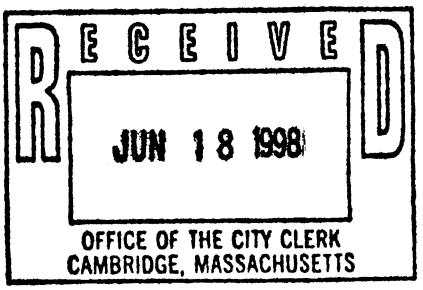
In City Council June 22, 1998

Referred to petition

24.

Jean Savignano
440 Franklin Street
Cambridge, MA 02139
June 18, 1998

Cambridge City Council
c/o City Clerk
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139



RE: Anderson Zoning Petition and
City map describing it

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

Please place me on record in favor of the Anderson petition.

Please note, however, that I am quite disturbed at the errors in the map concerning present zoning, particularly one that directly affects me. Enclosed are two maps, one the map the city distributes concerning the Anderson petition, the second a very major enlargement of a map received from the City Clerk. Please note three areas:

1. This area is directly across from my house. It is shown on the city's Anderson Petition map as zoned Residence C-2. The Residence C-2 zoning ends with 411 Franklin Street. It does not extend to the property across from my house. THE AREA ACROSS FROM MY HOUSE IS ZONED RESIDENCE C-1.
2. This area, a number of properties near the corner of Green and Hancock Street, was downzoned from Business B-1 to Residence C-1 by the city council in 1996 with my support. The city's Anderson Petition map shows it as Business B.

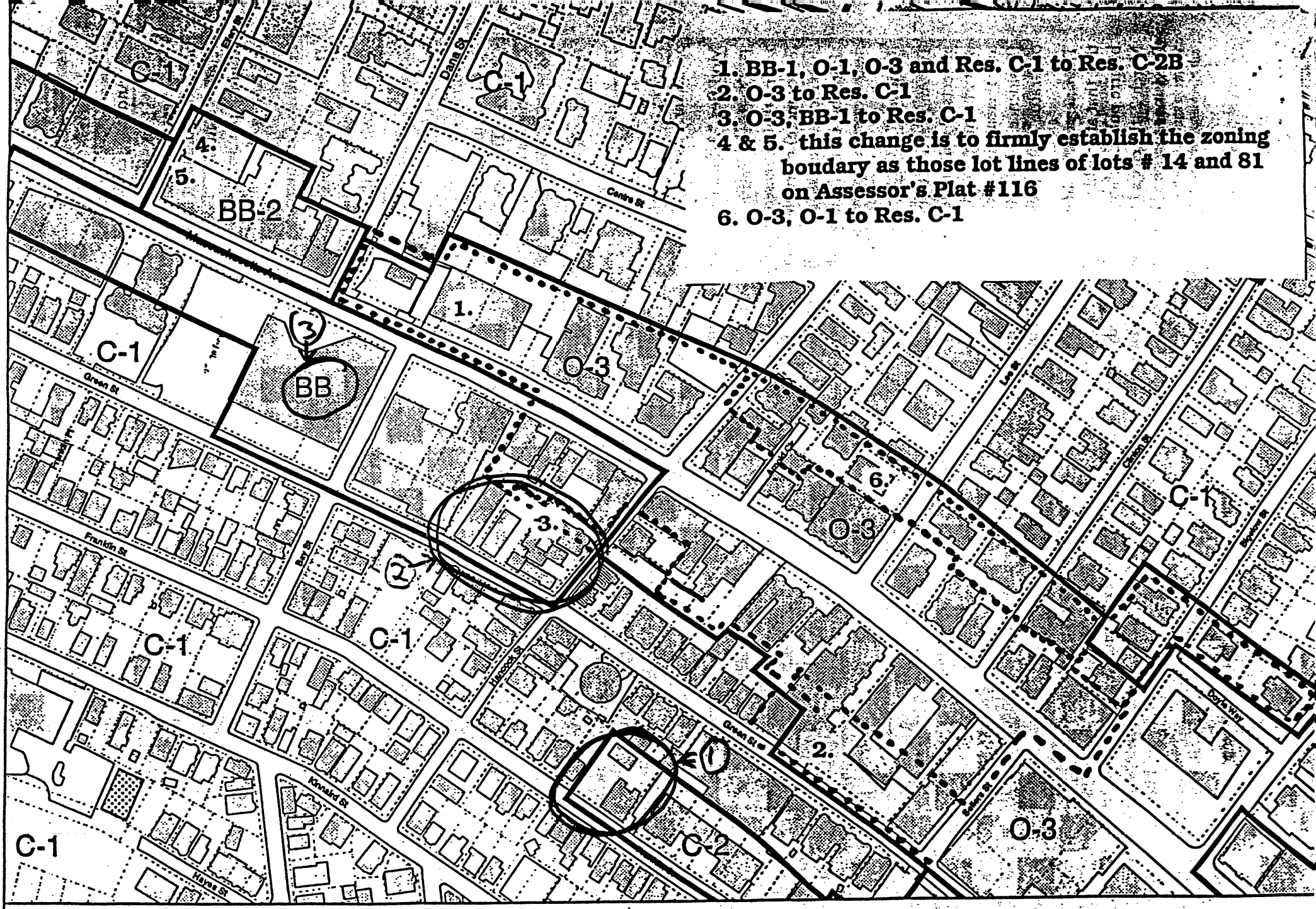
3. The Business B-1 area south of Massachusetts Avenue is shown as Business B.

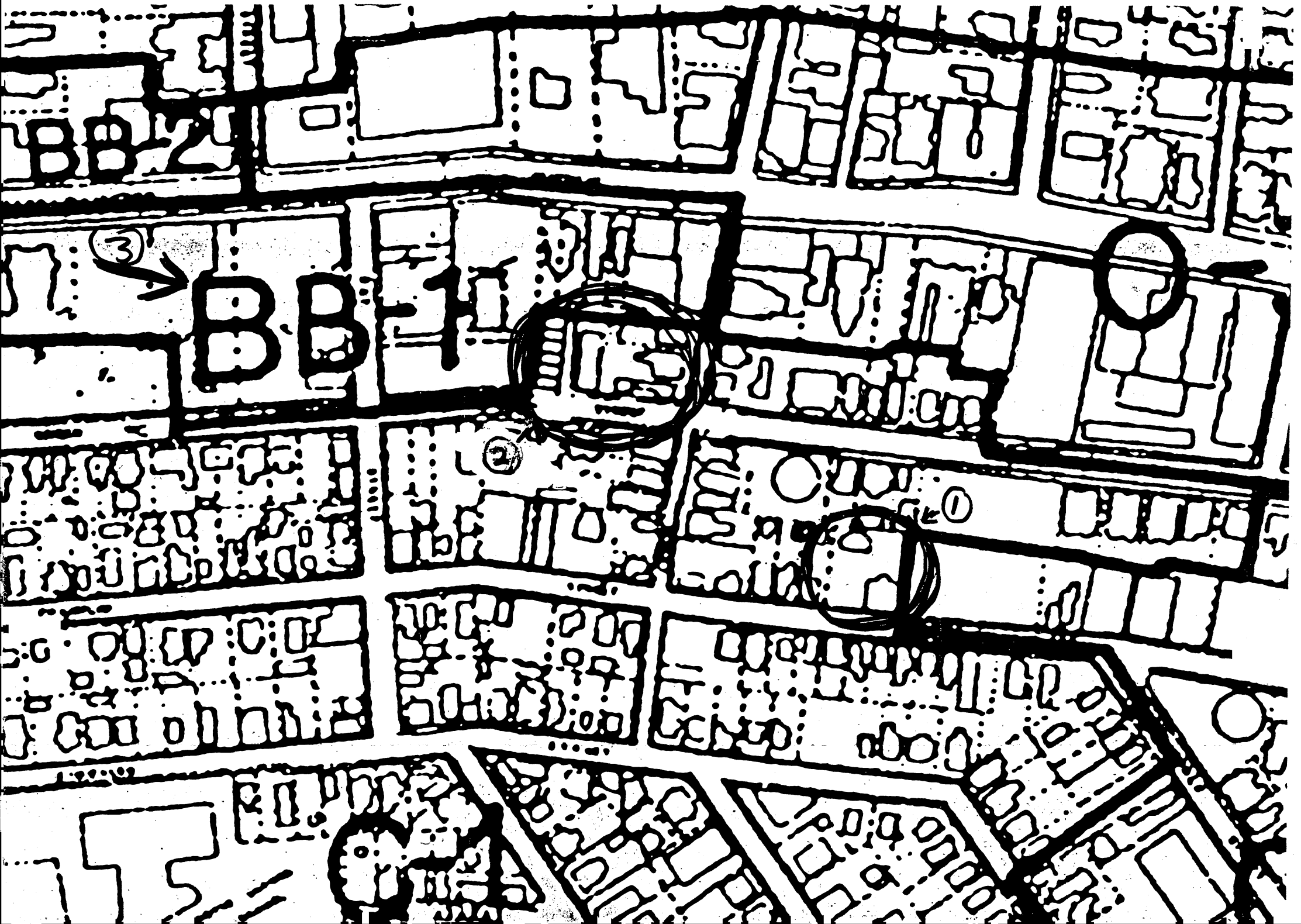
The map should be corrected.

Sincerely.

Jean A. Savignano

Jean Savignano


1. BB-1, O-1, O-3 and Res. C-1 to Res. C-2B
2. O-3 to Res. C-1
3. O-3, BB-1 to Res. C-1
4 & 5. this change is to firmly establish the zoning boudary as those lot lines of lots # 14 and 81 on Assessor's Plat #116
6. O-3, O-1 to Res. C-1
C-1
BB-2
BB
O-3
C-2
Bay St
Dana St
Centre St
Green St
Franklin St
Hancock St
Kinnaird St
Hayes St
Lee St
Gilman St
Bigelow St
Doris Way
Anderson, et al Petition (4/98)
200 0 200 Feet
N
Cambridge Community Development
Map Prepared April 1998
Data Collected 1994


BB2
BB1
3
2
1

440 Franklin Street
Camb. Mass. 02139
June 18, 1998

Cambridge City Council
c/o City Clerk
City Hall
795 Massachusetts Avenue
Cambridge, Mass 02139

R/E: Anderson Zoning Petition, continued.

We have severe parking problems in this area. When you allowed the parking space at 1008 Mass Ave. to be taken away in favor of another luxury single size apartment & therefore created a problem for the existing businesses also.

I must remind you that the need for Nursing Home Accomodations for the Cambridge residence especially are in jeapardy because you still have to resolve Neville Manor's existing problems. In the meantime I understand they are not accepting more residents. Keep in mind most of them need

proper nursing care.
I feel that parking spaces should be provided for the businesses in the new building going up at 1008 Massachusetts Ave.
Cambridge College knew their enrollment + parking space need also. They have classes days + I understand evening. They should be encouraged to use public transportation.
These developers know the situation here: If office space had been used instead of the school, the need for parking would not have been so great a need + the neighborhood would not be suffering the impact + they usually close at 5 p.m.
Franklin Street has suffered the impact from Hancock St. + Mass Ave. etc.
Please think about it. Taking away an already existing Nursing Home here is not a good answer to put a garage + take away homes.
Yours respectfully,
Jean Lavigueur

Consent Communication #24

A communication was received from Jean Savignano, transmitting a letter regarding support for the Anderson petition but disturbed by the errors in the zoning map.

In City council June 22, 1998

Referred to petition

Submitted at Rostrum

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

	Signature	Name	Address	Date	Phone
1	Martha Poehler	MARTHA POEHLER	5 Ellery Sq	6/8/98	864-8995
2	Hannah Mahoney	Hannah Mahoney	393 Broadway	6/8/98	—
3	MJL	Ladd	26 Chatham St.	6/8/98	4415/93
4	Pat Bull	Patricia Bull	399 Broadway	6/8/98	864-1240
5	Ed Dennett		34 Robbins St	6/8/98	520-1649
6	Rob Rehman		14 Ellery Sq.	6/8/98	492/8961
7	Cynthia Hadzi		7 Ellery Sq	6/8/98	
8			12 Ellery Sq	6/8/98	864-7792
9	Joann Leichliter		12 ELLERY Sq.	6/8/98	864-7792
10		ROBERT EARLE	12 Magnolia Ave	6/9/98	576.7838
11	Susan Leach	S. LEACH	47 DANA	6/8/98	864-2476
12		TED METCALFE	75 DANA	6/9/98	441-3527
13	Edward Crawley	EDWARD CRAWLEY	498 DANA	6/9/98	576-1364
14	Elisha P Schuman	Sholom Scheiner	345 Harvard St.	6/9/98	491-6806
15	Greg Giannino	GREG GIANNINO	93 Antrim St	6/9/98	492-7350
16	Anthony Cornish	ANTHONY CORNISH	1137 Mass Ave #3	6/9/98	441-9637
17	Janet Amour		85 Hancock	6/9/98	
18	Wendy Elizabeth Kaufman		18 Centre St. #3	6/9/98	617-547-4524 (at 30% higher)
19	Theodora Polentas		326 Harvard St.		
20	Anne Macaulay		872 Mass Ave	6/9/98	
21	Paula Rockwood		500 Green St #1	6/9/98	547-8207

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

	Signature	Name	Address	Date	Phone
1		ELIZABETH BIGELOW	37 DANA ST CAMBRIDGE	6.8.98	661 0455
2			47 Dana St.	6.8.98	864-5125
3			49a Dana St.	6.8.98	576-6913
4		WILLIAM BROWN	49A Dana St	6.8.98	576-6963
5		MARGOT selligman	49 DANA ST	6-8-18	868-5595
6			1 Exeter Park	6/8/98	354-1407
7			49 Dana St	6-8-98	868-5595
8			40 Dana St.	6-8-98	547-0761
9		B. Anne Hamlin	40 Dana St.	6-8-98	547-0761
10			37 "	"	661-0455
11		Timothy Ferris	67 Dana St	6-8/98	547-8508
12			13 Cleveland St.	6/8/98	864-0834
			9 CLEVELAND	6-8/98	354-1449
13		NANCY SOLOMON			
14			3 Cleveland	6.8.98	
15		Jonathan Green	3 Cleveland St	6/8/98	424-0030
16			1 Cleveland St	6/8/98	491-0383
17			1 Cleveland St.	6/8/98	491-0383
18			54 ELLERY ST #3	6/8/98	868-8647
19			54 ELLERY ST. #3	6/8/98	868-8647

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
Gerburg Wulf	Gerburg WULF	110 Hancock St	04/16/98	617-354 6612
Steven Sands	steven SANDS	110 Hancock St	4/16/98	617-661 3792
Thomas R. Stofer	THOS. R. STOFER	341 HARVARD St.	4/16/98	547-0988
Mary J. Berg	BERG	335 Harvard St. #1	4/16/98	876 4041
David Hoicka	DAVID HOICKA	10 LOPEZ St	4-16-98	547-1000
Ina Armstrong-Hoicka	INA ARMSTRONG-HOICKA	10 Lopez St	4/16/98	
Herbert Ziegler	Herbert Ziegler	2 Hancock Place	4/16/98	491-5181
Guillermo de Lafcosta	GUILLERMO DE LAFCOSTE	106 Ellery	4/16/98	3543217
Charles Ash	28V Harvard St		4/16/98	876-3019
Mark Swerkstart	30 Chatham St #3		4/16/98	868-6862
Elizabeth Graham	42 Irving St.		4/16/98	497-6634
Francis Donovan	"		"	"
Ellin Sarot	Ellin Sarot	654 Green St.	4/16/98	868-7726
Dennis Butler	Dennis Butler	5 Centre St	4/16/98	441-9695
Jay Rubin	JAY RUBIN	1½ Irving Terr.	4-16-98	497-8664
Timothy O'Donnell		3 Dana St #12A	4-16-98	661-0164
Bruce Hanzel	BRUCE HANZEL	26 Dana St.	4/16/98	
Sharon Hanzel	Sharon Hanzel	26 Dana St	4/16/98	
	Mark Peter	19 Bigelow St.	4/16/98	876-6064

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
	JEANNE N PETROPOULOS	51 ELLERY ST	4/16/98	491303
	C Swartz	1707 Cambridge St	4/16/98	
	MICHAEL CHARNEY	PO Box 391887 Camb 02139	4/16	492-6614
	Elena Saporta	102 Ellery	4/16	
	Jane Richards	76 Antrim	4/16	864-2429
	Uriel Meshoulam	15 Centre St	4/16/98	491-3801
	Rahel Meshoulam	15 Centre St	4-16-98	491-3801
	MARTHA CASSEL	361 Harvard St #3	4/16/98	441-9052
NAN WILSON		78 ELLERY ST	4/16/98	

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
Vici Casawa	VICI CASAWA	87 River St. #5	6/7/98	
Maureen Koger	MAUREEN KOGER	444 FRANKLIN ST	6/7/98	
Mara Goldberg	Mara Goldberg	441 Franklin St	6/7/98	491-2109
Bruce Sylvester	Bruce Sylvester	453 Franklin	brucesyl@juno.com	
Susan Sims	Susan Sims	453 Franklin St	—	
Bill Goldberg	Bill Goldberg	441 Franklin St	6.10-98	491-2109
Carol Hurd Green	Carol Hurd Green	445 Franklin St.	6/10/98	green@bc.edu
Martin Green	Martin Green	"	"	"
Ruth Kirchway	RUTH KIRCHWEY	457 FRANKLIN ST	6/10/98	
CHRIS KIRCHWEY	CHRIS KIRCHWEY	457 FRANKLIN ST.	6-10-98	
Catharine Comier	~~450~~ ~~Franklin~~ Cath ~~ine~~ Comier	452 Franklin St	6-11-98	
ALVIN E. THOMPSON	521 PLEASANT	MASS	02139	

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1988, and encourage the City Council to pass it.

Signature	Name	Address	#	Date	Phone
Alexia K. Hayes	Alexia K. Hayes	42 Pilgrim	302	5/13/98	661-6235
David Hoicka	DAVID HOICKA	10 Lopez Jr	02134	5/13/1998	
James Williamson	JAMES WILLIAMSON	17 PERRY ST.	02139	—	
Carolyn R. Swift	Carolyn R. Swift	269 Harvard St.	*13	5/13/98	547-7578
Gail Fitery	GAIL FITENY	10 SAINT PAUL		5/13/98	353-9888
Lloyd Smith	LLOYD SMITH	5 CRAIGIE CIRCLE #6	02138		491-4041
Annemarie Hackett	ANNEMARIE HACKETT	537 Green St. Cambr		5/13/98	
Blair Lent	BLAIR LENT	10 Dana St	02138		547-4572

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1988, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
	Roy P. Russell	40 Cottage St	5/9/98	868-5114
Robin Chase	Robin Chase	40 Cottage St	5/9/98	868-5114
RC Binstock	RC BINSTOCK	157 HAMILTON	5/9	547-3721
	KAVE	100 Gore ST	02141	5/9	868-9762
Elizabeth Dupont	9 mildred HAMILTON Pl			354-2482
William J Cavaliere	72 Kirkland St. #71			492-1673
Ellen Cavaliere	72 Kirkland St. #2,			
Leslie Young	LESLIE YOUNG	647 Green St	6/22	868-3687
Paul Starkin	PAUL STARKIN	647 GREEN ST	6/22/98	868-3682
Priscilla McMillan	12 Hilliard St		6/22/98	547-6260

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
Nancy Falk	Nancy Falk	33 Jackson St	5/4	876-8464.
Sarah Curtis	Sarah Curtis	3 Homer Sq Somerville	5/4	625-2401
A. David Boccuti	A. David Boccuti	63 Orient Ave, Arlington, MA	5/4/98	354 3830
Rachel Kuhn Duncan	Rachel Kuhn Duncan	Ke Academy	5/4/98	
P. Brockway	Mrs Brockway	85 Prescott	5/6/98	492-6873
Tim O'Donnell	Timothy O'Donnell	3 Dana St.	5/13/98	661-0164

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
	ARTEMIS MARCH	10 Dana #4	May 12-98	868-0907
	MARILEE	10 Dana #205	May 13 '98	497-0044
	E Lapuk	10 Dana #303 Camb.	May 13, 98	441-9345
		10 Dana St. #302 Cambridge		354-6543
	ARTHUR N. STONE	10 DANA ST CAMBRIDGE MA		3568916
		10 Dana # 403 Cambridge		876-1042
		10 Dana St 204		547154
		173 Sherman St Camb		3541286

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
Janice Snow	Janice Snow	60 Reservoir St	6/10/98	492-4579
Lucy Conant	Lucy Conant	30 Richard Ave		491-8735
Michael Brandon	Michael Brandon	27 Seven Pines	6/10/98	864-3520
Lisa Gould	Lisa Gould	102 Harvey St.	6/10/98	864-0146
[illegible]	CRAIG HOLT	6 ST. GOLAND TERR	6/10/98	354-8353
Dick Clancy	DICK CLANCY	15 BROOKFORD ST	6/10/98	864-6751

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
Luke Ryles	Luke Ryles	9 Fulkerson #1	7 June 98	547-9609
Craig Smilovitz	Craig Smilovitz	2 Clinton #34	7 Jun 98	491-7160

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
James B Cox	JAMES B. COX	454 Green ST Cambridge, MA	5/30/98	547-6376
Colleen J. G. Clark	Colleen J. G. Clark	3 Cottage St.	5/30/98	491-0439
Elizabeth Moe	Elizabeth Moe	508 Green St.	5/30/98	491-7579

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
Steve Nadis	Steve Nadis	500 Franklin Cambridge 02139	6/7/98	876-7143
Nilce Damaskos	Nilce Damaskos	594 Franklin	6.7.98	491-1830
John T. O'Connor	John T. O'Connor	596 Franklin	6.7.98	876-6829
Nancy White	NANCY C. WHITE	550 Franklin	6/7/98	

Signature	Name	Address	Date	Phone
Vincent J. Alberga	VINCENT J. ALBERGO	68 KINNAIRD ST.	3/17/98	547-8056
James E Spencer	James SPENCER	2 Hancock St	3/18/98	876-2085

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
Robert Hunter	Robert Hunter	9 Harrington Rd	6-10-98	876-8940

To the Honorable, the Cambridge City Council:

We support the Anderson zoning petition filed on March 18, 1998, and encourage the City Council to pass it.

Signature	Name	Address	Date	Phone
Renee Arb	Renee Arb	59 Kirkland	4/15	

Consent Communication #27

A petition was received from Martha Poehler et al., supporting the Anderson Zoning Petition.

In City Council June 22, 1998

Referred to petition

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 15, 1998

To Whom It May Concern:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled a public hearing for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

cc: Councillor Davis

C. C. 106

PUBLIC NOTICE

RELATIVE TO 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, May 13, 1998 at 6:30 p.m.** in the Sullivan Chamber, City Hall, Cambridge, Massachusetts, on a petition by Leo Anderson, et al, to amend the Zoning Ordinance of the City of Cambridge by:

1. Changing in the Table of use Regulations, Section 4.32.b.- Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;

2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.

3. Deleting all reference to Section 10.45 in the Zoning Ordinance.

4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:

a. require portions of buildings underground to meet the yard requirements;
b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
c. impose these yard requirements on portions of lots in other districts;
d. imposes pedestrian path and vehicular driveway limitations in required front yard green areas;
e. applies the new regulations to the specific case of Townhouse Developments.

5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.

6. Modifying the requirements of Business B-2 Districts as follows:

a. reduce the maximum height from 90 feet to 45 feet.
b. reduce the FAR for housing uses from 3.0 to 1.34.

7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).

8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.

9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.
10.Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts..

11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.

12. In Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

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

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

For the Committee,

Councillor Henrietta Davis

MILLER, TUCKER REED, et al
% CLIFFORD V. MILLER, INC.
1394 BEACON STREET
BROOKLINE, MA 021460000

SMITH, JOHN B., JR., TR
A. EVANS
22 INMAN ST #1
CAMBRIDGE, MA 021390000

KOCH, FRANZ D. & KARIN KOCH,
TRS OF K M P REALTY TRUST
24 INMAN ST #2
CAMBRIDGE, MA 021390000

WHITE, SUSAN E.
22 INMAN ST #3
CAMBRIDGE, MA 021390000

ROSENTHAL, DAVID , YONINA
ROSENTHAL
C/O PANRITZ, ROSENTHAL
88 CHARLES ST #2
BOSTON, MA 021140000

DEMARCO, AMY B.
22-24 INMAN ST #5
CAMBRIDGE, MA 021390000

STEWARDSON, ELIZABETH L.
C/O ELIZABETH S. CONNOLLY
146 RHINECLIFF ST
ARLINGTON, MA 021740000

TORNELL, AARON
22 INMAN ST #7
CAMBRIDGE, MA 021390000

EDGERTON, SYLVIA L.
4689, RUE BOYER
MONTREAL, QUEBEC
H2J3E5 CANADA, 000000000

GALLANT, SUZANNE
18 INMAN ST #2
CAMBRIDGE, MA 021392411

RAPHALS, LISA A.
149 BISHOP R. E. ALLEN DR.
CAMBRIDGE, MA 021390000

MEHTA, UDAY SINGH
149 BISHOP ALLEN DR., UNIT B
CAMBRIDGE, MA 021390000

PHILLIPS, KARIN J.
149 BISHOP RICHARD ALLEN DR
#C
CAMBRIDGE, MA 021390000

LANDER, ERIC STEVEN &
LORI WEINER LANDER
151 BISHOP ALLEN DR.
CAMBRIDGE, MA 021390000

CHA, RITA S.
12 INMAN ST #11
CAMBRIDGE, MA 021390000

DRESCHER, GARY L
12 INMAN ST., #12
CAMBRIDGE, MA 021390000

PANICO, VINCENT J.
C/O WOODLEY CHAPMAN
5 PERRY STREET
CAMBRIDGE, MA 021393911

BOWEN, DOROTHY I.
12 INMAN ST
CAMBRIDGE, MA 021392413

DOLHENTY, LESLIE E., JR.
12 INMAN ST
CAMBRIDGE, MA 021392413

BIANCO, DIANE
12 INMAN ST #21
CAMBRIDGE, MA 021392413

GEBREYES, YIDNE
12 INMAN ST #22
CAMBRIDGE, MA 021390000

BROWN, JAMES R. &
MARY E. BROWN
41 STANDISH RD
MILTON, MA 021862813

DELACOSTE, PHILLIPPE &
GUILLEMINE DELACOSTE
106 ELLERY ST
CAMBRIDGE, MA 021384314

PETRIC, VLADIMIR K. &
DARINKA CALENIC-PETRIC
12 INMAN ST UNIT 31
CAMBRIDGE, MA 021391704

PETRIC, VLADA & DORA PETRIC
12 INMAN ST #31
CAMBRIDGE, MA 021390000

ANSEL, PHYLLIS L.
12 INMAN ST
CAMBRIDGE, MA 021392413

HAN, AARON K.
12 INMAN ST. #35
CAMBRIDGE, MA 021390000

WOODLEY PLACE ASSOCIATES,
INC
55 COURT ST
WESTFIELD, MA 010850000

CAO, JIAN &
CHI WEI XIAO
12 INMAN ST., #42
CAMBRIDGE, MA 021392413

HOAG, RG. &ELEANOR P. HOAG
C/O FREDERICK G. FOAG
P.O. BOX 564
MARCO ISLAND, FL 339690000

MCBRIEN, ROSE M.
12 INMAN STREET, #44
CAMBRIDGE, MA 021391704

ZHANG, XUN
12 INMAN ST #45
CAMBRIDGE, MA 021390000

SCHIFF, JUNE P., TR J & P REALTY TRUST
C/O CHARLES M. SCHIFF
5 MILLSTREAM DR
EXETER, NH 038330000

KERTZNER, PETER, TR.
OF INMAN REALTY TRUST
173 WILLOW ST
ACTON, MA 017200000

MCBRIEN, ROSE M.
12 INMAN ST. #53
CAMBRIDGE, MA 021390000

BIJAN, MEHRAN
P.O. BOX 390753
CAMBRIDGE, MA 021390009

WHITE, VONCILE M.
12 INMAN STREET, #55
CAMBRIDGE, MA 021392413

KARMA, ALAIN S.,ALEC KARMA &
BEATRICE KARMA
12 INMAN ST., #61
CAMBRIDGE, MA 021390000

KREUTZER, ANDREAS &
PAULA EVELYN TROCQUET
12 INMAN ST #62
CAMBRIDGE, MA 021390000

HONG, HYEONSIL
& CITY OF CAMBRIDGE TAX TITLE
189 RICHDALE AVE #B14
CAMBRIDGE, MA 021400000

SHEFF, JOHN
12 INMAN ST., #64
CAMBRIDGE, MA 021390000

FLOREK, VLADIMIR S.
12 INMAN ST., #65
CAMBRIDGE, MA 021392413

KONSTANDAKIS, NICHOLAS &
JOHN POLITIS, TRS. OF 975
REALTY TRUST
975 MASS AVE
CAMBRIDGE, MA 021390000

YOMTOV, BERNARD
4 CENTRE ST #1
CAMBRIDGE, MA 021390000

COOPER, JOHN M. &
LYNNE J. EICKHOLT
4 CENTRE ST #2
CAMBRIDGE, MA 021390000

HARGREAVES, GEORGE
4 CENTRE ST #3
CAMBRIDGE, MA 021390000

SCONIERS, SHEILA
4 CENTRE ST #4
CAMBRIDGE, MA 021390000

BREWSTER, GLENN &
SUSAN N. BREWSTER
P.O. BOX 1142
BOSTON, MA 022050000

SEVERSON, KRISTEN A.
7 1/2 CENTRE ST., #1
CAMBRIDGE, MA 021392103

WASMUTH, MARY
7-71/2 CENTRE ST, #2
CAMBRIDGE, MA 021390000

GREENE, ELEANOR
7 CENTRE ST., #21
CAMBRIDGE, MA 021392117

OISHI, MICHELLE Y.
7 1/2 CENTRE ST
CAMBRIDGE, MA 021390000

SCHULMAN, HENRY E. &
CHARLES E. SCHULMAN
7-7 1/2 CENTRE ST., #23
CAMBRIDGE, MA 021390000

MULLIGAN, BILLIE SUE
C/O G.E. CAPITAL MORTGAGE
P.O. BOX 66815
ST. LOUIS, MO 631666815

HALLAM, N. JOHN
& CITY OF CAMBRIDGE TAX TITLE
7 CENTRE ST #3
CAMBRIDGE, MA 021380000

CROSBY, DENEEN
7 1/2 CENTRE ST., #31
CAMBRIDGE, MA 021392103

BRACKETT, CHARLES D.
7 1/2 CENTRE ST, #32
CAMBRIDGE, MA 021390000

KATZ, BORIS & NATALYA KATZ
7 CENTRE ST
CAMBRIDGE, MA 021392103

KELIKIAN, ALICE
7 CENTRE ST - UNIT 34
CAMBRIDGE, MA 021392103

ASHE, MADELEINE
7 CENTRE ST., #4
CAMBRIDGE, MA 021392103

SCHUELE, JAMES G.
& CITY OF CAMBRIDGE TAX TITLE
7 CENTRE ST #B
CAMBRIDGE, MA 021390000

MESHOULAM, URIEL & RAHEL
MESHOULAM
15 CENTRE ST
CAMBRIDGE, MA 021390000

PALLOTTA, JOSEPH G.
TR. OF J. G. PAL. REALTY TRUST
36 PEGGOTTY BEACH RD.
SCITUATE, MA 020664333

CHAPIN, DAVID C. &
LAUREN I. NORTON
16 CENTRE STREET
CAMBRIDGE, MA 021392101

READ, P D., TR. OF THE READ
REALTY TRUST
% THE NILES CO., INC
303 CONGRESS ST
BOSTON, MA 022100000

ROTHMAN, GEORGE & ETHEL
ROTHMAN, TRS. OF STU-LIN
REALTY TRUST
923 MASS AVE
CAMBRIDGE, MA 021393133

KINDER, PETER &
AMY KINDER
7 DANA ST
CAMBRIDGE, MA 021385401

KAPSALIS, STEVEN
14 LAMOINE ST
BELMONT, MA 021782629

COLT, CHARLES C. &
AMY L. COLT
5 DANA STREET
CAMBRIDGE, MA 021385401

TMT-CAMBRIDGE, INC.
C/O WHITTLER PARTNERS GROUP,
ACCT. 955 MASS AVE
155 FEDERAL ST, 10TH FL
BOSTON, MA 021100000

GORDEN, EDNA R., TR 22 CENTRE
STREET REALTY TRUST
P.O. BOX 217
BROOKLINE, MA 021460000

GORDON, JOSEPH D.,TR OF
STANWOOD REALTY TR.
P. O. BOX 217
BROOKLINE, MA 021460000

FITZPATRICK, KATHERINE
1-3 DANA ST #1
CAMBRIDGE, MA 021385405

BERRETTA, SABINA
345 BROADWAY
CAMBRIDGE, MA 021390000

SCOCIMARA, MANITA, TR.
OF KALLIGA REALTY TRUST
1-3 DANA ST #11
CAMBRIDGE, MA 021380000

PIERSON, KATHRYN A., A LIFE
ESTATE, &
67 AQUAVIA RD
MEDFORD, MA 021550000

LOPEZ, FERNANDO, TR.
OF YUKON TRUST
C/O GEORGE STEIN
28 SANDINI RD.
MARLBORO, MA 017520000

GALEF, HAROLD R.
15 ROOSEVELT PLACE
SCARSDALE, NY 105830000

GRIESSEN, BILL C.
1-3 DANA ST UNIT 16
CAMBRIDGE, MA 021385424

ROSSITTER, JOHN W. &
GAIL E. ROSSITTER
3 DANA ST
CAMBRIDGE, MA 021380000

BOLIEK, GARY & MARY V. BOLIEK
1-3 DANA ST #18
CAMBRIDGE, MA 021380000

LAMBKIN, JOHN J., TR.
OF NANTUCKET TRUST
1-3 DANA ST., #19
CAMBRIDGE, MA 021380000

PIERSON, KATHRYN A., A LIFE
ESTATE &
67 AQUAVIA RD
MEDFORD, MA 021550000

AGOOS, ANDREW J.
1-3 DANA #20
CAMBRIDGE, MA 021385424

MANOACH, DARA S.
3 DANA ST #21
CAMBRIDGE, MA 021380000

ODONNELL, TIMOTHY C.
3 DANA ST #12A
CAMBRIDGE, MA 021380000

YOURGRAU, PALLE
3 DANA ST., #23
CAMBRIDGE, MA 021380000

LABBE, CLAUDE R. &
KITCOON CHAN
50 SEDWICK ST #3
BOSTON, MA 021300000

MARION, MARSHA J.
1 DANA ST #4B
CAMBRIDGE, MA 021380000

LIU, XIALIAN
50 JAY ST
CAMBRIDGE, MA 021390000

WHITE, ROSEMARY
1 DANA STREET, #6
CAMBRIDGE, MA 021380000

HUTTENBAUER, GAIL K.
180 CONGRESS RD
CINCINNATI, OH 452150000

ALLYN, CYNTHIA R.
1-3 DANA STREET, #8
CAMBRIDGE, MA 021380000

ROSS, DAVID DOUGLAS
& CITY OF CAMBRIDGE TAX TITLE
952 MONROE TERRACE
DOVER, DE 199014120

SWARTWOOD, III, CHARLES B. &
JUDITH F. SWARTWOOD
19 CENTRE ST #1
CAMBRIDGE, MA 021390000

EISENKRAFT, GAIL
19 CENTRE ST., #2
CAMBRIDGE, MA 021390000

MORRIS, TRACEY MC L.
19 CENTRE ST #3
CAMBRIDGE, MA 021392117

SCHWAGER, SALLY &
MEL HORWITCH
19 CENTRE ST., #4
CAMBRIDGE, MA 021392117

GREENE, ROBERT A. &
MARY E. GREENE
19 CENTRE ST., #5
CAMBRIDGE, MA 021392117

ST. ONGE, MARIAN B.
19 CENTRE ST.
CAMBRIDGE, MA 021392117

FORD, DALE S.
10 DANA ST., #1
CAMBRIDGE, MA 021380000

WENDER, PETER J.
10 DANA ST., #10
CAMBRIDGE, MA 021385420

MATTOX, MARTHA M.
C/O MARTHA MATTOX YUKEVICH
P.O. BOX 2121
TISBURY, MA 025680000

NOONAN, JANET E.
10 DANA ST., #14
CAMBRIDGE, MA 021385420

MORTON, JESSICA E.
10 DANA ST #15
CAMBRIDGE, MA 021380000

CALORE, DANIEL C.
10 DANA ST., #2
CAMBRIDGE, MA 021385420

RAFF, GABRIELLE,
KOWARNA RAFF & GEORGE RAFF
P.O. BOX 143
CAMBRIDGE, MA 022380000

MALENFANT, ELIZABETH J.
6 THERIAULT COURT
CAMBRIDGE, MA 021400000

FENNICK, BARTHOLOMEW J.
& MARJORIE FENNICK
BROOKDALE AVE
KINGSTON, MA 023640000

BURWASH, NATHANIEL C. &
IDA BURWASH
10 DANA ST
CAMBRIDGE, MA 021385420

MEYER, MARY LOUISE, BRUCE R.
MEYER, TRS OF MARY LOUISE
MEYER REVOCABLE TRUST
C/O PEABODY & ARNOLD
BOSTON, MA 021100000

LEON, L.
10 DANA ST #206
CAMBRIDGE, MA 021390000

PISTORIO, PASQUALE
1310 ELECTRONICS DR
CARROLLTON, TX 750062302

LENT, S. BLAIR, JR.
10 DANA ST
CAMBRIDGE, MA 021385420

RIVERA, CARMEN N.
8 ELENA ST #PH
SANTURCE PUERTO RICO 00911,

RUPP, MARIA
109 PIERCE RD
WATERTOWN, MA 021720000

RUPP, MARIA E.
109 PIERCE RD
WATERTOWN, MA 021720000

BOND, W. DOUGLAS
10 DANA ST #212
CAMBRIDGE, MA 021380000

CHIACCHIA, BERNARD A., TR OF
THE DANA STREET REALTY TRUST
37 E. CENTRE ST #1B
WOODBURY, NJ 080960000

PAIK, HAE-SUN
1083 BEACON ST #4
BROOKLINE, MA 021460000

MAZUR, DANIEL ISAAC
20180 OBSERVATION DR
TOPANGA, CA 902900000

RAFF, GEORGE &
GABRIELLE KOVARNA RAFF
P.O. BOX 143
CAMBRIDGE, MA 022380000

TINGEY, C R &TAMRA LEA TINGEY
% WM. H. TINGEY, JR.
10 DANA ST., #302
CAMBRIDGE, MA 021385422

PREYER, KATHRYN
& CITY OF CAMBRIDGE TAX TITLE
6 MAPLE AVE
CAMBRIDGE, MA 021390000

TUCKER, PATRICIA
15 MARIE ST. #304
CAMBRIDGE, MA 021391002

DEHART, LINDA C. &ARTHUR N.
STOWE
10 DANA ST #305
CAMBRIDGE, MA 021385420

LOSHAK, IGOR
10 DANA ST #306
CAMBRIDGE, MA 021390000

SELAYA, LINDA L.
10 DANA ST #307
CAMBRIDGE, MA 021380000

PIERONI, ANTOINETTE L.
10 DANA ST., #308
CAMBRIDGE, MA 021385420

PADDOCK, JAMES A. &
EVA J. PADDOCK
312 WALDEN ST
CAMBRIDGE, MA 021381344

KALICK, SHELDON
10 DANA ST
CAMBRIDGE, MA 021385420

STRAUSFELD, LISA &
KENNETH STRAUSFELD
10 DANA ST #311
CAMBRIDGE, MA 021385423

DAVYS, CHRISTAL M., TR.
OF EMERSON REALTY TRUST
C/O CHRISTAL L. ELLIS
14126 HARTSOOK ST
SHERMAN OAKS, CA 914230000

GENDLER, EVERETT E. &
MARY L. GENDLER
10 DANA ST., #314
CAMBRIDGE, MA 021380000

STINN, JENNIFER, GERALD STINN
& MYRTLE STINN
10 DANA ST #315
CAMBRIDGE, MA 021380000

MARCH, ARTEMIS
10 DANA ST., #4
CAMBRIDGE, MA 021385420

EDWARDS, PETER V. V. &
CAROLYN V. V. EDWARDS
10 DANA ST., #4
CAMBRIDGE, MA 021380000

MOMBAERTS, ILSE M. W.
504E 63RD ST #25-R
NEW YORK, NY 100216399

MORRISSEY, MARY C.,
TR. OF PLUM TRUST
10 DANA #403
CAMBRIDGE, MA 021380000

STEINMETZ, JOHN
51777 WATERTON SQUARE
GRANGER, IN 465300000

SANKUS, PATRICIA
10 DANA ST. #405
CAMBRIDGE, MA 021385420

HAAS, DAVID & ELIZABETH
LOOMIS
10 DANA ST #406
CAMBRIDGE, MA 021390000

WALKER, PAUL F., TR.
OF ENDLESS TRUST
C/O MARTHA REGAN-SMITH, ETAL
33 EAST WHEELOCK ST
HANOVER, NH 037550000

MATEO, JOSE E.
10 DANA ST., #408
CAMBRIDGE, MA 021385420

TOMKINSON, PAMELA &
KATHLEEN TOMKINSON, TRS.
OF TOMKINSON FAMILY TRUST
10 DANA ST., #409
CAMBRIDGE, MA 021380000

HATTERY, JOANA &
JOHN C. BORDEN
6 WILLIAM ST
CAMBRIDGE, MA 021390000

GRATTO, CHRISTINE,
TR. OF 411-10 DANA
STREET REALTY TRUST
C/O CYNTHIA HADZI
CAMBRIDGE, MA 021385420

CANNIZZARO-BYRNE, NINA
10 DANA ST #412
CAMBRIDGE, MA 021380000

CHOI, KATHLEEN
10 DANA ST., #414
CAMBRIDGE, MA 021380000

SAYED, ISMAIL ALI
10 DANA ST #415
CAMBRIDGE, MA 021385420

PROKOP, JANE E.
C/O M. PROKOP
84 LEROY ST
BINGHAMTON, NY 139050000

BRANDENBERG-HORN, ROGER
955 MASS AVE #310
CAMBRIDGE, MA 021390000

COMEN, BRUCE
10 DANA ST #6
CAMBRIDGE, MA 021380000

KIRRANE, EILEEN H.
& FRANK J. KIRRANE
28 CHURCH ST
MERRIMAC, MA 018600000

HAGADORN, MICHAEL
10 DANA ST #8
CAMBRIDGE, MA 021385420

MCKENNA, JOHN J.
22 MACOMB ST
PLATTSBURGH, NY 129010000

HUFSTAGER, LOUISA R.
10 DANA STREET
CAMBRIDGE, MA 021400000

SULLIVAN, ELIZABETH R.
10 DANA ST., UNIT WB
CAMBRIDGE, MA 021380000

SCHECHTER, LOREN
9 CENTRE ST - UNIT 1
CAMBRIDGE, MA 021392117

HENDRIE, RICHARD K.
& LINDA HENDRIE
9 CENTRE ST., #2
CAMBRIDGE, MA 021392117

BELASH, KATHARINA
9 CENTRE STREET, #3
CAMBRIDGE, MA 021392117

ROSEBERY, ANN S. & BETH M.
WARREN
11 CENTRE ST #1
CAMBRIDGE, MA 021390000

WEISSBERG, MARK P.
11 CENTRE ST., #2
CAMBRIDGE, MA 021390000

KOKOTOVIC, MILICA
11 CENTRE ST., UNIT 3
CAMBRIDGE, MA 021390000

DUPONT, EMILE N.
1 CHURCH ST
WEBSTER, MA 015702599

GRITZ, EDWARD A. & EMILY
WHITE
6 CENTRE ST
CAMBRIDGE, MA 021392101

NURUZZAMAN, SYED
C/O JOSEPH FERNANDEZ
P.O. BOX 72
EAST CAMBRIDGE, MA 021410000

85 HANCOCK STREET LIMITED
PARTNERSHIP
925 MASS AVE
CAMBRIDGE, MA 021390000

YOGEL, ERIC B. TR OF
97-1 HANCOCK TRUST
87 HAMPSHIRE ST
CAMBRIDGE, MA 021390000

FINE, HENRY TRUSTEE OF
THE HENRY FINE FAMILY TRUST
45 GRALYNN RD
NEWTON, MA 021590000

929 HOUSE REALTY ASSOCIATES,
C/O MCNEIL MANAGEMENT, INC
3 EDGEWATER DR, SUITE 202
NORWOOD, MA 020620000

THRON, JOHN E.
931 MASSACHUSETTS AVE #1001
CAMBRIDGE, MA 021390000

WANG, CLAY CHIA CHUN
931 MASS AVE #1002
CAMBRIDGE, MA 021390000

CHO, RUMIE Y.
32 SUFFOLK LANE
CARLISLE, MA 017410000

ELLIOT, RT C. & A D. CAMPANILE
TRS 931 MASS AVEREALTY TRUST
C/O DAVID C. QUADE, ET AL, TRS
BOSTON, MA 021090000

ENTEKHABI, DARA
931 MASS AVE #1102
CAMBRIDGE, MA 021390000

RAINWATER, CAROL K.
931 MASS. AVE., #1103
CAMBRIDGE, MA 021390000

931 PARTNERS
C/O ABBOTT PROPERTIES
45 CLIFF ROAD
WESTON, MA 021930000

LEE, ARTHUR K.C. &
ANNABELLA M.Y. LEE
931 MASS AVE #1203
CAMBRIDGE, MA 021390000

BUSSINK, ALBERT W. & LOUISE L.
OLSON
49 HANCOCK ST
CAMBRIDGE, MA 021390000

CALMAR, T & ELIZABETH CALMAR
GEORGE N. KASPARYAN
931 MASS AVE #204
CAMBRIDGE, MA 021390000

PAYNE, PATRICIA O.
931 MASS AVE #302
CAMBRIDGE, MA 021390000

CHO, HYUN JIN
C/O MRS. RUMIE Y. CHO
32 SUFFOLK LANE
CARLISLE, MA 017410000

JOSEPH, JACK I. & PAULINE
JOSEPH
931 MASS AVE #402
CAMBRIDGE, MA 021390000

MACLEAN, JOHN D. & MAUREEN
A. MACLEAN
931 MASS AVE #405
CAMBRIDGE, MA 021390000

VANGER, MILTON I. & ELSA M.
VANGER
931 MASSACHUSETTS AVE #503
CAMBRIDGE, MA 021390000

ASTA REALTY TRUST
P.O. BOX 391106
CAMBRIDGE, MA 021390000

DEGIROLAMI, UMBERTO &
PAOLA C. DEGIROLAMI
112 FOREST ST
WELLESLEY, MA 021810000

GROSSMAN, RICHARD L.
931 MASSACHUSETTS AVE #704
CAMBRIDGE, MA 021390000

THEODOSION, NICOLETA
6 WHEELER AVE
WORCESTER, MA 016090000

ELLIOT, R C. & A D. CAMPANILE
TRS 931 MASS AVE REALTY TRUST
C/O DAVID C. QUADE, ET AL, TRS.
BOSTON, MA 021090000

THEODOSIOU, GEORGE &
NICOLETA G. THEODOSIOU
6 WHEELER AVE
WORCESTER, MA 016090000

BONY, GERARD
931 MASS AVE #403
CAMBRIDGE, MA 021390000

PERIANA, CECILY J.
931 MASS AVE, #406
CAMBRIDGE, MA 021390000

OW, YONG-LING PATRICIA
& CHIN-HOCK OW
931 MASS AVE #602
CAMBRIDGE, MA 021390000

ASSAD, ANTOINERRE A.
931 MASSACHUSETTS AVE #605
CAMBRIDGE, MA 021390000

PHORNPRAPHA, LUCKSANA &
PAWEENA PHORNPRAPHA
931 MASS AVE #702
CAMBRIDGE, MA 021390000

MALAMUD, ANN
931 MASSACHUSETTS AVE #802
CAMBRIDGE, MA 021390000

CHANG, YI PU
931 MASS AVE #301
CAMBRIDGE, MA 021390000

AFRIDI, ADNAN
C/O FLEET MORTGAGE GROUP
P.O. BOX 100570
FLORENCE, SC 295010000

MOTAKEF, SHAHRNAZ
931 MASS AVE #401
CAMBRIDGE, MA 021390000

KARAM, SAMI
931 MASSACHUSETTS AVE
#404
CAMBRIDGE, MA 021390000

OGLE, SAMUEL THOMAS
543 GREEN ST
CAMBRIDGE, MA 021393188

KONG, WEN YUAN & JIN AU KONG
931 MASS AVE #505
CAMBRIDGE, MA 021390000

AGUIRRE, MICHAEL J. &
KATHLEEN J. AGUIRRE
931 MASSACHUSETTS AVE #603
CAMBRIDGE, MA 021390000

ORLEN, YANA
931 MASS AVE #606
CAMBRIDGE, MA 021390000

JANSON, JANSON, et al
2727 S. OCEAN BLVD
HIGHLAND BEACH, FL 334870000

GLIKIN, ROY M.
C/O SUE-FEN TSAI
931 MASS AVE #803
CAMBRIDGE, MA 021390000

CAPRILES, ANDRES BERNARDO
931 MASS AVE #804
CAMBRIDGE, MA 021390000

INKER, BENJAMIN L.
931 MASS AVE #901
CAMBRIDGE, MA 021390000

OZCAN, BANU
931 MASS AVE #902
CAMBRIDGE, MA 021390000

KIM, CHONG H.
931 MASSACHUSETTS AVE #903
CAMBRIDGE, MA 021390000

LEE, ANNABELLA MAN-YUK LI
TR OF MRL FAMILY TRUST
931 MASS AVE #904
CAMBRIDGE, MA 021380000

STEFFIAN, PETER &
BETH D. STEFFIAN
931 MASS AVE #PHS
CAMBRIDGE, MA 021390000

907 MASSACHUSETTS AVENUE
LIMITED PARTNERSHIP
925 MASS AVE
CAMBRIDGE, MA 021393008

VIENER, JANE T.
C/O LEAH SUGARMAN
2 ARNOLD CIRCLE #1
CAMBRIDGE, MA 021392213

DENNIS, DEBORAH S.
2 ARNOLD CIRCLE #2
CAMBRIDGE, MA 021390000

HIGGINS, BARBARA, TR. OF
HIGGINS FAMILY TRUST
84 LINE STREET
SOMERVILLE, MA 021430000

LIN, CHIN & SABINA BARRETTA
345 BROADWAY
CAMBRIDGE, MA 021390000

SMITH, W. RANDOLPH
7518 CHERYL DIANNE
SAN ANTONIO, TX 782570000

BRYANT, HANNAH C.
2 ARNOLD CIR #6
CAMBRIDGE, MA 021392213

SKANDALIS, BETTE &
JO SEIDLER
82 HANCOCK ST.
CAMBRIDGE, MA 021392206

NGUYEN, HA D.
15 LEE STREET, #1
CAMBRIDGE, MA 021390000

FISCHER, JOSEPH
321 9TH ST. S.E.
WASHINGTON, DC 200030000

LUND, THEODORE A.
15 LEE ST #3
CAMBRIDGE, MA 021390000

KAPLAN, MARJORY ANN
15 LEE ST
CAMBRIDGE, MA 021392203

LUSSIER, HENRY L. &
THOMAS L. DERRAH
15-17 LEE ST #5
CAMBRIDGE, MA 021390000

BOSE, SUPRATIK &
MARY K. ELIOT
15-17 LEE ST. #6
CAMBRIDGE, MA 021390000

SAWYER, BETTY B.
15 LEE ST
CAMBRIDGE, MA 021392203

BROWN, CHRISTINE A.
17 LEE ST., #T1
CAMBRIDGE, MA 021390000

KOCHHAR, SANDEEP
P.O. BOX 380325
CAMBRIDGE, MA 022380325

BERENSON, MARSHALL L.
15-17 LEE ST #T3
CAMBRIDGE, MA 021392203

VINCK, SABINE
17 LEE ST #T-4
CAMBRIDGE, MA 021392203

SARGENT, ELISE J.
15-17 LEE ST - UNIT T-5
CAMBRIDGE, MA 021392203

COHEN, JUDITH D.
15-17 LEE ST., UNIT T6
CAMBRIDGE, MA 021390000

WOLFBERG, STEPHEN
40 APPLETON ST.
CAMBRIDGE, MA 021380000

GORFINE,MORRIS
897 MASS AVE
CAMBRIDGE, MA 021393008

PAPERNOW, PATRICIA, et al
1 ARNOLD CIRCLE, #1
CAMBRIDGE, MA 021390000

KROHN, KENNETH B.
12 ARNOLD CIRCLE
CAMBRIDGE, MA 021392212

LEIB, RENA
10 ARNOLD CIR., #1
CAMBRIDGE, MA 021390000

WHITE, DAVID &
SOPHIA V. WHEELWRIGHT
10 ARNOLD CIRCLE #2
CAMBRIDGE, MA 021390000

TIPTON, FRANK P.
10 ARNOLD CIRCLE #3
CAMBRIDGE, MA 021390000

BOTVIN, STEPHANIE K.
10 ARNOLD CIR., #4
CAMBRIDGE, MA 021390000

CAMBRIDGE COMMUNITY
HOUSING, INC.
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 021090000

SHUMAN, LAUREL A., TR.
OF JOHANNA REALTY TRUST
940 SALEM END RD.
FRAMINGHAM, MA 017010000

SULTAN, JACQUES & JOSEPH
SOUSSOU, TRS. OF 871 MASS
AVENUE REALTY TRUST
23 COMMONWEALTH ROAD
WATERTOWN, MA 021720000

LEONE, JAMES P. &
SUSAN H. GERE
112 LARCH ROAD
CAMBRIDGE, MA 021380000

VANGER, MARK H., TR.
OF SAVOY OFFICE REALTY TRUST
32 GRAY STREET
CAMBRIDGE, MA 021380000

VANGER, MARK H., TR.
OF SAVOY OFFICE REALTY TRUST
875 MASSACHUSETTS AVE., #31
CAMBRIDGE, MA 021390000

VANGER, MARK H., TR.
OF SAVOY OFFICE REALTY TRUST
875 MASS., AVE., #3/4
CAMBRIDGE, MA 021390000

SCHIFF, KAREN & STEVEN VARGA-
GOLOVCSENKO, TRS.
OF K & S REALTY TRUST
875 MASSACHUSETTS AVE., #3/5
CAMBRIDGE, MA 021390000

RUBENSTEIN, MC. &S D.
RUBENSTEIN, TRS.OF TRUST
875 MASSACHUSETTS AVE
SUITE 41
CAMBRIDGE, MA 021390000

OGLE, SAMUEL L.
543 GREEN ST
CAMBRIDGE, MA 021393150

MUCKJIAN, DERAN J. &
AGNES MUCKJIAN
94 WINN STREET
BELMONT, MA 021783159

JACOBSON, CSILLA &
MICHAEL JACOBSON, TRS.
OF ALEXANDER REALTY TRUST
3 BOW ST
CAMBRIDGE, MA 021380000

SOUSSOU, JOSEPH E. &
MARIO E. SOUSSOU, TRS.
OF JS-MS REALTY TRUST
69 GARFIELD ST
WATERTOWN, MA 021720000

SCHIPA, MARY, TR.
OF H A J REALTY TRUST
18 SULTS RD.
BELMONT, MA 021780000

SOUSSOU, HELEN M. & MARTHA L.
WALTHER,
TRS OF H & M REALTY TRUST
69 GARFIELD ST
WATERTOWN, MA 021720000

JACOBSON, CSILLA &
MICHAEL JACOBSON, TRS.
OF ALEXANDER REALTY TRUST
20 BIRCH HILL RD.
NEWTON, MA 021600000

SCHIFF, KAREN AND STEVEN
VARGA-GOLOVCSENKO, TRS. OF
K & S REALTY TRUST
875 MASSACHUSETTS AVE #3/5
CAMBRIDGE, MA 021390000

VANGER, MARK H., TR OF
SAVOY OFFICE REALTY TRUST
875 MASS AVE, SUITE 31
CAMBRIDGE, MA 021390000

LEONE, JAMES P.
& SUSAN H. GERE
112 LARCH ROAD
CAMBRIDGE, MA 021380000

AZZAM, HUSAM M., TR OF
HARWOOD REALTY TRUST
3 BALDWIN ST COURT
CAMBRIDGE, MA 021380000

ABEL, CORA B.
12 LEE STREET
CAMBRIDGE, MA 021390000

HAIMES, ROBERT M. & JOAN K.
SHAFRAN
14 LEE STREET
CAMBRIDGE, MA 021392204

DUCKWORTH, ELEANOR RUTH
& EVELYN FOX KELLER
16 LEE STREET
CAMBRIDGE, MA 021390000

EIERMANN, DALE A. &
MADELINE EIRMANN
16 LEE STREET, #3
CAMBRIDGE, MA 021390000

MAYER, GENEVIEVE M.
18 LEE ST.
CAMBRIDGE, MA 021392204

SHEINFELD, PETER S.
20 LEE ST
CAMBRIDGE, MA 021392204

OKS, JEROME M.
22 LEE ST., #1
CAMBRIDGE, MA 021390000

ANDERSON, DONALD D.
22 LEE ST., #3
CAMBRIDGE, MA 021390000

VAN VACTOR, DAVID L.
PATRICIA VAN VACTOR
24 LEE ST
CAMBRIDGE, MA 021392204

GREENBERG, STEVEN AND
AVRA GOLDMAN
106 HANCOCK ST #1
CAMBRIDGE, MA 021390000

ABRAHAM, RAJARATNAM,
INDIRA ABRAHAM & RABINDRAN
ABRAHAM
159 MT. HOPE RD
SOMERSET, MA 027260000

TABIN, CLIFFORD J.
102 HANCOCK STREET UNIT #4
CAMBRIDGE, MA 021390000

MASON, BAYLEY F.
102 HANCOCK ST. #5
CAMBRIDGE, MA 021390000

MCDONALD, CHRISTIE A.
104 HANCOCK ST #6
CAMBRIDGE, MA 021390000

BLAKE, AMY
104 HANCOCK ST #7
CAMBRIDGE, MA 021380000

HANNON, JOHN F., &
JOAN C. HANNON
11 CLINTON STREET
CAMBRIDGE, MA 021392303

LOVEJOY, PAULA S.
9 CLINTON ST
CAMBRIDGE, MA 021390000

SHIELDS, RICHARD C.
5 CLINTON ST., #5/1
CAMBRIDGE, MA 021390000

SJAHRIR, KARTINI & DOCTOR
SJAHRIR
5-2 CLINTON STREET
CAMBRIDGE, MA 021390000

DEMAND, ERHART E. &
NANCY H. DEMAND
5 CLINTON ST #3
CAMBRIDGE, MA 021390000

TEPPER, EDWARD &
NANCY TEPPER
3106 VALLEYBROOK
CHAMPAIGN, IL 618210000

SJAHRIR, DR. & KARTINI SJAHRIR
7 CLINTON ST #1
CAMBRIDGE, MA 021390000

BERSE, BRYGIDA
7 CLINTON ST #2
CAMBRIDGE, MA 021390000

MARK, EDWARD L. & JOAN T.
MARK
P.O. BOX 390313
CAMBRIDGE, MA 021390000

RATTEY, RICHARD B. &
CHRISTIANE J. DESCHENES
7 CLINTON ST #4
CAMBRIDGE, MA 021380000

TSAGARIS, THERESA J. &
WAYNE D. BENNETT
3 CLINTON ST #1
CAMBRIDGE, MA 021390000

REID, IAN S. &
WENDY R. WHEELER
3 CLINTON ST., #2
CAMBRIDGE, MA 021392311

STEINBERGH, ALEX M. &
REBECCA BEDELL
3 CLINTON ST., #3
CAMBRIDGE, MA 021390000

FIDO, FRANCO AND
MARIE-JOSEPHE FIDO
3 CLINTON ST #4
CAMBRIDGE, MA 021392311

MCNAMARA, WILLIAM L.
& DIANA TOWERS MCNAMARA
3 CLINTON ST., #5
CAMBRIDGE, MA 021392311

FOX, SUSAN O., PAUL H. FOX,
AND FRANCES B. FOX
57 RUTLAND SQUARE
BOSTON, MA 021180000

BENECK, NEIL D. &
MARIE-HELENE SAINT-HILAIRE
3 CLINTON ST #7
CAMBRIDGE, MA 021390000

OWEN, ARCHIBALD DEBOW, JR.
3 CLINTON ST., #8
CAMBRIDGE, MA 021392311

STEINBERGH, ALEX M.
3 CLINTON ST #3
CAMBRIDGE, MA 021392311

CAMBRIDGE CHAMBER OF
COMMERCE, INC.
859 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 021393008

ROWE, MARY ELLEN, TR. OF
ROWE FAMILY TRUST
863 MASS. AVENUE, #11
CAMBRIDGE, MA 021390000

AL-SHAWI, DOROTHY E. &
KHALID AL-SHAWI
14 CONCORD AVE #607
CAMBRIDGE, MA 021380000

KNAUT, MALITTA, TR OF
THE RUTHIE BELLE REALTY
NOMINEE TRUST
61 CLARENDON ST
SOMERVILLE, MA 021450000

DASS, NIRANJAN
863 MASS AVE #15
CAMBRIDGE, MA 021390000

DINAPOLI, FRANCES, et al
9 CARMEN TERRACE
WOBURN, MA 018010000

NANDY, KALIDAS &
TAPATI G. NANDY
30 SELFRIDGE RD.
BEDFORD, MA 017300000

RAOUF, SINA, TR. OF S & F TRUST
C/O YOUN T. & RUBY W. CHUNG
863 MASS AVE #21
CAMBRIDGE, MA 021390000

TAYLOR, JACQUELINE R. &
OWEN F. TAYLOR
863 MASSACHUSETTS AVE., #22
CAMBRIDGE, MA 021390000

CASSIDY, CATHERINE C.
BOX 101, RR #1
PERKINSVILLE, VT 051510000

HAN, QUANSHENG &
ZHIYING ZHU
863 MASS AVE #24
CAMBRIDGE, MA 021390000

NANDY, KALIDAS, TAPATI NANDY
& SOUMEN NANDY
30 SELFRIDGE RD.
BEDFORD, MA 017300000

CASSIDY, KIM, BRUCE LAN &
ROBERT L. CASSIDY
863 MASSACHUSETTS AVE., #26
CAMBRIDGE, MA 021390000

MORELAND, J. FELICIA, TR.
OF MORELAND FAMILY TRUST
31 SUMMER ST
NASHUA, NH 030602338

CLARKE, TERESA H. & ROBERT
LAMB III
99 UNDERCLIFF RD
MONTCLAIR, NJ 070420000

JOHNSON, STANLEY W. &
JEANETTE K.JOHNSON
203 KETCH RD
MANTOLOKING, NJ 087380000

FLYNN, TRACY SMITH, TR.
OF THE MACFLYNN TRUST
701A SOUTH ST.
NEEDHAM, MA 021920000

COMINI, ALESSANDRA
2900 MCFARLIN BLVD
DALLAS, TX 752051920

NG, DIANA S.
863 MASS AVE #36
CAMBRIDGE, MA 021390000

YOUNG, WILLIAM F., FRANCES I.
YOUNG, & PAMELA YOUNG
P.O. BOX 202
BELMONT, MA 021780000

YUAN, PETER SIU, TR.
OF PSILLYMAN TRUST
863 MASS. AVE. #42
CAMBRIDGE, MA 021390000

YOUNG, WILLIAM F. & PAMELA G.
YOUNG
BOX 202
BELMONT, MA 021780000

SATER, GHALEB &
FADIA E. GHALEB
863 MASSACHUSETTS AVE., #44
CAMBRIDGE, MA 021390000

MATSUDA, AKIRA, TR. OF
MATSUDA FAMILY TRUST
7452 BEACON ST
CANTON, MI 481870000

KAMENY, STUART M.
863 MASS AVE UNIT 46
CAMBRIDGE, MA 021393009

JOHNSON, KRISTIN M.
863 MASS AVE #51
CAMBRIDGE, MA 021390000

NANDY, KALIDAS,
TAPATI NANDY & LISA K. NANDY
30 SELFRIDGE RD.
BEDFORD, MA 017300000

SANGIOLO, ANITA E.
179 NEWTON ST.
WESTON, MA 021932314

MILLER, MICHAEL V.
863 MASS AVE #54
CAMBRIDGE, MA 021390000

THOMPSON, GEORGE E.
863 MASSACHUSETTS AVE., #55
CAMBRIDGE, MA 021390000

LIU, CHI-MUNG LEE, HAO-LI TAI &
HAO-KUAN TAI, TRS
36 HIGHLAND AVE
NEWTON, MA 021600000

SHINE, ANNA N. P., TR OF
5 LEE STREET REALTY TRUST
C/O N E SCHOOL OF ENGLISH
36 JFK ST/BOX 12
CAMBRIDGE, MA 021380000

MAKMAN, HERMINE C. DEBOER
9 LEE STREET
CAMBRIDGE, MA 021392203

MOSKOW, ABRAHAM & MICHAEL B. MOSKOW,
TRUSTEES OF NEWTOWNE TRUST
2 PARK SQUARE, ROOM 407
BOSTON, MA 021163912

JACOBS, MARK L.
C/O KEROES
11 HAYDEN LANE
BEDFORD, MA 017300000

LEWIS, MARY JO C/O O.P.A.
REALTY TRUST
A. DANGERFIELD
167 MAGAZINE ST
CAMBRIDGE, MA 021390000

YOUNG, ALLEN S.
& CITY OF CAMBRIDGE TAX TITLE
88 HANCOCK ST #11
CAMBRIDGE, MA 021390000

BETTS, SHARON S. &
PETRA A. BETTS
88 HANCOCK ST., #12
CAMBRIDGE, MA 021390000

OBRIEN, JOHN J. TR OF
STRATFORD ROAD REALTY TRUST
88 HANCOCK ST #14
CAMBRIDGE, MA 021390000

KARDOS, ZEEVA, GARY G. KARDOS
AND LESLIE S. KARDOS
775 EL CAMINO DEL MAR
SAN FRANCISCO, CA 941210000

MACFADYEN, BONNIE PAGE
88 HANCOCK ST., #16
CAMBRIDGE, MA 021390000

SCHREIBER, GEORGE G.
92B WEST COMMONWEALTH RD
WAYLAND, MA 017780000

DABAR, GEORGE R. & PEGGY
DABAR
88 HANCOCK ST #2
CAMBRIDGE, MA 021390000

WILLIAMS, RICHARD F.J.
88 HANCOCK ST #4
CAMBRIDGE, MA 021390000

UDOVICKY, JASMINKA
88 HANCOCK #5
CAMBRIDGE, MA 021390000

SUCHORS, CHERYL R. &
LAURENCE M. FIELD
88 HANCOCK ST., #6
CAMBRIDGE, MA 021390000

MESHOULAM, URIEL & RAHEL
MESHOULAM
88 HANCOCK UNIT 8
CAMBRIDGE, MA 021390000

SCHROEDER, ALAN D.
88 HANCOCK ST #9
CAMBRIDGE, MA 021390000

ROTHSTEIN, LAURIE & ROBERT Z.
ROTHSTEIN
98 HANCOCK ST #1
CAMBRIDGE, MA 021390000

BOLTON, WILLIAM, CAROL
THORPE-BOLTON & RICHARD
SKODNEK
98 HANCOCK ST #2
CAMBRIDGE, MA 021390000

ERWIN, ELLEN, KELLY ERWIN
AND ANDREW JOHN ERWIN
P.O. BOX 301
HAYDENVILLE, MA 010390000

LAROCHE, GINA P. & ALAN C.
PRICE
21 LEE ST #2R
CAMBRIDGE, MA 021390000

LESLIE, DONALD M., JR.
21 LEE ST., UNIT 3L
CAMBRIDGE, MA 021390000

BERG, DONALD S. & SUSAN M.
SIMMONS
21 LEE ST #4R
CAMBRIDGE, MA 021390000

PASTREICH, TRUITT ANN
21 LEE ST., #5
CAMBRIDGE, MA 021390000

PUCKETT, KATHLEEN M.
21A LEE ST
CAMBRIDGE, MA 021390000

GRANICH, ROBERT J., TR.
OF OMEGA REALTY TRUST
45 COLPITTS ROAD
WESTON, MA 021930000

HACKETT PUBLISHING COMPANY,
INC
P.O. BOX 44937
INDIANAPOLIS, IN 462440000

SLOANE, JACOB
2 CLINTON ST #1
CAMBRIDGE, MA 021390000

LEE-HUANG, PI-HWA
2 CLINTON ST #2
CAMBRIDGE, MA 021390000

MORRISSEY, MARGARET M.,
TR OF THE WALSH FAMILY TRUST
340 HARVARD ST
CAMBRIDGE, MA 021390000

SERINO, DAVID P.
% NANCY GALLUCCIO
86 BUCKINGHAM ST.
CAMBRIDGE, MA 021380000

WALSH, WILLIAM H.
C/O G.W. MANAGEMENT
P.O. BOX 337
CHESTNUT HILL, MA 021670000

ARMSTRONG, T. KEVIN
2 CLINTON ST #35
CAMBRIDGE, MA 021392332

GOLDSTEIN, HARRIET
C/O G.W. MANAGEMENT
P.O. BOX 337
CHESTNUT HILL, MA 021670000

HUMBLET, PIERRE A. & MARIE C.
HUMBLET
13 BIGELOW ST
CAMBRIDGE, MA 021392301

BRUSCH, JOSEPH A., JR., TR.
843 MASS AVENUE TRUST
843 MASSACHUSETTS AVE.
CAMBRIDGE, MA 021393097

HUGHES, EFFIE E.
& CITY OF CAMBRIDGE TAX TITLE
14 BIGELOW ST
CAMBRIDGE, MA 021392302

HANDLEY, ERIC W. &
ELIZABETH M. HANDLEY
12 CLINTON ST
CAMBRIDGE, MA 021392304

SLATER, ELLIOT S. &
ELLEN C. STERLING
10 BIGELOW ST.
CAMBRIDGE, MA 021390000

SULLIVAN, JANE P.
C/O G.W. MANAGEMENT
P.O. BOX 337
CHESTNUT HILL, MA 021670000

SALADINI, LISA
C/O G.W. MANAGEMENT
P.O. BOX 337
CHESTNUT HILL, MA 021670000

ROGERS, INC.
C/O G.W. MANAGEMENT
P.O. BOX 337
CHESTNUT HILL, MA 021670000

ZELDIN, MICHAEL
1 WATERHOUSE ST #51
CAMBRIDGE, MA 021380000

ROGERS, BERTRAM
C/O G.W. MANAGEMENT
P.O. BOX 337
CHESTNUT HILL, MA 021670000

LEVITAN, SCOTT, TR. OF 11-1A
BIGELOW STREET REALTY TRUST
9-11 BIGELOW STREET
CAMBRIDGE, MA 021390000

OLDMAN, A& R SKODNEK,
TRS. OF CHARLES MONTAGUE ASSO.
BUSINESS TRUST
34 1/2 LEE STREET
CAMBRIDGE, MA 021390000

SIMS, KARL & PATTIE MAES
8 CLINTON STREET
CAMBRIDGE, MA 021392304

MORWAY, JOHN B. TR.
OF DEMOS REALTY TRUST
47 PRENTISS ST.
CAMBRIDGE, MA 021402239

BLOCK, NED J. &
SUSAN CAREY BLOCK
12 BIGELOW ST
CAMBRIDGE, MA 021390000

SERINO, DAVID P.
% NANCY GALLUCCIO
86 BUCKINGHAM STREET
CAMBRIDGE, MA 021380000

FULLON, ELIZABETH, TR. OF
D.F.C. TRUST
2 CLINTON STREET
CAMBRIDGE, MA 021390000

SMILOVITZ, C C/O J.I. KISLAK
MTG. CO
TAX DEPT.
P.O. BOX 025409
MIAMI, FL 331025409

AXELROD, NANCY & MICHAEL H.
ZELDIN
1 WATERHOUSE ST #51
CAMBRIDGE, MA 021380000

ROTHMAN, STUART J., et al TRS
OF 15 BIGELOW STREET TRUST
925 MASS AVE
CAMBRIDGE, MA 021390000

LONDON, ARNOLD, TR. OF
CLINTON CAMBRIDGE TRUST
C/O ALLSTATE REALTY
334 COMMERCIAL ST
BOSTON, MA 021090000

MACAULEY, LEWIS N.
8 BIGELOW ST
CAMBRIDGE, MA 021392302

VACTOR, JR., DAVID VAN
10 CLINTON ST
CAMBRIDGE, MA 021392304

LICKLY, MARGARET H.
C/O MH. HAMILTON. O. S.
17 INMAN ST
CAMBRIDGE, MA 021380000

ROLLOW, D & S ROLLOW, TRS.OF
ROLLOW REALTY TRUST
17 CLINTON STREET
CAMBRIDGE, MA 021392303

MORWAY, JOHN B., TR.OF THE
PATRICK PETERSON REALTY
TRUST
47 PRENTISS STREET
CAMBRIDGE, MA 021402239

HULLETT, JAMES N. & EILEEN M.
HEANEY
P.O. BOX 391176
CAMBRIDGE, MA 021390000

COLLINS, TIMOTHY J.
5 BIGELOW ST
CAMBRIDGE, MA 021390000

SPINKS, FRANCIS FOX
& CYNTHIA R. MACDOUGALL
17B BIGELOW ST
CAMBRIDGE, MA 021392301

RICE, ALAN B. & JOHN GALE, TRS.
THREE GLOUCESTER ST. TRUST
900 MASSACHUSETTS AVE
CAMBRIDGE, MA 021393039

MORALES, EMILIA F. TR. OF
CHAVES REALTY TRUST
34 HANCOCK STREET
CAMBRIDGE, MA 021393150

DINSMORE, ROBERTA
491 GREEN ST.
CAMBRIDGE, MA 021393205

KENNEDY, MAUREEN
624 THIRD ST, NE
WASHINGTON, DC 200020000

BARRY, III, EUGENE F.
& GUITY VALIZADEH
489 GREEN ST #2
CAMBRIDGE, MA 021390000

HUGHES, TIMOTHY A.
489 GREEN ST., #3
CAMBRIDGE, MA 021390000

MURPHY, DAVID W.
496 GREEN ST.
CAMBRIDGE, MA 021390000

REISZ, THOMAS E. &
TOMAS GUILLERMO
498 GREEN ST.
CAMBRIDGE, MA 021390000

CICCOLO, LESLIE
C/O CICCOLO PROPERTY TRUST
75 NORTH BEACON ST
BOSTON, MA 021340000

CICCOLO, WALTER
C/O CICCOLO PROPERTY TRUST
75 NORTH BEACON ST
BOSTON, MA 021340000

CICCOLO, JOHN
C/O CICCOLO PROPERTY TRUST
75 NORTH BEACON ST
BOSTON, MA 021340000

CICCOLO, JOHN &
RAYMOND J. CICCOLO, TRS.
OF CICCOLO PROPERTY TRUST
75 NORTH BEACON TRUST
BOSTON, MA 021340000

CICCOLO, MICHELLE
C/O CICCOLO PROPERTY TRUST
75 NORTH BEACON ST
BOSTON, MA 021340000

CICCOLO, GRACE
C/O CICCOLO PROPERTY TRUST
75 NORTH BEACON ST
BOSTON, MA 021340000

ALBRIGHT, BIRGE
52 KIRKLAND ST
CAMBRIDGE, MA 021380000

LEVISOHN, STEVEN R., SYBIL
P. LEVISOHN & DEBORAH E. LEVISOHN
500 R GREEN ST., #2
CAMBRIDGE, MA 021390000

GOON, HO NING &
GEORGE T. GOON
665-B SOUTH LAKE AVE
PASADENA, CA 911060000

MOSS, KATHERINE F. &
KATHRYN PORTLE
495 GREEN STREET
CAMBRIDGE, MA 021393205

CAMPBELL, IRENE &
IVAN SELMAN
501 GREEN ST.
CAMBRIDGE, MA 021390000

MYERS, GEORGE &
ANN MYERS
505 GREEN ST
CAMBRIDGE, MA 021393205

THOMPSON, LEONA A., A LIFE
ESTATE,GEORGE THOMPSON &
ALVIN THOMPSON
521 GREEN ST.
CAMBRIDGE, MA 021390000

HACKETT, WILLIAM K. &
ANNEMARIE C. HACKETT
527 GREEN ST
CAMBRIDGE, MA 021393205

ANDERSON, JUNE
50 HANCOCK ST
CAMBRIDGE, MA 021393151

TOPALIAN, MARGUERITE AND
CHARLES KALAJIAN, TRS. OF
THE TOPKAL REALTY TRUST
14 HOLDEN RD
BELMONT, MA 021782222

CAMBRIDGE YOUNG MEN'S
CHRISTIAN ASSOCIATION
820 MASS. AVE.
CAMBRIDGE, MA 021390000

CAMBRIDGE FAMILY YMCA AFFORDABLE
HOUSING LIMITED PARTNERSHIP
820 MASSACHUSETTS AVE.
CAMBRIDGE, MA 021390000

CHURCH OF KARMU, THE
C/O JERILYN HASTINGS
526 GREEN ST
CAMBRIDGE, MA 021393203

PATEL, BABU A., &
KOKILA B. PATEL, TRS.
OF K. B. NOMINEE TRUST
5 ARLYN ROAD
MARBLEHEAD, MA 019450000

FIELD, FRANK R., III &
CATHERINE E. FIELD, TR OF THE
CATHERINE E. FIELD M & A
LIVING TRUST
CAMBRIDGE, MA 021390000

TOPALIAN, MARGUERITE &
CHARLES KOLAJIAN, TRS. OF
THE TOPKAL REALTY TRUST
14 HOLDEN RD
BELMONT, MA 021782222

CAMBRIDGE YOUNG MEN'S
CHRISTIAN ASSOCIATION
820 MASS AVE
CAMBRIDGE, MA 021393296

CAMBRIDGE YOUNG MEN'S
CHRISTIAN ASSOCIATION
820 MASS AVE
CAMBRIDGE, MA 021393296

AIRINC 1100 CORP. &
DANVERS LAND ASSOCIATES
1100 MASS AVE
CAMBRIDGE, MA 021380000

KASSARIS, PERICLES N. &
GEORGE N.KASSARIS, TRS OF THE
KASSARIS FAMILY TRUST
880 MASS AVE
CAMBRIDGE, MA 021393041

CAMBRIDGE TOWER
CORPORATION
872 MASS AVE
CAMBRIDGE, MA 021390000

PAPAS, ARTHUR M., TR. OF
JEMTAK REALTY TRUST
62 WOLLASTON AVE
ARLINGTON, MA 021740000

SEKERA, JUNE A.
454 GREEN ST., #1
CAMBRIDGE, MA 021390000

COX, JAMES BYRNE
454 GREEN ST. #2
CAMBRIDGE, MA 021390000

SIEGEL, STEPHEN J. & MICHELLE
DZIEJMAN
454 GREEN ST #3
CAMBRIDGE, MA 021390000

HOWARD, MILDRED I. & RITA H.
QUEEN
470 GREEN ST
CAMBRIDGE, MA 021393203

CAMBRIDGE YOUNG MEN'S
CHRISTIAN ASSOCIATION
820 MASS AVE
CAMBRIDGE, MA 021393296

SLATER, PAUL D. &
NANCY SLATER KUPCHAN
TRS. OF SLATER REALTY ASSOCIATES
C/O BEAL AND COMPANY INC
BOSTON, MA 021100000

MODEST, MARVIN, RONALD C. CLARIZIA,
SUMNER E. GREENBERG, EMANUEL P.
MAMAKOS AND GEORGE CRAWLEY, TRS.
OF ALDEP REALTY TRUST
BURLINGTON, MA 018030000

RICE, ALAN B., EDWARD H. MANK
BURTON L. WILLIAMS, TRS. OF THE 3
GLOUCESTER STREET TRUST C/O JOHN
GALE
CAMBRIDGE, MA 021393039

ST PETERS
C/O FAR GROUP
130 BISHOP ALLEN DRIVE
CAMBRIDGE, MA 021390000

FERGUSON, SHEPPARD & et al
TRS OF 486-488 GREEN STREET T
488 GREEN ST
CAMBRIDGE, MA 021393295

BYRON, IRMA
507 GREEN ST
CAMBRIDGE, MA 021393205

ADAMIAN, D G., et al
57 ORVIS RD
ARLINGTON, MA 021740000

SPOSATO, ELIZABETH A.
45-B HANCOCK STREET
CAMBRIDGE, MA 021390000

LOCKWOOD, BARBARA J.
45C HANCOCK STREET
CAMBRIDGE, MA 021390000

GOLDMAN, HAROLD B.
& MARY CANNING GOLDMAN
45A HANCOCK ST
CAMBRIDGE, MA 021390000

CHOW, SHEUNG H., et al
558-564 GREEN ST.
CAMBRIDGE, MA 021390000

DOYLE, JAMES N. AND
LISA A. GUISBOND
552-554 GREEN ST
CAMBRIDGE, MA 021390000

WHITE, ALICE L.
550 GREEN ST
CAMBRIDGE, MA 021393120

WHITE, ALICE
550 GREEN ST.
CAMBRIDGE, MA 021390000

ATWELL, WILFRED C. &
KENNETH WILFRED ATWELL
33 HANCOCK ST
CAMBRIDGE, MA 021393148

GINN, ILDRI & B R. COOK, TRS
OF THE ROBERT GINN TRUST -
3 FRANKLIN PL
CAMBRIDGE, MA 021393117

RANDOLPH, BRETT W. F.
950 MASS AVE #104
CAMBRIDGE, MA 021390000

RANDOLPH, BRETT W.F.
950 MASS AVE #104
CAMBRIDGE, MA 021390000

KHANACHET, SAMER S., TR BAY
SQUARE 106 REALTY TRUST
CHATHAM MGNT
176 FEDERAL ST
BOSTON, MA 021100000

DAUGHERTY, SALLY
950 MASS. AVE., #1A
CAMBRIDGE, MA 021390000

MOORE, LYNNE C. & W.L. MOORE
950 MASS AVE #1B
CAMBRIDGE, MA 021390000

LEVINE, ELLEN
950 MASS. AVE., #1C
CAMBRIDGE, MA 021390000

SELVARATNAM, et al TRS OF THE
SELVARATNAM FAMILY TRUST
4640 VIRGINIA RD
LONG BEACH, CA 908070000

FUJII, NOBUKO & SEIJI FUJII, TRS
OF MASS AVE, TRUST #1
950 MASS AVE #604
CAMBRIDGE, MA 021390000

COHEN, BARRY F. & MIKAL R.
COHEN
950 MASS AVE #203
CAMBRIDGE, MA 021390000

LE, DIEM
15 MT VERNON ST #1
CAMBRIDGE, MA 021380000

FARASHUDDIN, ASAF M.
950 MASSACHUSETTS AVE., #205
CAMBRIDGE, MA 021390000

LIN, PAULINE &
SUI-CHI LIN
950 MASS. AVE., #206
CAMBRIDGE, MA 021390000

RAND, TIMOTHY D.
950 MASS AVE #207
CAMBRIDGE, MA 021390000

GARREY, BARBARA
950 MASSACHUSETTS AVE., #208
CAMBRIDGE, MA 021380000

DELAMAZA, LUIS M. AND
MARIA M. DELAMAZA
950 MASS AVE #209
CAMBRIDGE, MA 021390000

CHAN, BELLE MAY-SHUN, et al
950 MASS AVE #211
CAMBRIDGE, MA 021390000

SMITH, AMANDA
950 MASS. AVE. #212
CAMBRIDGE, MA 021390000

STROSBERG, E & A STROSBERG
C/O PATRICIA TRAINOR - ATTN
185 DEVONSHIRE ST
SUITE 400
BOSTON, MA 021100000

LANDAU, JACQUELINE C.
950 MASS. AVE., #214
CAMBRIDGE, MA 021390000

LIN, JULIA J.WHEI-MEI
LIN & YANG I. LIN
950 MASS. AVE., #215
CAMBRIDGE, MA 021390000

RUBIALES, CARLOS F.
950 MASS AVE #216
CAMBRIDGE, MA 021390000

BAEZA, MARIA E.
2 PEACH TREE DRIVE
MONTVILLE, NJ 070450000

COLES HOLDING, LTD
295 HARVARD ST
CAMBRIDGE, MA 021390000

COLES HOLDING, LTD.
295 HARVARD ST
CAMBRIDGE, MA 021390000

TEO, LYE SOON & ROSALIND TAM
950 MASS AVE #220
CAMBRIDGE, MA 021390000

SMIRNAKIS, JOHN &
STELIOS SMIRNAKIS
950 MASS. AVE., #2A
CAMBRIDGE, MA 021390000

COLSON, EARL M. &
HELEN A. COLSON
4725 DORSET AVE
CHEVY CHASE, MD 208150000

LOWE, GEORGE
950 MASS AVE #2C
CAMBRIDGE, MA 021390000

GREISMAN, HARVEY ALLAN
950 MASSACHUSETTS AVE., #301
CAMBRIDGE, MA 021390000

ROBERTS, MARK A.
950 MASS AVE #302
CAMBRIDGE, MA 021390000

PRAKASH, SADHANA
950 MASSACHUSETTS AVE., #303
CAMBRIDGE, MA 021390000

SHINN, SAMUEL H. S.
950 MASS AVE #304
CAMBRIDGE, MA 021390000

WANG, SHIH-MING, VIVIAN
S.Y. WANG & SHIH-MAY WANG
74A MOUNTAIN RD
BURLINGTON, MA 018030000

LIU, SAU-HANWONG &YUK-WAH LIU
950 MASSACHUSETTS AVE #306
CAMBRIDGE, MA 021390000

HILL, DA'AGA CAROL
C/O DA'AGA CAROL HILL BOWMAN
2410 14TH STREET NORTH
ARLINGTON, VA 222010000

SABLE, DAVID B. & MARSHA SABLE
950 MASS AVE #308
CAMBRIDGE, MA 021390000

AL-HASHIMY, EBRAHIM REDHA ALI
950 MASSACHUSETTS AVE., #309
CAMBRIDGE, MA 021390000

HALKIAS, DEMETRA S.
950 MASS AVE #310
CAMBRIDGE, MA 021390000

LIEN, LESTER
950 MASS. AVE., #311
CAMBRIDGE, MA 021390000

BURNETT, WENDOLYN LEIGH
950 MASS AVE #312
CAMBRIDGE, MA 021390000

SCHMERGEL, GREGORY E.
950 MASS AVE #313
CAMBRIDGE, MA 021390000

LIEN, LYNDON
950 MASSACHUSETS AVE
#314
CAMBRIDGE, MA 021390000

YAMAMOTO, REIKO &
MANABU YAMAMOTO
950 MASSACHUSETTS AVE., #315
CAMBRIDGE, MA 021390000

YANG, SHU HUA WANG
& SHIA LING WANG
950 MASS AVE, #316
CAMBRIDGE, MA 021390000

KOSTEK, SERGIO & ELIANE
A.T.KOSTEK
5 MAPLEWOOD RD
RIDGEFIELD, CT 068770000

CILIV, SUREYYA AND
SEBNEM TOKCAN
950 MASS. AVE., #318
CAMBRIDGE, MA 021390000

BERNSTEIN, CAROLE AND
JOEL E. BERNSTEIN
950 MASS AVE #319
CAMBRIDGE, MA 021390000

NAJA, RAFIC Y.W. &
NADA Y.W. NAJA
950 MASS AVE #320
CAMBRIDGE, MA 021390000

MCDEVITT, KEVIN T.
950 MASS. AVE., #3A
CAMBRIDGE, MA 021390000

MANESSIS, JOHN, TR OF
CAMBRIDGE REALTY TRUST
950 MASS AVE #3B
CAMBRIDGE, MA 021390000

SULLIVAN, DANIEL &
ALBERT E. GENTLE, JR.
950 MASSACHUSETTS AVE., #3C
CAMBRIDGE, MA 021390000

WIRASINHA, E A., et al
950 MASS AVE #401
CAMBRIDGE, MA 021390000

ROSENBERG, BRUCE M. &
JANE S. ROSENBERG
950 MASS. AVE., #402
CAMBRIDGE, MA 021390000

BHATIA, SANGEETA N.
950 MASSACHUSETTS AVE #403
CAMBRIDGE, MA 021390000

TRACHTA, SUSAN VERONICA
555 BRYANT ST #325
PALO ALTO, CA 943010000

EHRENPREIS, DAVID
950 MASS. AVE., #405
CAMBRIDGE, MA 021390000

MONNIER, ANTOINETTE &
RICHARD D. ANDERSON, JR.
539 GREEN ST
CAMBRIDGE, MA 021390000

HENDERSON, YOLANDA K.
C/O YOLANDA K. KODRZYCKI
13 ELLERY SQ
CAMBRIDGE, MA 021380000

CHANG, DUKJU
330 IGNACIO BLVD
NOVATO, CA 949490000

HOUSMAN, DAVID E. & RUTH E.
HOUSMAN, TRS OF THE ARTS AND
LETTERS REALTY TRUST
930 MASS AVE
CAMBRIDGE, MA 021393193

LEVINE, ERWIN L. et al
32 WHITE ST
SARATOGA SPRINGS, NY
128660000

LOITERSTEIN, BEN
950 MASS. AVE., #411
CAMBRIDGE, MA 021390000

MAYFAIR, INC.
C/O BAUGHMAN
27 CLINTON ST
CAMBRIDGE, MA 021390000

CASTELLACCI, GIUSEPPE
950 MASS AVE #413
CAMBRIDGE, MA 021390000

SHAPIRO, ALAN I.
C/O THOMAS A POYNTER
950 MASS AVE #414
CAMBRIDGE, MA 021390000

CONSTANTINIDES, PETER
950 MASS AVE #415
CAMBRIDGE, MA 021390000

ATHANASSOGLOU, MINOS
950 MASS AVE #416
CAMBRIDGE, MA 021390000

KOLODNY, JONATHAN
950 MASS AVE #417
CAMBRIDGE, MA 021390000

FUJII, NOBUKO & SEIJI FUJII, TRS
950 MASS AVE, TRUST #3
950 MASS AVE #604
CAMBRIDGE, MA 021390000

OAKLEY, MARGARET E.
950 MASS AVE #419
CAMBRIDGE, MA 021390000

FUIRST, PAMELA
950 MASS AVE #420
CAMBRIDGE, MA 021390000

CHIANG, YOU-CHIEN, et al
950 MASSACHUSETTS AVE. #501
CAMBRIDGE, MA 021390000

WALKOFF, RICHARD &
DIANE WALKOFF
950 MASS AVE #502
CAMBRIDGE, MA 021390000

CHAO, KIRK CHU-HSI
950 MASS AVE #503
CAMBRIDGE, MA 021390000

AL-SHARIKH, ABOULAZEEZ
ABULLATEEF
950 MASSACHUSETTS AVE., #504
CAMBRIDGE, MA 021390000

HAGHAYEGHI, HOSSEIN,
EHTERAM HAGHAGEGHI
1105 MASS AVE #PHA
CAMBRIDGE, MA 021380000

BLACKBURN, JACOB F. &
BEVERLEY BLACKBURN
P.O. BOX 866
EAST FALMOUTH, MA 025360000

YANG, WEI & LIN AN-CHEN YANG
950 MASS AVE., #507
CAMBRIDGE, MA 021390000

RONA, MEHMET
950 MASS. AVE., #508
CAMBRIDGE, MA 021390000

CHEN, JUI-LIAN & CHIH HUEI-
CHENG CHEN
950 MASS AVE #509
CAMBRIDGE, MA 021390000

DAGOSTINO, RALPH B. &
LE LANIE C. D'AGOSTINO, TRS.
510 BAY SQUARE CONDOMINIUM
CAMBRIDGE, MA 021390000

YIP, WINNIE CHI-MAN
950 MASS. AVE., #511
CAMBRIDGE, MA 021390000

FIELEKE, NORMAN S.
950 MASS. AVE., #512
CAMBRIDGE, MA 021390000

COLES HOLDING, LTD.
295 HARVARD ST #513
CAMBRIDGE, MA 021390000

BEINART, DOREEN, TR OF
BAY SQUARE REALTY TRUST
950 MASS AVE #514
CAMBRIDGE, MA 021390000

VIGUERA, ADELE C.
950 MASS. AVE., #515
CAMBRIDGE, MA 021380000

ENGEL, MORTEN A., et al
950 MASS AVE #516
CAMBRIDGE, MA 021390000

LEE, HANMIN &
YANPING WANG
950 MASS. AVE., #517
CAMBRIDGE, MA 021390000

DEHEJIA, VIVEK H. AND
RAJEEV H. DEHEJIA
4 PARKLAND COURT
OTTAWA ONTARIO,
, 000000000

MOTAKEF, SHAHRYAR
950 MASS AVE #601
CAMBRIDGE, MA 021390000

FUJII, N et al , TRS OF 950 MASS
AVE, TRUST, #2
950 MASS AVE #604
CAMBRIDGE, MA 021390000

MOHYUDDIN, ABDUZZAHIR AND
BAZAT TAHERA QUTBUDDIN
C/O A. ZAHIR MOHYUDDIN
950 MASS AVE
CAMBRIDGE, MA 021390000

ELKIES, NOAM D.
950 MASS AVE #614
CAMBRIDGE, MA 021390000

FRANCISCO, PAUL A
C/O PAUL S. & LYNN MORRIS
950 MASS AVE #617
CAMBRIDGE, MA 021390000

FINANCIAL ASSOCIATES, INC.
P.O. BOX 6474
BOSTON, MA 021140000

SACKLER, MORTIMER D. A.
& CITY OF CAMBRIDGE TAX TITLE
950 MASS AVE #PH2
CAMBRIDGE, MA 021380000

KARDAR, MEHRAN
950 MASS. AVE., UNIT PH5
CAMBRIDGE, MA 021390000

ROSA, DOMENIC D. & PAUL W.
NUGENT, TRUSTEES OF
BLANCHE REALTY TRUST
C/O BLANCHE REALTY TRUST
CAMBRIDGE, MA 021394741

SKJAERVO, OKTOR
950 MASSACHUSETTS AVE., #519
CAMBRIDGE, MA 021390000

CAMBRIDGE COLLEGE, INC.
C/O C & R MANAGEMENT CORP
1330 BOYLSTON ST
CHESTNUT HILL, MA 021670000

MAYFAIR, INC.
C/O BAUGHMAN
27 CLINTON ST
CAMBRIDGE, MA 021390000

REMIN, DIANE G.
950 MASSACHUSETTS AVE., #608
CAMBRIDGE, MA 021390000

PAN, SOPHIA, TR OF PAN TRUST
950 MASS AVE #615
CAMBRIDGE, MA 021390000

BUSH, MIMI HAN, TR OF UNIT C-1
MASS AVENUE REALTY TRUST
114 SPY POND PKWY
ARLINGTON, MA 021740000

JOSEPH, JACK I. &
PAULINE JOSEPH
950 MASS AVE #G-1
CAMBRIDGE, MA 021390000

KELLIHER, JOHN H.
950 MASS. AVE., UNIT PH3
CAMBRIDGE, MA 021390000

SWANN, DAVID & ANITA SWANN
950 MASSACHUSETTS AVE
#706
CAMBRIDGE, MA 021390000

GRANOLA LIMITED PARTNERSHIP
163 NEWBURY ST
BOSTON, MA 021160000

TESTA, N. NOEL & et al TRS OF N.
NOEL TESTA PROFIT-
SHARING PLAN TRUST
870 UNITED NATIONS PLAZA
NEW YORK, NY 100170000

DROR, ITIEL E. AND
JUDITH MARIE DROR
586 RHODES DR.
PALO ALTO, CA 943030000

VIRANT, J A. & M K WILLARD
C/O COMMERCIAL FEDERAL
MORT. CORP
ATTN: TAX DEPT
OMAHA, NE 681011115

KLIPFEL, MIRIAM R.
66 SHERMAN ST #315
CAMBRIDGE, MA 021390000

PRICE, MEREDITH & NANCY L.
PRICE
22 HIDDENFIELD RD
ANDOVER, MA 018100000

FINANCIAL ASSOCIATES, INC.
P.O. BOX 6474
BOSTON, MA 021140000

FLYNN, HULDA REES
AND EDITH REES
950 MASS AVE #PH1
CAMBRIDGE, MA 021390000

KAO, LUKE I.
11742 SPRING HAVEN COURT
ELLICOTT CITY, MD 210420000

NINE THIRTY-EIGHT REALTY
COMPANY
C/O ANISIMOV
44 MT. PLEASANT ST.
CAMBRIDGE, MA 021400000

MILLER, JOHN F. &
ARNOLD ROBBINS
35 BROOKS ST
WINCHESTER, MA 018900000

Andersn, et al
3/98

Leo Anderson
June M. Anderson
50 Hancock Street
Cambridge, MA 02139

Rita Queen
472 Green Street
Cambridge, MA 02139

Wanda Queen
470 Green Street
Cambridge, MA 02139

Patrick Mehr
62 Kinnaird Street
Cambridge, MA 02139

Lise Stern
60 Kinnaird Street
Cambridge, MA 02139

Richard Anderson
539 Green Street
Cambridge, MA 02139

Elaine Scarry
634 Green Street
Cambridge, MA 02139

Mitch Rothenberg
649 Green Street
Cambridge, MA 02139

Elaine Shapiro
646 Green Street
Cambridge, MA 02139

Edward Brody
661 Green Street
Cambridge, MA 02139

Harriet Geinberg
639 Green Street
Cambridge, MA 02139

Nile Bonde Henriksen
659 Green Street
Cambridge, MA 02139

Carol Monica
645 Green Street
Cambridge, MA 02139

Francis Fox Spinks
17B Bigelow Street
Cambridge, MA 02139

Dena Feldstein Brody
661 Green Street
Cambridge, MA 02139

Helen Epstein
62 Kinnaird Street
Cambridge, MA 02139

Ted Kaptehuk
27 Bay Street
Cambridge, MA 02139

Charles Merzbvacher
636 Green Street
Cambridge, MA 02139

Margaret Corcoran
Pat Corcoran
667 Green Street
Cambridge, MA 02139

John J. Walsh
622 Green Street
Cambridge, MA 02139

Ellin Sarot
654 Green Street
Cambridge, MA 02139

John L. Sweeney
622 Green Street
Cambridge, MA 02139

Marilyn Zoeller Wellons
651 Green Street
Cambridge, MA 02139

Jeanne Koopman
248 River Street
Cambridge, MA 02139

Arthur N. Holcombe
Susan Holcombe
663 Green Street
Cambridge, MA 02139

Ann P. Bolger
10 St. Paul Street
Cambridge, MA 02139

Timothy Hughes
489 Green Street
Cambridge, MA 02139

Katherine Moss
497 Green Street, #3
Cambridge, MA 02139

Kathryn Porter
495 Green Street, #3
Cambridge, MA 02139

Michael Grover
491 Green Street
Cambridge, MA 02139

Roberta Dinsmore
491 Green Street
Cambridge, MA 02139

Elizabeth Snow
602 Green Street
Cambridge, MA 02139

Paula Lovejoy
9 Clinton Street
Cambridge, MA 02139

651 Green Street
Cambridge, Mass. 02139
July 25, 1998

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

Dear Mayor Duehay:

At your meeting with supporters of the Anderson Petition July 1, you asked that we respond in writing to the Planning Board's recommendation when it appeared. Thank you for that invitation.

Mr. Leo Anderson and Ms. June Anderson join us in this letter and the attached response.

Yours sincerely,

Leo Anderson
50 Hancock Street

June Anderson
50 Hancock Street

Ellin Sarot
654 Green Street

Elizabeth Snow
602 Green Street

Marilyn Wellons
651 Green Street

Attachment with enclosures

Summary of Petitioners' Response to Planning Board re: the Anderson Petition

We thank the Board for agreeing with the Res. C-2B and Res. C-1 designations as proposed. We urge the City Council to accept the Board's recommendations here with exceptions noted below, in Map Changes.

We regret that the Board did not agree to protect the abutting neighborhoods from the effects of past and future development along Mid-Mass. Ave. We think it failed to do so because of a contradiction in its position. We urge the Council to provide the reasonable protections sought in the matter of commercial parking garages and of yard requirements. These actions would be consistent with the Council's past actions to protect the abutting neighborhoods on either side of Mass. Ave., as noted by the Board itself. We also urge the Council to modify Inclusionary Zoning as proposed.

Commercial parking garages. Parking is a serious problem in the area covered by the petition. The recent loss of the commercial lot at 1008 Mass. Ave. and continued high demand from Cambridge College and others, has compounded an already difficult situation.

The Zoning Ordinance allows commercial parking garages in Res. C districts by special permit from the BZA. Staff at the CDD maintain that such a garage is unlikely here. We nevertheless prefer to plan against the contingency. We ask the Council to delete this provision for a special permit. It will cause no harm to currently legal commercial garages in residential neighborhoods.

Yard requirements. Those proposed for the Res. C-2B district are those that have protected abutting neighborhoods on either side of Mass. Ave at the Bus. B1and 2 zones for fifteen years. The language prohibiting buildings above and below ground in setbacks and setting the standards for green space is lifted verbatim from Section 5.33.2(e) of the Zoning Ordinance. It was twice recommended by the Planning Board and voted unanimously by the Council: once for the Green St. side of Mass. Ave and once for the Dana St. side. Please see the enclosed photocopies that illustrate the problem and its solution.

We would continue this protection along either side of Mass. Ave. by introducing it as the setback requirement in Res. C-2B, adapting aspects of it to the development potential of that zone. Among the adaptations is removing the Planning Board's power to reduce setbacks by special permit. The Board has written in favor of the zone change but against our yard requirements, and thus asks the City Council to grant it special permit powers here. As you may remember, our petition responds to a request for a downzoning of the area with no special permits.

The Board rejects these proposals about commercial garages, setbacks, and buffer zones as being "citywide." Having thus rejected them it nevertheless looks for general "citywide" solutions to these specific problems at some point in the future. This contradictory and dilatory position would work greatly against positive change if the Council were to accept it.

Inclusionary zoning. Petitioners do not misunderstand Inclusionary Zoning. We would downzone FARs in the areas on or about Mass. Ave to match the citywide 30% upzoning and return maximum densities in the area to their previous level, **while retaining in full the requirement and bonus for affordable housing.** We would delete the voluntary section because it threatens the existing stock of affordable housing, is subject to abuse, and fails to protect neighborhoods against density increases. We differ with Mr. Herzog's analysis of finances and special permits regarding the voluntary section..

Map changes. We thank the Board for endorsing Res. C-2B and the district changes proposed. We suggest the Council may want to protect the city's shelter at 3-5 Bigelow St., now in the O-1 zone, with residential zoning, and we note that our proposed C-1 zone at Clinton St. does not describe the buildings there as well as Res. C-2B. Mr. Steinberg pointed this out at the Ordinance Committee hearing.

Justice of the Peace

Robin Torres
321 Concord Ave.
Cambridge

Spanish speaking

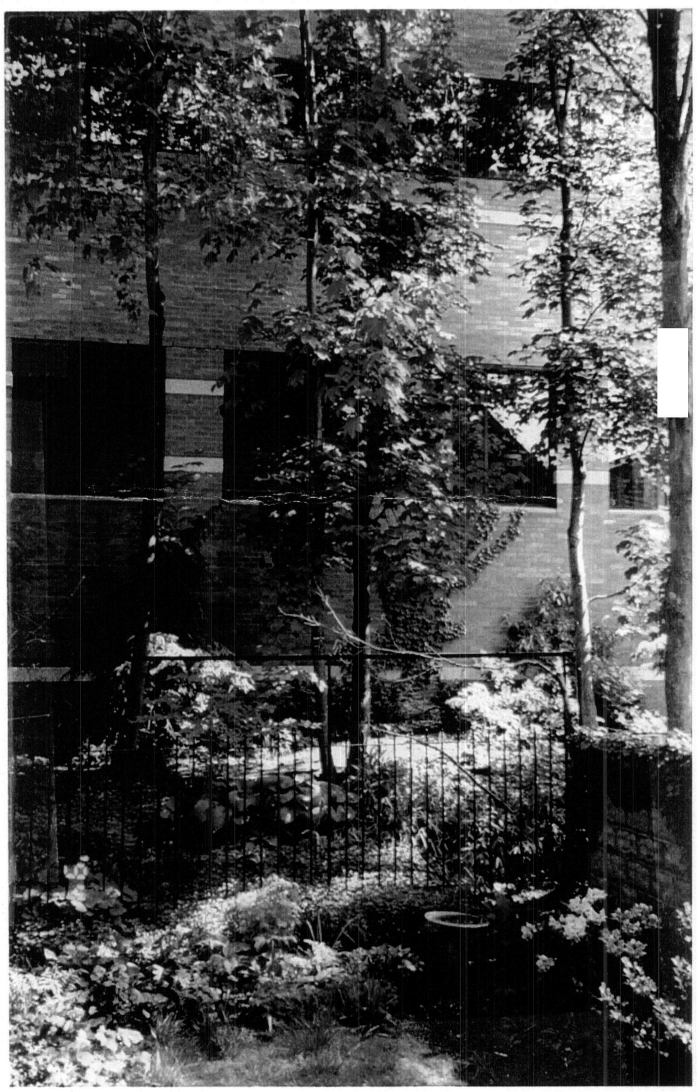
Home (617) 661-1823

Work (617) 494 4482
Assistant Clerk of Courts

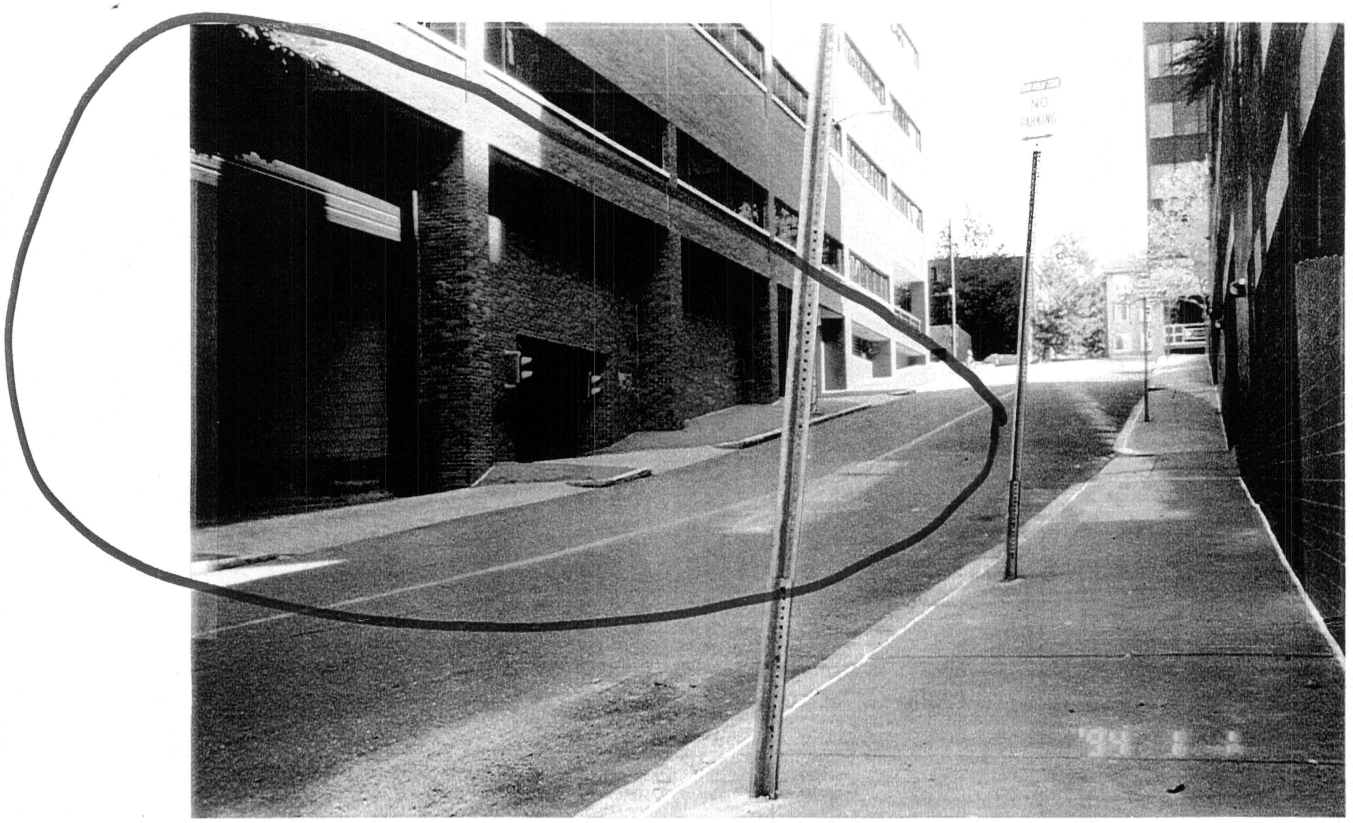
Available nights and weekends

Left: Underground portion of 872 Mass. Ave

built to lot line on Green Street.



Right: Example of setbacks required in Bus. B1 zone since 1983. No buildings above or below ground permitted in setback; existing trees protected during construction and supplemental plantings screen building, as required. The Anderson Petition would apply these provisions for setbacks to new construction in Res. C-2B along Mid-Mass. Ave.



Portions of buildings technically underground may not be underground at all.

Above: Underground portion of 1000 Mass. Ave. at Bay St. hill is circled.

Below: Underground portion of 872 Mass. Ave from Green Street side is circled.

also underground

Petitioners' Response to the Planning Board's Recommendation on the Anderson Petition
July 25, 1998

We believe that the Board accepts the idea of rezoning Mid-Mass. Ave. to Res. C-2B for the most part as proposed in the petition. For that support we are grateful. Generally, however, we believe that by dividing the petition into aspects said to be specific to Mass. Ave and those called citywide changes, the Board rejects the realization of that rezoning in the following ways.

Commercial parking garages. Failing to prohibit commercial parking garages now allowed by special permit from the BZA in Res. B and C districts compromises the protection sought for the neighborhoods on either side of Mass. Ave. with the loss of the parking lot at 1008 and continued high demand from Cambridge College and others. Staff at the Development Department offer reassurances that despite the problems of parking here, such a garage is unlikely. Our petition reasonably plans against the contingency. It would make such garages possible by variance only.

Commercial garages and lots in Res B and C districts existing now by special permit would not be affected by the change, contrary to the Board's statement at Findings, 6c, p. 4: "the change would have city-wide impact where many parking lots exist under this provision." Res. B was included in the Anderson Petition because it is a more restrictive zone. To prohibit such garages in Res. A (as is already the case) and Res. C zones while allowing them in Res. B does not seem coherent policy.

Yard requirements. The Board describes the yard requirements proposed for Res. C-2B as extensive and new. The language prohibiting buildings above and below ground in setbacks and setting the standards for landscaping is extensive but not new. It is lifted verbatim from section 3.55.2(e)of the Zoning Ordinance, which has governed setbacks in the Bus. B1and Bus. B2 zones since 1983 and 1984 respectively, as recommended by the Planning Board and voted unanimously by the Council in those years. Sections A.02.(3)--(7) of our petition adapt these existing protections to apply them to the pattern of property ownership and the development potential of the Res. C-2B zone proposed. They would introduce green space among new apartment buildings there and buffer adjacent C-1 neighborhoods from the greater height and density of the Res. C-2B zone.

Coincidentally applying these standards for green space to new housing construction on Cambridge Street, River Street, parts of Western Ave., and the former Stop & Shop site in Cambridgeport should be a point of support rather than a cause for alarm. In East Cambridge especially, requiring even this minimal amount of green space for new housing should be welcome.

The Planning Board has recommended for a change to Res. C-2B and against the yard requirements proposed for that zone. The Board has thus asked the Council, but not explicitly, to grant it special permit power to reduce yard requirements along Mid-Mass. Ave. As you may remember, the Anderson Petition responds to a request for a downzoning without special permits. Further, there is no need to relax setbacks in this zoning. Acceptable buildings are possible without special permits. The Inn at Harvard was built to Res. C-2B standards without them.

The Board recommends the portions of the Anderson Petition that it says address problems of the current zoning, yet the Board rejects the petition's proposals that deal with those problems as being "citywide." Having rejected what it sees as "citywide," it nevertheless looks for general "citywide" solutions for the area's specific problems of parking garages, yard requirements and buffer zones. This contradictory position would work greatly against positive change in the area if the Council were to accept it.

Inclusionary Zoning. The citywide 30% increase in density required by the mandatory provision for Inclusionary Zoning for projects of ten units and more and allowed by special permit from the Planning Board for projects of fewer than ten units affects the area that the Anderson Petition seeks to protect. The Board bases its recommendation against our proposed modifications to that zoning on the belief that supporters of the petition misread the city's Inclusionary Zoning Ordinance. The Board relies on Mr. Herzog's memorandum to Susan Schlesinger dated June 2, 1998.

In response, we refer first to Ms. Snow's unpublished letter to the Cambridge Chronicle dated July 20, 1998, included in the Council package for the Council meeting July 27. Her letter restates the provisions for Inclusionary Zoning and indicates there is no misunderstanding of either the mandatory or voluntary sections.

We also refer to the enclosed table, "Impact of the 'Voluntary' Provisions of the March 2, 1998 Upzoning on Three Important Zoning Districts." Mr. Herzog's memo acknowledges that "this scenario is theoretically possible" with the voluntary provision:

> An owner of an existing occupied 4-family building will evict all . . . tenants, rehab the building, and utilize the voluntary provisions to add 2 additional units (one of which would be affordable). This . . . would result in the loss of 4 "affordable" units and the creation of one affordable and five market units.

He says, however, that "this scenario is not based on sound financial analysis" and cites the $80,000 cost of providing the one affordable unit thus created.

Mr. Herzog is missing the forest for some small trees. By focusing on the money spent to create one affordable unit with the 30% increase in density, he leads the Council to ignore the payoff of five very attractive high-end market-rate units made from the original four older ones. The financial reality in the Cambridge market is that it is reasonable and profitable to evict the four tenants and go for this payoff.

The density bonus for voluntary compliance combined with eviction and gut rehab makes this scenario very likely. Treated as separate construction, a 30% increase in density of a conforming building in Res. C-1 yields an addition of two tiny new units of 562 SF each. Combined with eviction of four families and a gut rehab, however, the yield is six units of 812 SF each, with only one designated affordable. Comparable figures for Res. B are: two new units at 375 SF and four units at 812 SF. In Res. A, converted through this provision to a multifamily zone, the numbers are: two new units at 600 SF; three units at 1,733 SF. These figures are drawn from the enclosed table, "Impact . . . ."

The strongest argument in favor of the voluntary provision offered to date has been that it is unlikely to be used. Does anyone besides the city's planning staff seriously believe developers will fail to calculate these advantages?

Mr. Herzog's memo seeks to reassure the Council by citing the criteria for special permits. Again, we refer you to Ms. Snow's letter, which points to the potential for abuse of the voluntary provision and concludes:

> if a proposed development is significantly more dense than adjacent buildings, the Planning Board may find that the shape of the lot, the nature of the design, and the characteristics of development on the abutting lots themselves mitigate the negative impact of the additional development. None of these factors reduces density. The idea that an abutter can protect himself from excess development on an adjacent lot with his own building is absurd.

For the mandatory section of Inclusionary Zoning, our petition proposes a 30% downzoning to match the 30% upzoning voted March 2, 1998 in zones on and about Mid-Mass. Ave. This was the approach several Councillors asked for at the time of the vote. Our proposal does not diminish the requirement or the bonus for affordable housing. What it does is deflate the base on which that 30% increase is calculated, returning densities in the affected area to their prior limits **while retaining the full requirement for affordable housing.**

Map changes. As mentioned above, we are grateful to the Planning Board for endorsing the idea of the change to Res. C-2B along Mid-Mass. Ave and the district changes proposed. We suggest that the Council may want to protect the city's shelter at 3-5 Bigelow Street with residential zoning, and we note that our proposed C-1 zone at Clinton Street does not describe the buildings there as well as Res. C-2B. Mr. Steinberg pointed this out at the Ordinance Committee hearing.

Impact of the "Voluntary" Provisions of the March 2, 1998 Upzoning on Three Important Zoning Districts

	Max. Floor Area Ratio (Floor Area) / (Lot Area) (FAR)	Min. Lot Size (in Sq. Ft.)	Floor Area Allowed** Min. Lot Size x FAR	Lot Area Required per Dwelling Unit (in Sq. Ft.)	Units Allowed (1) (Min. Lot Size)/(Lot Area Required per Dwelling Unit) or (2) 2 or (3) Sum of two As applicable	Average Size of Unit (in Sq. Ft.) (Floor Area Allowed) / (Units Allowed), Units Rounded Down
Residence C-1	Most Common Zoning District, Especially in Mid-Cambridge, Riverside and East Cambridge					
Before March 2	.75	5,000	**3,750**	1,200	4.17	**937.50**
New 30% Addition Allowed After March 2, treated as separate construction	0.225	5,000	**1,125**		2.00	**562.50**
EVICTION AND GUT REHAB 30% Addition treated together with pre-March 2 allowed development	0.975	5,000	**4,875**		6.17	**812.50**
With 50% upzoning under Section 10.45 — **not the maximum, there is no maximum***			**7,313**			**1,218.75**
Residence B	Second Most Common Zoning District, Especially in North and West Cambridge					
Before March 2	.5	5,000	**2,500**	2,500	2.00	**1,250.00**
New 30% Addition Allowed After March 2, treated as separate construction	0.15	5,000	**750**		2.00	**375.00**
EVICTION AND GUT REHAB 30% Addition treated together with pre-March 2 allowed development	0.65	5,000	**3,250**		4.00	**812.50**
With 50% upzoning under Section 10.45 — **not the maximum, there is no maximum.***			**4,875**			**1,218.75**
Residence A-1	Most Restrictive Zoning District, Brattle Street Zoning					
Before March 2	.5	8,000	**4,000**	6,000	1.33	**4,000.00**
New 30% Addition Allowed After March 2, treated as separate construction	0.15	8,000	**1,200**		2.00	**600.00**
GUT REHAB 30% Addition treated together with pre-March 2 allowed development	0.65	8,000	**5,200**		3.13	**1,733.33**
With 50% upzoning under Section 10.45 — **not the maximum, there is no maximum.***			**7,800**			**2,600.00**

* Using section 10.45, the Planning Board has already granted a 50% upzoning in a project near the Cambridge Common. The Anderson petition would strike Section 10.45.

** Decimal figures in this column are not shown and are rounded by the computer.

602 Green Street
Cambridge, MA 02139
July 20, 1998

Ken Maguire, Editor
Cambridge Chronicle
240A Elm Street
Somerville, MA 02144

To the Editor:

Last March, the City Council passed inclusionary zoning, which upzoned every Cambridge zoning district where residential buildings are allowed, increasing by 30% the floor area, and also increasing the number of units permitted, in all buildings of ten or more units. For buildings of fewer than ten units, this increase is allowed by special permit.

The Anderson downzoning petition which comes before the City Council for a final vote on July 27, includes reductions in density limits in some zoning districts, returning them to their pre-March levels when the inclusionary provisions are used.

The Planning Board, in its recommendation on the Anderson Petition, seems to believe that the reductions sought are based on a misunderstanding on the part of the petitioners. There is no misunderstanding. There is no doubt that the zoning now in place, both the mandatory and the voluntary provisions, allows residential buildings that are 30% denser than before. The petitioners seek these reductions because we do not believe that citywide 30% density increases are appropriate in this, the 6th most densely populated city in the United States. This petition addresses density issues while leaving intact the Mandatory Inclusionary Provisions that are designed to create affordable housing.

This petition would, however, delete the voluntary provisions. It seems unlikely that these provisions will be used to create perceptible amounts of affordable housing. The authors of a report to the city entitled "Recommendations Concerning a New Inclusionary Zoning Ordinance" noted that similar, previously existing voluntary provisions led to the creation of no affordable units. They concluded that affordable housing provisions work best when mandatory and not subject to special permits.

I do not believe that these provisions should be retained simply because of the unlikelihood of their use. I believe that there is some scope for misuse, and the special permit process for voluntary projects does not offer sufficient protection to neighborhoods from possible adverse effects of increased density.

The special permit process for voluntary compliance does not even seem to protect abutters. Even if a proposed development is significantly more dense than adjacent buildings, the Planning Board may find that the shape of the lot, the nature of the design, and the characteristics of development on the abutting lots themselves mitigates the negative impact of the additional development. None of these factors reduces density. The idea that an abutter can protect himself from excess development on an adjacent lot with his own building is absurd.

I urge the City Council to pass the Anderson Petition in its entirety.

Sincerely yours,
Elizabeth Snow
Elizabeth Snow

cc Hon. Mayor Duehay
Hon. Vice-Mayor Galluccio
Hon. City Councillors

C. C. 106

PUBLIC NOTICE

RELATIVE TO 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, May 13, 1998 at 6:30 p.m.** in the Sullivan Chamber, City Hall, Cambridge, Massachusetts, on a petition by Leo Anderson, et al, to amend the Zoning Ordinance of the City of Cambridge by:

FIRST PUBLICATION #2788

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight

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:

1. Changing in the Table of use Regulations, Section 4.32.b.- Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;

2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.

3. Deleting all reference to Section 10.45 in the Zoning Ordinance.

4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:

a. require portions of buildings underground to meet the yard requirements;
b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
c. impose these yard requirements on portions of lots in other districts;
d. imposes pedestrian path and vehicular driveway limitations in required front yard green areas;
e. applies the new regulations to the specific case of Townhouse Developments.

5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.

6. Modifying the requirements of Business B-2 Districts as follows:

a. reduce the maximum height from 90 feet to 45 feet.
b. reduce the FAR for housing uses from 3.0 to 1.34.

7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).

8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.

9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.

10.Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts..

11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.

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

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

For the Committee,

Councillor Henrietta Davis

12. In Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

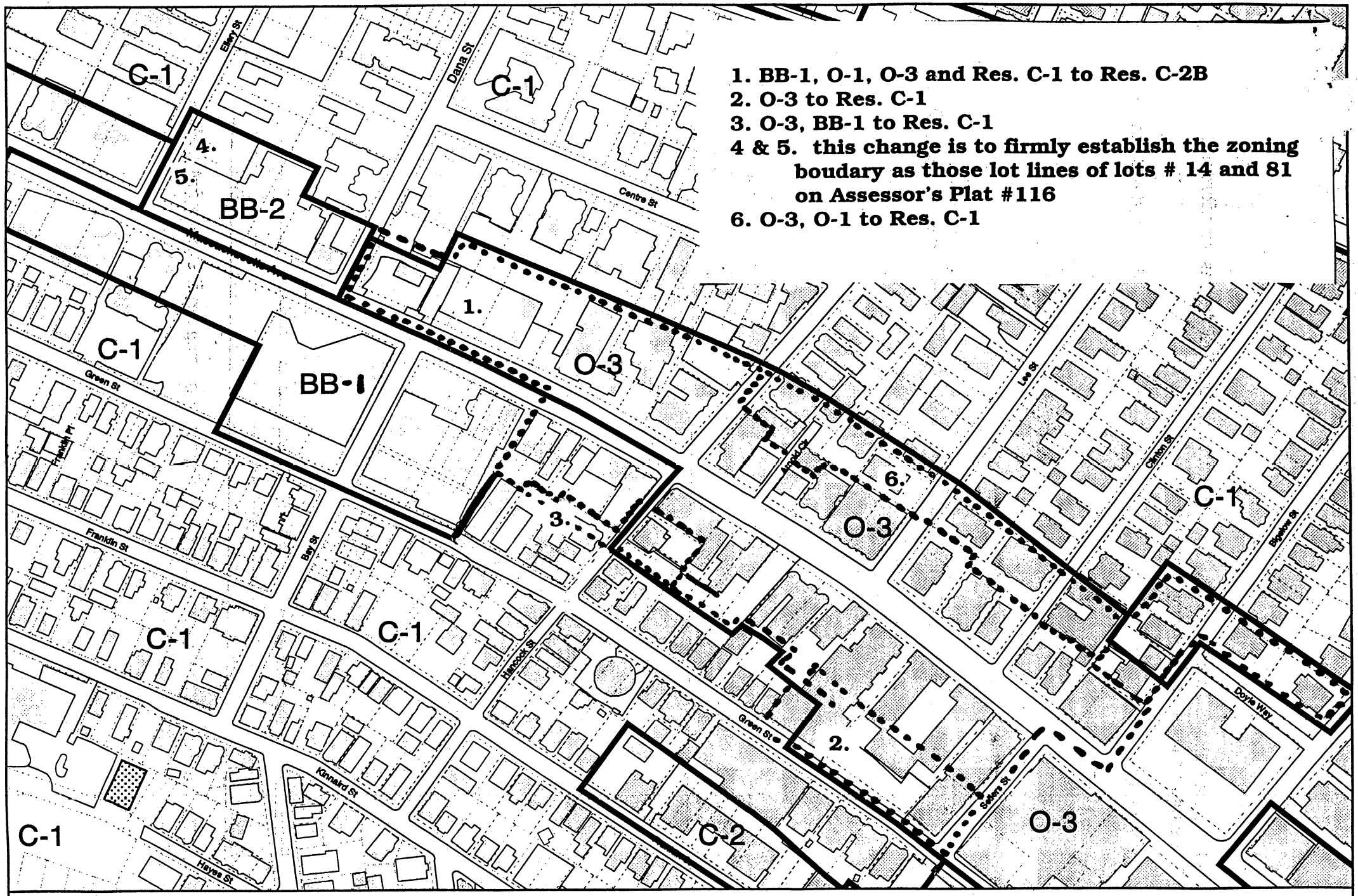
	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

Passed to a second reading at the City Council meeting held on June 8, 1998 and on or after June 22, 1998 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk



Anderson, et al Petition (4/98)

Cambridge Community Development Map Prepared April 1998 Data Collected 1994

200 0 200 Feet

N

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: 4/15/98

TO: Wendy Buckley
The Chronicle - Legal Ads

FAX #: (781) 453-6650

PHONE #:

 # OF PAGES: 3

FROM: Gail Jones
349-4257

must be display add because of the charts Legal Ad will be across top

4/23 + 4/30

ADDITIONAL COMMENT:

Please advertise for 2 week and confirm receipt

Thanks!

C. C. 106

PUBLIC NOTICE

RELATIVE TO 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, May 13, 1998 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts, on a petition by Leo Anderson, et al, to amend the Zoning Ordinance of the City of Cambridge by:

1. Changing in the Table of use Regulations, Section 4.32.b.- Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;

2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.

3. Deleting all reference to Section 10.45 in the Zoning Ordinance.

4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:

a. require portions of buildings underground to meet the yard requirements;
b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
c. impose these yard requirements on portions of lots in other districts;
d. imposes pedestrian path and vehicular driveway limitations in required front yard green areas;
e. applies the new regulations to the specific case of Townhouse Developments.

5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.

6. Modifying the requirements of Business B-2 Districts as follows:

a. reduce the maximum height from 90 feet to 45 feet.
b. reduce the FAR for housing uses from 3.0 to 1.34.

7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).

8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.

9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.

10.Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts..

11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.

12. In Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

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

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

For the Committee,

Councillor Henrietta Davis

××× SUCCESSFUL TX REPORT ×××

06-09-98 10:43 ID:6173494269
CAMBRIDGE CITY CLERKS OFFICE

JOB No.	----------	608
START TIME	----------	10:40
ID No.	----------	817814536650
RESOLUTION	----------	STANDARD
TOTAL PAGE	----------	05
MACHINE ENGAGED	----------	02'47
INFORMATION	----------	OK
ERROR PAGE	----------	

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE
(617) 349-4260
FAX (617) 349-4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: June 9, 1998

TO: Wendy Buckley
The Chronicle - Legal Ads

FAX #: (781) 453-6650

PHONE #:

 # OF PAGES: #5

FROM: Gail Jones
349-4257

ADDITIONAL COMMENT:
Please advertise for 1 week and confirm receipt
thanks!

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: June 9, 1998

TO: Wendy Buckley
The Chronicle - Legal Ads

FAX #: (781) 453-6650

PHONE #:

 # OF PAGES: #5

FROM: Gail Jones
349-4257

ADDITIONAL COMMENT:

Please advertise for 1 week and confirm receipt
thanks!

CRLS Class of 1998 faces the future

CLASS OF '98, from page 1

"I think there are a lot of very bright people, very motivated people who have a lot of energy to go out and do something," said Daly, who will study graphic design at he Massachusetts College of Art, standing amidst a sea of classmates celebrating with parents and friends after the ceremony.

The graduating class, in their last hours as high school students, faced a stage lined with school staff and city officials like Mayor Frank Duehay. Yet it was a fellow student who said perhaps what they could identify with most. Valedictorian Lu Yin, Harvard-bound, both recalled memories of Rindge and Latin and, like Patrick, asked classmates to keep a sense of "responsibility and justice."

"A lot has happened since that September morning when we first walked the hallways of Rindge and Latin," said Yin. "During what seemed like endless hours sitting in classrooms, we have gained knowledge to last a lifetime.

"The education we have received may not give us quick rewards, but it has prepared us for the future," he added. "We still see homeless people in the street without food. Even though technology allows us to reach across the globe, there are still children who cannot learn to read and write."

The graduating class, school officials note, is a varied group — over one third were born in other countries and speaking 40 languages between them. But after students hurled graduation caps skyward, they shared relief, joy and sadness while pouring out of the gym and out of high school forever.

"It was just bringing back memories, thoughts of when I was here," said Shari Anderson, who will attend Bay State College. "It was just a happy moment. I'll miss my friends, but I made it."

Students and school officials also honored Jamesia F. Dottin, a classmate who perished in August after being struck by a car on Mass. Ave. in Porter Square, with a moment of silence. City officials renamed the site of the accident in her honor with a ceremony earlier this month, and while she is gone, she was remembered Thursday, a family member said.

Four of her cousins graduated Thursday, making the ceremonies bittersweet for a third cousin, Tinika Dottin, 23.

"It's a very emotional moment for us, but we are just honored the city recognized Jamesia," said Dottin. "It's a time of celebration as well. There are other Dottins in the audience tonight.

"For me, it's going to bring it back... wishing she was here," she added.

For Adams, who would hear speeches about perceptive and challenges, Thursday's ceremony was also about memories and a sense that 18 years went by very, very fast.

"Bikes, summer camps, first pair of high heels," she said, recalling how quickly her daughter had grown. "That's all old news now."

PHOTO BY WENDY MIMRAN

Friends pay tribute to the late Jamesia Dottin at CRLS graduation ceremonies Thursday. Jamesia was killed in August when she was hit by a car in Porter Square.

Sarasin says goodbye, friends sing praises

Amidst ceremonies for the graduating class of Cambridge Rindge and Latin School last week, school officials also honored Principal Edward Sarasin, who's retiring after 35 years at the school.

Sarasin, who began as a math teacher and has been principal for two decades, was lauded with an a cappella version of the song "That's What Friends are For" by Bobbie D'Alessandro, superintendent of schools, and praise from other staff.

The principal, looking back on his career, told students they can expect tough days, but urged them to keep their resolve. By way of example, Sarasin recalled May 1, 1980, a day that included, among other trials: one teacher passing out, a false alarm that evacuated the school, and a near-confrontation between students and communists marching on the school for May Day.

"Those are the days when all you can do is the best you can," he told the graduating class Thursday. "It is my hope you have very few May 1, 1980s, but in the event they come your way, they will pass, you will survive, and life will go on."

— Ben Geman

Cops probe hate crime as Agassiz principal flees

AVERITTE, from page 1

City officials were quick to apologize to Averitte and to wish her well. On Monday, the City Council denounced the incident and asked for an aggressive investigation. Mayor Frank Duehay described the fire as "verging on a hate crime," and expressed shock that it happened in Cambridge.

Councilor Ken Reeves, the city's first black mayor, said people need to start talking to each other.

"Issues of race and class are significant at that school and haven't been addressed," he said. "We need a dialogue on race in Cambridge."

Reeves implied, but stopped short of saying, that Averitte was chased out of town because she is black.

"She was an extremely capable woman and she's gone," Reeves said. "We have had incompetents who are white who are still with us. So you make your own conclusions."

Averitte came to the Agassiz School this year with hopes of reform. But her strict approach — and her support for firing a popular teacher — angered some parents who were used to having more input. Other parents said Averitte's sense of discipline was exactly what the school needed. The tension has been racially charged, as many of her supporters are black and many of her opponents are white.

> *"We need a dialogue on race in Cambridge."*
>
> **Ken Reeves, city councilor**

A national search for a new principal will be conducted over the summer, according to D'Alessandro. The Agassiz School has gone through five principals in 10 years.

The current incident is just the latest example of racism directed towards Averitte, according to some black leaders.

"It's a very sad closing chapter in this terrible morass that they call the Agassiz School problem," said Rev. Jeffrey Brown. "If someone actually tried to set her car on fire, I just think it's terrible."

Brown believes Averitte was treated "viciously" because she is black, and white parents "thought they could get away with it." Racism and classism may not be acknowledged very often in Cambridge, but, according to Brown, they certainly exist.

"They are serious problems because they are hidden," Brown said. "To paraphrase something someone said to me: 'Fish don't see water, men don't see patriarchy, and white liberals don't see white supremacy.'"

In addition to fanning the flames of racial tension, the possibility of a hate crime directed at Averitte could scare away qualified replacements, making it difficult to find a good principal for next year.

"I will be honest and open with anyone who applies," D'Alessandro said. "Of course it will be something that people will consider. But I will work very diligently to make clear the assets of coming to Cambridge."

D'Alessandro hopes to have a bunch of applications by July 15, and a new principal on board before the start of the next school year.

STOP

CREDITOR CALLS
INTEREST PILE UP
WAGE ATTACHMENTS
FORECLOSURE
REPOSSESSION

BANKRUPTCY

Filing can reorganize your financial life... and start you living normally again!!!

John J. McKenna
Attorney (617) 625-8300
109 College Ave., Somerville Near Davis Square (T)
Free Initial Consultation Strictly Confidential

SAV-MOR DISCOUNT LIQUORS
Somerville's Largest Liquor Store 617-628-6444 Sale Ends 6/24/98
15 McGrath Highway, Somerville (Across from Twin City Plaza)

15% OFF 12 ASSORTED 750 mls. Sale items excluded
DISCOUNTS 10% OFF ANY 6 BOTTLES ANY SIZE

BUD / BUD LIGHT / BUD ICE $16.49 30 Pack Cans	COORS / COORS LIGHT / LITE by Miller $15.99 30 Pack Cans	HIGH LIFE / GENUINE DRAFT by Miller $10.99 30 Pack Cans	HEINEKEN / AMSTEL $19.99 Loose Bottles
CORONA ....8.99 / HARPOON ....9.99 / SAM ADAMS ..9.99 / 12 Pack Bottles	COOLERS / BACARDI BREEZER ..3.79 / BARTLES & JAYMES ..2.99 / SEAGRAM'S ....2.99 / 4-12oz Bottles	BASS ALE....11.99 / MOLSON ....7.39 / O'DOULS ....6.39 (no-alcohol) / 12 Pack Bottles	ROLLING ROCK ....7.39 / LABATT ....6.99 / HEINEKEN ....9.99 / 12 Pack Cans
SEAGRAM'S VO ....16.99 / CANADIAN CLUB ....16.99 / CANADIAN MIST ....11.99 / 1.75 Liter	DEWARS ....28.99 / J&B ....26.99 / JACK DANIELS ..26.99 / 1.75 Liter	ABSOLUT ....23.99 / GILBEY'S GIN ....11.99 / COSSACK VODKA ..9.99 / 1.75 Liter	ROMANA SAMBUCA 14.99 / BAILEY'S ....14.99 / KAHLUA ....12.99 / 750ml
MONDAVI WOODBRIDGE 1.5 Liter Cab. Sauv., Merlot Chardonnay 10.99 / White Zinfandel Sauvignon Blanc 8.99	750MLS • SPECIAL GIFTS FOR DAD • 750MLS: THE GLENLIVET ....22.99 / CHIVAS REGAL ....20.99 / CROWN ROYAL 15.99	DOM PERIGNON ....84.99 / HENNESSEY VSOP ..30.99 / GRAND MARNIER ..26.99	VINO CASATA All Flavors $6.49 4 Liter
SUTTER HOME 1.5 LITER Cab. Sauv., Merlot Chardonnay 8.99 / White Zinfandel Sauvignon Blanc 6.99	FRANZIA 5 Liter Bag-In-A-Box Fume/Chard, Cab. Sauv. ....15.99 / Burg, Chianti, Wh. Zin ....11.49 / MOST GENERICS 7.49	CHARDONNAY 750MLS KENDALL JACKSON ..9.99 / CLOS DU BOIS ....8.99 / FETZER SUNDIAL 6.99	750 mls BERINGER White Zinfandel ....3.99 / MONDAVI Nappa Fume ....9.99 / EAGLE PEAK Merlot 8.49

All cigarette prices at or below State min.
Your Personal Check Welcome Thru Tele Check MasterCard VISA DISCOVER Open Monday-Thursday 9am-10pm Fri. & Sat. til 11pm

MORTGAGE LINE

COMMUNITY NEWSPAPER COMPANY

Rates as of June 12, 1998. Information supplied by Mortgage Information Services, Inc.*

LENDER NAME	TELEPHONE	30-YEAR FIXED CONFORMING			30-YEAR FIXED JUMBO			1-YEAR ARM CONFORMING			3-YEAR ARM CONFORMING			5-YEAR ARM CONFORMING		
		%	pts	APR	%	pts	APR	%	pts	APR	%	pts	APR	%	pts	APR
Assurance Mortgage	(800) 875-1999	6.625	2.000	6.822	6.875	2.000	7.075	5.250	2.000	8.203	6.000	2.000	7.932	6.375	2.000	7.769
BankAmerica	(800) 272-6757	6.625	2.000	6.822	7.000	1.750	7.176	4.500	1.000	7.260	6.125	1.875	7.803	6.375	1.750	7.168
BankBoston	(800) 2-BOSTON	6.750	2.000	6.948	6.875	2.000	7.075	5.375	1.750	8.101	5.875	2.000	7.810	6.250	1.750	7.622
Belmont Savings Bank	(617) 484-6700	7.375	0.000	7.375	7.500	0.000	7.500	5.625	0.000	7.966	6.125	0.000	7.614	6.750	0.000	7.581
Boston Federal	(800) 688-LOAN	6.750	2.000	6.948	6.875	2.000	7.075	5.125	2.000	7.880	6.000	2.000	7.772	6.250	2.000	7.578
Braintree Co-operative Bank	(617) 843-1370	6.750	2.000	6.948	7.250	2.000	7.455	6.375	0.000	6.416	6.500	0.000	6.537	7.000	2.000	7.887
Cambridgeport Bank	(800) 942-4449	6.750	2.000	6.948	7.000	2.000	7.201	5.750	2.000	8.099	6.125	2.000	7.815	6.250	2.000	7.578
Co-operative Mortgage Co.	(800) 771-1778	6.750	2.000	6.948	7.000	2.000	7.201	5.375	2.000	7.960	N/A	N/A	N/A	N/A	N/A	N/A
Dedham Savings	(800) 462-1190	7.250	1.000	7.351	7.375	1.000	7.477	5.750	1.000	6.908	6.250	1.000	7.653	6.750	1.000	7.756
Digital Credit Union	(800) 328-8797	6.750	2.000	6.948	7.000	2.000	7.201	5.250	2.000	8.003	6.250	1.000	7.750	6.500	1.000	7.580
East Cambridge Savings Bank	(617) 354-7700	6.750	2.000	6.948	7.000	2.000	7.201	5.500	0.000	7.844	6.250	0.000	7.742	N/A	N/A	N/A
Eastern Bank	(888) 432-6847	6.750	2.000	6.948	6.875	2.000	7.075	5.000	2.000	8.056	5.875	2.000	7.810	6.125	2.000	7.653
First Massachusetts Mortgage	(800) 308-5395	6.500	2.000	6.695	6.750	2.000	6.948	5.000	2.000	7.956	5.750	2.000	7.687	5.875	2.250	7.434
FIRSTFED	(800) 377-8181	6.750	2.000	6.948	7.125	2.000	7.328	4.990	2.000	8.153	6.250	2.000	8.018	6.375	2.000	7.769
Fleet	(800) 742-4322	6.750	2.000	6.948	7.000	2.000	7.201	5.500	2.000	8.051	6.250	2.000	7.853	6.625	2.000	7.731
Graystone Mortgage Corp.	(978) 371-0500	6.750	2.000	6.948	7.250	2.000	7.455	5.500	2.000	8.051	6.375	2.000	7.886	6.500	2.000	7.680
Medford Bank	(888) 633-3673	6.750	2.000	6.948	N/A	N/A	N/A	6.250	0.000	7.895	6.625	0.000	7.842	6.750	0.000	7.667
Natick Federal Savings	(508) 653-2340	6.750	2.000	6.948	7.250	2.000	7.455	5.250	2.000	7.296	6.375	2.000	7.292	6.500	2.000	7.203
Norwest	(800) 333-8951	6.875	2.000	7.075	7.125	2.000	7.328	5.375	2.000	8.027	6.000	2.000	7.772	6.375	2.000	7.629
Norwood Co-operative Bank	(781) 255-7852	6.875	2.000	7.075	7.125	2.000	7.328	5.250	2.000	8.003	6.125	2.000	7.876	7.000	2.000	7.887
Peoples Heritage Bank	(800) 543-2681	6.750	2.000	6.948	6.750	2.000	6.948	5.250	2.000	8.203	6.000	2.000	7.932	N/A	N/A	N/A
Powder House Mort. Co.	(800) 783-0309	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Salem Five	(800) 327-8133	6.875	1.625	7.037	7.125	1.625	7.289	5.750	2.000	8.099	6.375	2.000	7.886	6.625	2.000	7.731
Somerset Savings Bank	(617) 625-6000	7.000	2.000	7.201	7.500	2.000	7.708	5.750	2.000	7.897	6.250	2.000	7.766	7.375	0.000	7.692
Wellesley Co-op	(617) 235-2550	6.750	2.000	6.948	7.500	1.000	7.603	4.990	2.000	8.153	6.375	1.000	7.959	6.750	1.000	7.824
Winter Hill Fed.Sav.Bank	(800) 444-4300	6.875	1.750	7.050	7.375	1.000	7.477	5.500	1.000	7.946	6.125	1.000	7.793	6.375	1.000	7.601

All Jumbo Rates available by Fax, Telephone and Internet.

DAILY UPDATES ... And More

FAX

1. Call (800) 290-0300 and enter document number 1001.
2. Enter your fax number at the prompt.
3. Hang up. The rates will be faxed to your machine within minutes.

(800)290-0300 and enter document number 1001.

Note: You must use a touchtone phone. And your fax machine must answer with a fax tone, not a recorded voice.

PHONE

Call Mortgage Information Services for updated rates of dozens of lenders.

A pre-qualification analysis and comparisons of different loan programs are also available at no cost.

Call: 800-959-3030

INTERNET

For daily updates visit Community Newspaper Company's website at http://www.townonline.com and click on "Mortgage Rates."

http://www.townonline.com/mortgageline

The CNC Mortgage Index: 7.031% (30-year fixed)

Rates are expected to rise.

All rates subject to change without notice. These rates are believed to be accurate but are not guaranteed. Lenders may pay a fee to be listed in this report. (APR rates are calculated by MISI.)

***Mortgage Information Services, Inc. (MISI) tracks loan programs of over 70 lenders on a daily basis and assists consumers to select loan programs and lenders that best fit their needs. MISI's services do not add to a consumer's cost of obtaining a mortgage.**

Investigate 5 years of home prices right into your own back yard or across the country. It's all here.

1•800•730•HOME 1•800•730•4663

Home Price Check™ What it really sold for

For Real Estate information call the Real Estate Facts Line at 1-800-290-0300 and enter document #1000.

James R. Snopley Jr.

Musician, teacher

James R. Snopley Jr. of Cambridge died June 10 at Cambridge Nursing Home. He was 77.

Snopley was a musician and drum teacher at the Boston Conservatory for Music. He was a Cambridge resident for 22 years.

He was the husband of Helen Snopley of Cambridge and brother of Ann Libby of Portsmouth.

He is also survived by many nieces and nephews.

A funeral Mass was held June 12 at the Keefe Funeral Home, with burial at Cambridge Cemetery.

Florence M. Bruno

Assembler

Florence M. "Connie" (Flaherty) Bruno of Cambridge died suddenly on June 8 at Cambridge Hospital. She was 68.

Bruno was the wife of Chester G. Bruno; mother of Michael R. Bruno of Billerica, George F. Bruno of Cambridge, Theresa Bruno of Cambridge, Paul Bruno and his wife Diane of Medford, and James J. Bruno of San Francisco; sister of Dorothy Heron of Cambridge; and grandmother of Matthew, Brendan and Sean Bruno.

She was born in Somerville, the daughter of the late James and Sarah (Shannon) Flaherty. She lived most of her life in Cambridge and worked for the Electronic Power Pack in Cambridge as an assembler.

Funeral services were held June 12 at the John C. Burns and Sons Funeral Home. A funeral Mass followed at St. Mary's Church, Cambridge, with burial at Cambridge Cemetery.

Memorial donations may be made to the Oncology Department at Mt. Auburn Hospital, Cambridge, MA 02138.

Michael J. McCann

Security guard

Michael J. McCann of Cambridge died June 9 at the Cambridge Hospital after a lengthy illness. He was 70.

McCann was the husband of the late Caroline (Malley) McCann; father of Katherine McCann of Dorchester, Susan McCann of Medford, Michael J. McCann Jr. of Dorchester, Dennis McCann of Rosindale, Joseph McCann of Quincy and the late Sandra McCann; and brother of John McCann of Falmouth, Helen Mattos of Cambridge and the late Patrick, Peter, Thomas, Catherine and Margaret McCann and Mary Duffy.

He is also survived by many grandchildren and great-grandchildren.

He was born in Cambridge, the son of the late Owen and Rose (Carroll) McCann. He was a lifelong Cambridge resident and before retirement worked as a security guard at Draper Laboratory. He was an Army veteran of World War II.

Funeral services were held June 13 at John C. Burns Funeral Home. A funeral Mass followed at St. Mary's Church, with burial at Cambridge Cemetery.

Memorial donations may be made to St. Mary's Church Memorial Fund, 134 Norfolk St., Cambridge, MA 02139.

Florence E. Wallace

Supervisor

Florence E. (Murphy) Wallace of Arlington, formerly of Cambridge, died June 13 at Lahey Clinic Medical Center in Burlington. She was 91.

Wallace was born in Cambridge and an Arlington resident for over 35 years. She was a member of the Telephone Pioneers, AARP, the Golden Age Club, Senior Citizens and the Damien Group at St. Agnes Church. Before retirement, she was a supervisor for New England Telephone.

She was the wife of the late Henry P. Wallace; mother of Patricia A. Wallace of Arlington, C. Grace Eagan of Needham, Irene Dunbar of Waltham and Dorothea Ahern of Woburn and the late Robert H. Wallace.

Funeral services were held June 17 at the St. Agnes' Church, Arlington, with burial at Mt. Pleasant Cemetery, Arlington.

Memorial donations may be made to the Fidelity House, Medford Street, Arlington.

Alice D. Sparre

Assembler

Alice D. Sparre of Burlington, formerly of Cambridge, died June 11. She was 94.

Sparre was the wife of the late Carl W. Sparre; mother of Carl W. Sparre Jr. of Lexington and Thelma M. Giacoppo of Burlington; and sister of the late Ida Robinson, Fred, Axel, and Theodore Peterson.

She is also survived eight grandchildren and 14 great-grandchildren.

She was born in Millville, the daughter of Swedish immigrants, the late Oscar and Olga (Bjork) Peterson. She lived in Burlington for 18 years and previously in Cambridge. Sparre worked as an assembler in a radiator valve manufacturing company. She was an active member of the Senior Association in Cambridge before moving to Burlington with her daughter Thelma. She enjoyed crocheting and knitting. She will be remembered by those who knew her as an extremely positive person. At the nursing home, where she lived the past few years, she known to start spontaneous sing alongs with the other residents.

Funeral services were held June 15 at the Edward V. Sullivan Funeral Home, Burlington, with burial at Cambridge Cemetery. Rev. Beulah Koulouris of St. Mark's Episcopal Church will offer the services.

Est. 1905
T.H. McVey Monuments
Monuments • Markers
Expert Cemetery Lettering
Landscape Stone
· Bluestone · Fieldstone
· Wallstone · Cobblestone
662 Arsenal Street
(opposite Arsenal Mall Parking Garage)
Watertown • (617) 923-8866

LEGAL NOTICE

City of Cambridge

First Publication #2788

In the Year One Thousand, Nine Hundred Ninety-Eight

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:

1. Changing in the Table of use Regulations, Section 4.32.b.-Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;
2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.
3. Deleting all reference to Section 10.45 in the Zoning Ordinance.
4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:
   a. require portions of buildings underground to meet the yard requirements;
   b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
   c. impose these yard requirements on portions of lots in other districts;
   d. impose pedestrian path and vehicular driveway limitation in required front yard green areas;
   e. applies the new regulations to the specific case of Townhouse Developments.
5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.
6. Modifying the requirements of Business B-2 Districts as follows:
   a. reduce the maximum height from 90 feet to 45 feet.
   b. reduce the FAR for housing uses from 3.0 to 1.34.
7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).
8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.
9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3, and 3A districts.
10. Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts.
11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.
12. In Section 5.31.1, Table 5-1 of Dimensional Requirements-Residential Districts, amend column (1) maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In Section 5.32.1, Table 5-2 of Dimensional Requirements-Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

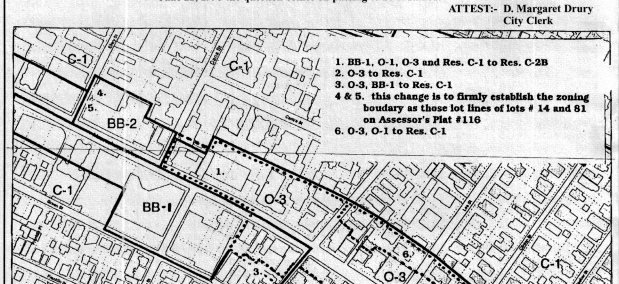
14. In Section 5.33.1, Table 5-3 of Dimensional Requirements-Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

Passed to a second reading at the City Council meeting held on June 8, 1998 and on or after June 22, 1998 the question comes on passing to be ordained.

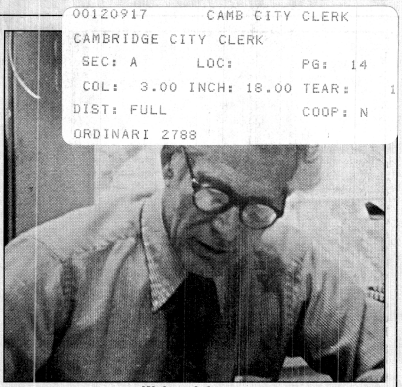
ATTEST:- D. Margaret Drury
City Clerk



	Existing BB-1	Existing BB-2	Existing Office 1	Existing Office 3	Existing Res. C-1	Proposed Res. C-1	Proposed Res. C-2B
FAR	3.0	3.0	.75	3.0	.75	.57	1.34
Lot Area/ DU	300	300	1,200	300	1,200	2,310	790
Height	90'	90'	35 feet	120 feet	35 feet	35 feet	45 feet
Use	Residential, Institution, Office, Retail	Residential, Institution, Office, Retail	Residential, Institution, Office	Residential, Institution, Office	Residential, Institution	Residential, Institution	Residential, Institution

b. The maximum floor area ratio for residential uses shall be 3.25.
c. The cornice line of the principle front wall plane facing Massachusetts Avenue shall not exceed 55 feet in height at the front lot line. Portions of buildings in excess of this height shall be set back behind a 35° bulk control plane beginning at an elevation 55 feet above the Mass Avenue front lot line. The cornice line of the principle front wall plane facing Green Street shall not exceed 30 feet in height at the front lot line. Portions of building in excess of 30 feet shall be set back behind a 45° bulk control plane beginning at an elevation 30 feet above the Green Street front lot line. No building or portion of a building within 45 feet of the Green Street front lot line shall exceed 40 feet in height.
f. The cornice line of the principal front wall plane facing Massachusetts Avenue shall not exceed 50 feet in height at the front lot line. Portions of buildings in excess of this height shall be set back behind a 45° bulk control plane beginning at an elevation 50 feet above the Mass Avenue front lot line. The building height at the rear of the lot shall be determined by a 35° set back plane beginning at an elevation 35 feet above the BB-2/Res C-1 zoning district boundary.

CDD 4/98 Anderson, et al Petition



Walter Johnson

Walter Johnson, longtime educator

Walter Johnson, an educator, volunteer, corporate manager and engineer, died June 11 at Mt. Auburn Hospital. He was 75.

From his early years as a conscientious objector during World War II to his later years as a tireless advisor and worker at Cambridge Friends School, Johnson lived his principles and Quaker beliefs. Johnson eagerly examined and discussed and re-examined his beliefs in every new context, greeting disagreement as an opportunity to explore.

His rigorous intellectual questioning informed his steadfast commitment to Quakerism whether the topic was the restoration of Blair Pond and the clean up of Alewife Brook, the fiscal health of the many schools he guided financially, the establishment of the Center for Anti-Racist Education at Cambridge Friends School, or the international policy for the American Friends Service Committee. Thus, although, he never was formally a teacher, his life was a lesson in integrity.

Born and raised in Germantown, Penn., he attended the Germantown Friends School. After three years of civilian public service with the American Friends Service Committee in Oregon and Maryland, in 1946 he graduated from Harvard College with a bachelor's degree in engineering science and applied physics.

In 1949, he engaged in American Friends Service Committee relief program, under the the United Nations, for Arab refugees in the Gaza Strip in Israel. He then worked in management for 21 years in the Stokes Division of Penewalt Corporation in Philadelphia. He completed his career with more than 25 years of business management for Germantown Friends School, Shady Hill School in Cambridge and Cambridge Friends School.

In 1994, the Cambridge Friends School established the Mary and Walter Johnson Tuition Assistance Fund to honor Walter and Mary, a former head of the school, and their commitment to an economically diverse student body.

He was a member of the National Audubon Society, the Hawk Mountain Sanctuary, the Chatham Yacht Club and the board of directors of the Cresmont Inn at Eagles Mere, Penn.

He was a former member of the board of the Wissahickon Boys Club and the Awbury Committee of the City Parks Association. Besides birding and sailing, he enjoyed carpentry and spending summers at his home in North Chatham.

He leaves his wife, Mary (Leeds) of Cambridge; a son, Ralph of Salem, N.J., a stepson, Daniel Leeds Mendelsohn of Jamestown, R.I.; two stepdaughters, Sarah Ellicott Mendelsohn of Medford and Joanna Moore Mendelsohn of Seattle, Wash.; and seven grandchildren.

A memorial service will be held Sunday, June 21 at 2 p.m. in the Friends Meeting House, 5 Longfellow Park, Cambridge. In lieu of flowers, contributions can be made to the Walter and Mary Johnson Tuition Assistance Fund at Cambridge Friends School, 5 Cadbury Rd., Cambridge, MA 02140.

Blanche Grenier, WWI veteran

Blanche Grenier was laid to rest in honor on June 2, with a funeral Mass at St. Patrick's Manor in Framingham followed by a memorial service at Mt. Pleasant Cemetery in Arlington. She was 98.

Pastor Peter Racicot, great nephew of Grenier, gave the eulogy at the funeral Mass. She is survived by a sister, Florence Killiam of Northampton, who is 92 years old, and many nieces and nephews.

Grenier, born in 1899, was one of 11 children born to immigrant parents Napoleon and Lea Grenier. She lived in the Fresh Pond section of Cambridge until she was 4, and then moved to Sherman Street in North Cambridge where she lived until she was 90 years old.

In an interview soon after her 90th birthday, she told about her father who started as a brick maker but later bought a truck so that he could haul them places.

"These were the red bricks made from the red clay from the pits in Cambridge," she said. "Right out of my back window, I could see the red clay so it was a handy place to settle." She fondly recalled playing in the streets of Cambridge as a girl and riding in the horse and buggy with her father in his express business. How things have changed.

She was an active parishioner throughout her life at the Our Lady of Pity Church on Rindge Avenue, and always cherished her memories at the French school. Just recently she spoke of the gate at the school yard and singing French songs with the nuns at school, and reminisced by singing Frere Jacques.

She was a world traveler, beginning her trips in 1939, and was appropriately nicknamed "Mrs. Roosevelt." When asked where she traveled, she often said it was easier to say where "she hadn't been." Around Boston, she often traveled by "street car," never owning her own car. She had many jobs, not the least of which was a bookkeeper during the stock market crash in 1929. She belonged to the Bessy Edwards post of the American Legion for 50 years.

She was one of the first women ever to serve in the Armed Forces, joining the Navy at 17 as a "Yeoman F" (a title for women in the Navy before the WAVES were created in World War II) in World War I between 1917 and 1919. She had memories of commuting to work daily from Cambridge in uniform riding a Navy "subchaser" from Atlantic Avenue to the base. She and her sister-in-law, Lena Grenier (also a Yeoman F who joined along with Blanche), were honored in 1993 with World War I Victory medals. She is registered as a World War I veteran at the Women in War Memorial in Washington, D.C.

In a tribute to her, lieutenant commander and executive officer of the USS Constitution, Claire Bloom, honored her with a military salute and presentation of an American flag. Commander Bloom, the first female executive officer of the USS Constitution, said that "Blanche was a pioneer, one of the first to pave the way, and because she did it and did it so well, women have continued to have the opportunity to serve. It is an honor for me to be here today to remember Blanche."

FIRST PUBLICATION #2788

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight

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:

1. Changing in the Table of use Regulations, Section 4.32.b.- Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;

2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.

3. Deleting all reference to Section 10.45 in the Zoning Ordinance.

4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:

a. require portions of buildings underground to meet the yard requirements;
b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
c. impose these yard requirements on portions of lots in other districts;
d. imposes pedestrian path and vehicular driveway limitations in required front yard green areas;
e. applies the new regulations to the specific case of Townhouse Developments.

5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.

6. Modifying the requirements of Business B-2 Districts as follows:

a. reduce the maximum height from 90 feet to 45 feet.
b. reduce the FAR for housing uses from 3.0 to 1.34.

7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).

8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.

9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.
10.Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts..

11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.

12. In Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

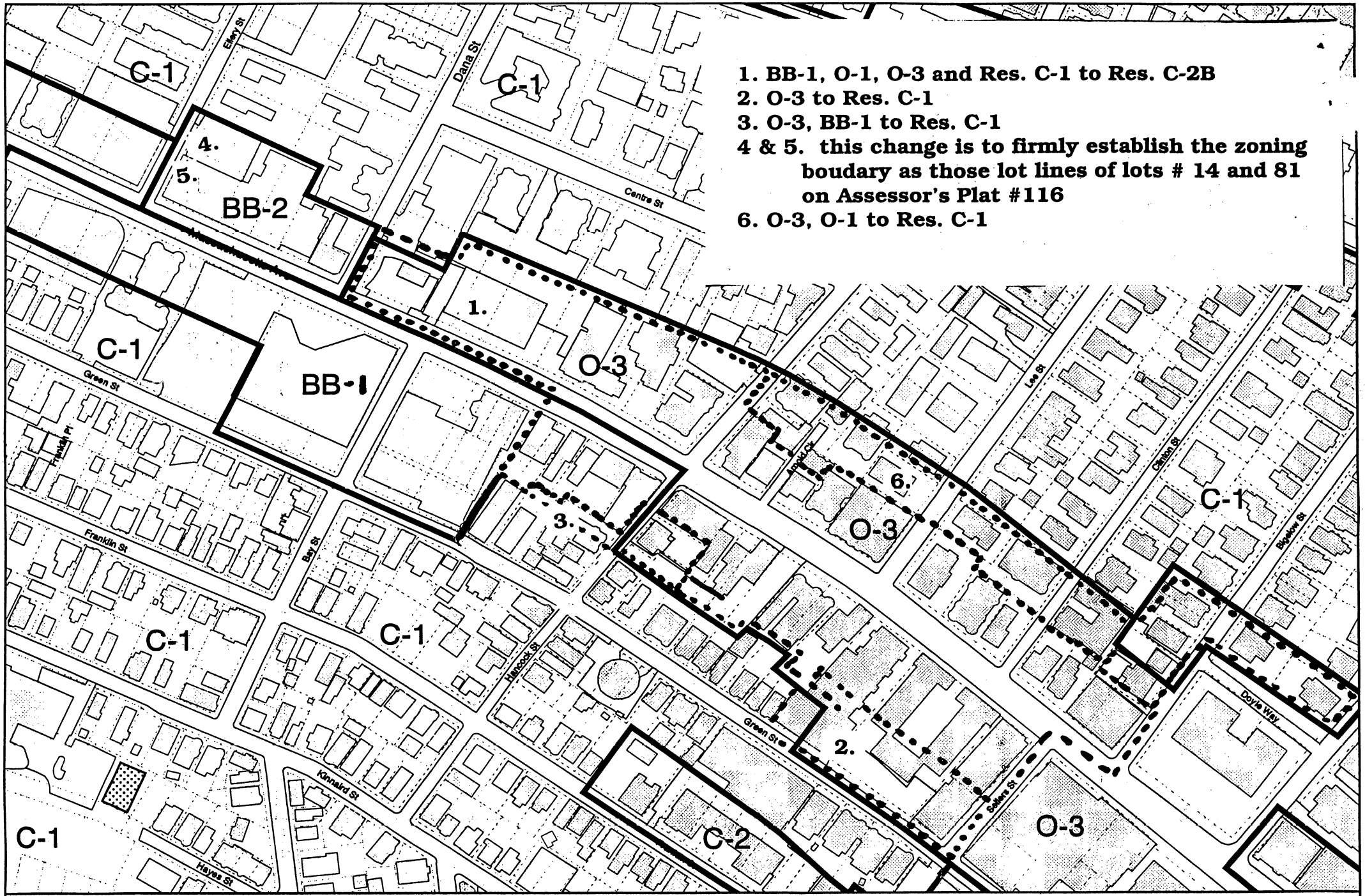
	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

Passed to a second reading at the City Council meeting held on June 8, 1998 and on or after June 22, 1998 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk



Anderson, et al Petition (4/98)

Cambridge Community Development *Map Prepared April 1998* *Data Collected 1994*

200 0 200 Feet

N

Comparison of the area to be rezoned between Ellery and Bigelow Streets.

	Existing BB-1	Existing BB-2	Existing Office 1	Existing Office 3	Existing Res. C-1	Proposed Res. C-1	Proposed Res. C-2B
FAR	3.0[b]	3.0	.75	3.0	.75	.57	1.34
Lot Area/ DU	300	300	1,200	300	1,200	2,310	790
Height	90[c]	90[f]	35 feet	120 feet	35 feet	35 feet	45 feet
Use	Residential, Institution, Office, Retail	Residential, Institution, Office, Retail	Residential, Institution, Office	Residential, Institution, Office	Residential, Institution	Residential, Institution	Residential, Institution

b. The maximum floor area ratio for residential uses shall be 3.25.

c. The cornice line of the principal front wall plane facing Massachusetts Avenue shall not exceed 55 feet in height at the front lot line. Portions of buildings in excess of this height shall be set back behind a 35° bulk control plane beginning at an elevation 55 feet above the Mass Avenue front lot line. The cornice line of the principal front wall plane facing Green Street shall not exceed 30 feet in height at the front lot line. Portions of building in excess of 30 feet shall be set back behind a 45° bulk control plane beginning at an elevation 30 feet above the Green Street front lot line. No building or portion of a building within 45 feet of the Green Street front lot line shall exceed 40 feet in height.

f. The cornice line of the principal front wall plane facing Massachusetts Avenue shall not exceed 50 feet in height at the front lot line. Portions of buildings in excess of this height shall be set back behind a 45° bulk control plane beginning at an elevation 50 feet above the Mass Avenue front lot line. The building height at the rear of the lot shall be determined by a 35° set back plane beginning at an elevation 35 feet above the BB-2/Res C-1 zoning district boundary.

1st flr Cnd.

RECEIVED BY
CITY CLERK

C. C. 106

98 APR 16 PM 2:44

PUBLIC NOTICE

RELATIVE TO 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, May 13, 1998 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts, on a petition by Leo Anderson, et al, to amend the Zoning Ordinance of the City of Cambridge by:

1. Changing in the Table of use Regulations, Section 4.32.b.- Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;

2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.

3. Deleting all reference to Section 10.45 in the Zoning Ordinance.

4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:

a. require portions of buildings underground to meet the yard requirements;
b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
c. impose these yard requirements on portions of lots in other districts;
d. imposes pedestrian path and vehicular driveway limitations in required front yard green areas;
e. applies the new regulations to the specific case of Townhouse Developments.

5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.

6. Modifying the requirements of Business B-2 Districts as follows:

a. reduce the maximum height from 90 feet to 45 feet.
b. reduce the FAR for housing uses from 3.0 to 1.34.

7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).

8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.

9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.
10. Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts..

11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.

12. In Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

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

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

For the Committee,

Councillor Henrietta Davis

Robert J. La Trémouille

875 Massachusetts Avenue, #31
Post Office Box 391412
Cambridge, MA 02139
Telephone: 617-491-7181

city clerk's office.

CITY OF CAMBRIDGE
ASSESSING DEPT.

May 14, 1998

MAY 14 8 41 AM '98

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

RE: Anderson Petition - Affordable Housing Provisions

I was extremely shocked to hear a comment at the hearing on the Anderson petition that the petition would completely throw out the affordable housing package.

The petition has two aspects on the affordable housing package.

1. One aspect is with regard to that portion of the affordable housing package the city council was told would occur. This the large project, the 10 unit plus "mandatory" provisions. The Anderson petition would retain the "affordable housing" provisions in total with regard to these provisions except that it would deflate the initiative, reverting, in relevant districts, to the approach which was described in last year's Pitkin petition. Rather than the "affordable housing" provisions being implemented as a citywide 30% upzoning in all zoning districts, in relevant districts, the Anderson petition would convert the affordable housing package to the approach described as being done in the Pitkin provision.

Some of the table changes (the area per dwelling unit provisions) can be more restrictive than are needed for this purpose. These additional restrictions are to offset the "voluntary" provisions of the ordinance. If the "voluntary" provisions are struck, as we strongly believe they should, the area per dwelling unit provisions could and should be modified.

2. The "voluntary" provisions of the affordable housing initiative, the new zoning section 11.203.2(d), are provisions which were described to the city council as provisions which would never happen. First of all, the city should seriously consider the employment status of any city employee who demands a change to a major ordinance on the grounds that the change will never happen.

Notwithstanding this, the "voluntary" provisions are on the book, they are highly destructive. The city has already received the first application which would "never come" under these provisions and there will be many more. These provisions which the city council was told would "never happen" are highly destructive to affordable housing and highly destructive to each and every residential neighborhood in the city. These provisions should be struck because they are so destructive to the stated cause of the affordable housing initiative and so destructive to the city itself.

These provisions, subject to disappearing protections, add two apartments and 30% floor space (or more floor space) to every single existing lot in the city, either through the clear requirements of the "never to happen" provisions, or through zoning section 10.45 which the Anderson petition would also strike.

The "voluntary" provisions which will "never happen" should be arranged to never happen by being struck.

Sincerely,

Robert J. La Trémouille

Consent Communciation #11

A communication was received from Robert J. LaTremouille, transmitting concern regarding the Anderson Petition relative to Affordable Housing Provisions.

In City Council May 18, 1998

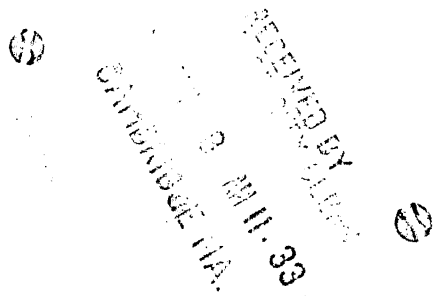
Referred to the Petition

Dr. Gerburg Wulf

110 Hancock St., Cambridge MA 02139, phone 001 (617) 661 3792, fax 001 (617) 868-8209 (home)

Harvard Medical School / Beth Israel Deaconess Medical Center, 330 Brookline Ave., Boston MA 02215
phone 001 (617) 667-3755, fax 001 (617) 667-9919 (work)

The City Council
City Hall
Cambridge MA 02139



Re: Anderson Petition

Dear Sir/Madam:

I am a property owner on 110 Hancock St.. This is a letter in strong support of the Anderson Petition.
The City of Cambridge has already seen irreparable damage from existing high rise construction.
The Anderson Petition will ensure that the unique charm and character of the mid-Cambridge neighbourhood is preserved.

Sincerely

Gerburg Wulf

Consnet Communicaiton #8

A communication was received from Gerburg Wulf, transmitting support of the Anderson Petition.

In City Council May 18, 1998

Referred to the Petition

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 15, 1998

To Whom It May Concern:

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled a public hearing for Wednesday, May 13, 1998 in the Sullivan Chamber as follows:

6:30 P.M.	A proposed amendment to the Zoning Ordinance on the petition of Leo Anderson, et al. to rezone land in the areas on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

cc: Councillor Davis

C. C. 106

PUBLIC NOTICE

RELATIVE TO 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, May 13, 1998 at 6:30 p.m.** in the Sullivan Chamber, City Hall, Cambridge, Massachusetts, on a petition by Leo Anderson, et al, to amend the Zoning Ordinance of the City of Cambridge by:

1. Changing in the Table of use Regulations, Section 4.32.b.- Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;

2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.

3. Deleting all reference to Section 10.45 in the Zoning Ordinance.

4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:

a. require portions of buildings underground to meet the yard requirements;
b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
c. impose these yard requirements on portions of lots in other districts;
d. imposes pedestrian path and vehicular driveway limitations in required front yard green areas;
e. applies the new regulations to the specific case of Townhouse Developments.

5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.

6. Modifying the requirements of Business B-2 Districts as follows:

a. reduce the maximum height from 90 feet to 45 feet.
b. reduce the FAR for housing uses from 3.0 to 1.34.

7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).

8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.

9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.
10.Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts..

11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.

12. In Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

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

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

For the Committee,

Councillor Henrietta Davis

12.

CHOATE, HALL & STEWART
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
EXCHANGE PLACE
53 STATE STREET
BOSTON, MASSACHUSETTS 02109-2891
TELEPHONE (617) 248-5000
FACSIMILE (617) 248-4000
TELEX 49615860

RECEIVED BY
CITY CLERK
98 MAY -7 AM 10 57
CAMBRIDGE MA

May 4, 1998

City Council
c/o City Clerk
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: The Anderson Petition

Dear City Council:

I am writing as a Cambridge voter and homeowner to express my support of the Anderson Petition.

Construction along Massachusetts Avenue needs to be restrained in order to maintain Cambridge's 'liveability' and character.

Be assured that as a resident of this area I will be following this matter closely. Thank you for your consideration.

Sincerely yours,

Bonnie L. Bilger

Bonnie L. Bilger
35 Lee Street #14
Cambridge, MA 02139

Consent Communication #12

A communciation was received from Bonnie L. Bilger, Choate, Hall & Stewart, transmitting her support of the Anderson Petition.

In City Council May 11, 1998

Referred to Petition

Three Gloucester Street Trust

900 Massachusetts Avenue
56 Hancock Street
Cambridge, Massachusetts

May 13, 1998

Margaret Drury - city clerk
Cambridge city hall
795 Massachusetts Avenue
Cambridge, Massachusetts

RECEIVED
98 JUN -3 PM 5:00
OFFICE OF THE CITY CLERK

Madam,

I, John Gale, owner of the properties at:
56 Hancock Street, lot #91, 5,070 square feet,
and 900 Massachusetts Avenue, lot # 101, 4,257 square feet;
vigorously oppose the so called Leo Anderson petition to amend the zoning ordinance of the city of Cambridge.

This petition will substantially affect the property value of all properties included in it's scope. Not only does it eliminate any potential for change, improvement, development, but it also decreases the resale value and desireability of properties,because of the totalitarian rigidity of it's provisions. Additionally it violates the 5th amendmant as regards to taking private property rights without just compensation.

John Gale

(617) 661-1763

900 Massachusetts Avenue
Cambridge, MA 02139

Consent Communication #13

Sundry letters were received protesting the Leo Anderson Zoning Petition from owners of premises on Mass. Ave.

In City Council June 8, 1998

Referred to
The Petition

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139 June 2, 1998

RECEIVED
93 JUN -3 PM 5:00
OFFICE OF THE CITY MANAGER

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully, Edward Kalajian Owner

Property address
lot #
Sq. ft.

Edward Kalajian
898 Mass. Ave
Cambridge, MA 02139

Web site created for prostate cancer info

Somerville-Cambridge Elder Services has established a new Internet web site designed to educate men and their families about prostate cancer. The site can be found at http://www.prostate-ed.org.

Una Murphy, SCES Home Care program director, said that the agency established the site in collaboration with five other area agencies on aging through a grant from the Massachusetts Department of Public Health.

"We wanted to find a way to provide men with the information they need about prostate cancer while providing them with the privacy and anonymity they require," Murphy said.

"We have learned that many men are reluctant to attend a group meeting or talk about prostate problems," she continued. "By accessing the information on the Internet, men can get the basic facts about prostate cancer which will hopefully motivate them to talk with their doctors about this important men's health issue."

Prostate cancer is now one of the most commonly-diagnosed cancers in American men. The American Cancer Society's guidelines suggest that men over age 50 and African American men over age 40 have annual screenings for prostate cancer. A screening involves two simple tests: a digital rectal exam and a blood test called Prostate Specific Antigen. Men with a family history of prostate cancer should also consider being screened.

For more information on prostate cancer, visit the web site or call 1-800-ACS-2345.

For more information, call the SCES Intake and Information Department at 628-2601, ext. 3151.

SENIOR MENU

The following menus will be served at congregate meal sites run by Somerville-Cambridge Elder Services. Reservations must be made by 10 a.m. on the previous day. The suggested donation is $1.50 per meal.

Thursday, April 23 — Roast beef au jus, mashed potatoes, green beans, fruit.

Friday, April 24 — Orange juice, egg omelette, cheese sauce, O'Brien potatoes, green beans, bran square, apple cherry compote or applesauce. Alternate: Veal patty, gravy.

Monday, April 27 — Potato leek soup, crackers, beef strip, gravy, carrots, chilled or water-packed peaches.

Tuesday, April 28 — Chicken breast Parmesan, tomato sauce, rotini, broccoli, lemon cake or unfrosted cake.

Wednesday, April 29 — Turkey a la king, baked potato, peas, applesauce.

Thursday, April 30 — Breaded pork patty, gravy, sweet potatoes, green beans, tapioca or diet pudding. Alternate: Chicken patty, gravy.

All meals are served with milk, bread or roll, and margarine. Skim milk and low-sugar desserts are available and need to be ordered with the site manager. Menu subject to change.

SENIOR NOTES

Talk examines housing for seniors

The Older Women's League, Greater Boston chapter, will sponsor "Affordable Housing Options for Seniors" on Saturday, May 2, from 9:30 a.m. to 12:30 p.m. at the Cambridge Senior Center, 806 Mass. Ave.

The program will feature panelists from informational and advocacy organizations, and a discussion and question period. A Dutch treat luncheon will follow.

Admission is free but reservations are required. For reservations or more information, call 734-4651 or 738-5185.

Video tackles heart failure

Congestive heart failure is the number one preventable hospitalization condition among older adults in the Somerville-Cambridge area, according to the Cambridge Health Alliance.

In response to this growing medical problem, two alliance departments have teamed up with Somerville Community Access Television to produce a health education video program on the subject.

"Hidden Sources of Sodium" was written and coordinated by the alliance's clinical nutrition services department with the support of the community affairs department. Funding for the program was made possible through a grant from the Somerville Health Foundation.

The video focuses on nutrition as being the key to managing congestive heart failure. Eating the right kinds of food can help prevent fluid buildup around the heart, legs and ankles, shortness of breath, fatigue, and difficulty performing routine activities.

The program meets cultural food preferences and is available in English, Spanish, Portuguese and Haitian Creole. The video has been telecast on Somerville Community Access Television. Copies of the program are also being made available to staff members at the Cambridge Hospital and Somerville Hospital for their patients.

The next phase of the project will include measuring the impact of the video to see if the number of patients being readmitted to the hospital for congestive heart failure can be decreased, thereby reducing health care costs.

Program helps with spring cleaning

Seniors who are frail or have such conditions as hypertension or osteoporosis should be wary of trying to tackle spring cleaning chores themselves.

Any chore that requires climbing a ladder or heavy lifting can be especially problematic. Finding the right resource to help with these chores can also be problematic. One reliable option is ElderLink's HouseWorks program.

HouseWorks is a membership program that provides home maintenance, repair and adaptation services for people 50 and over and for younger adults with disabilities. Founded six years ago as a handyman service, HouseWorks has since grown into an all-purpose household service to help elders stay in their homes

con
H
hon
trati
of M
imat
serv
The
tors
plete cost estimates are provided free of charge before any work begins.

HouseWorks is a reasonable, reliable option to risking a fall from a ladder trying to get those windows washed. Call HouseWorks at 629-0700, ext. 3087.

00120917 CAMB CITY CLERK
CAMBRIDGE CITY CLERK
SEC: A LOC: PG: 14
COL: 3.00 INCH: 12.00 TEAR: 1
DIST: FULL COOP: N
ZONING NOTICE

Tips for nourishing elders

The importance of good nutrition is particularly significant for older people as they tend to be more vulnerable to changes in nutrient intake. If you provide care for an elderly parent, you are probably already familiar with the challenges of nourishing the people who once nourished you.

Older adults who are stressed by long-standing disease, lack of appetite, or the inability to prepare foods may not be eating well on a consistent basis. Caregivers may be concerned about how to best help a parent.

There are some important questions to start with as you begin to address the issue. Is food preparation impaired by poor vision, lack of mobility, memory impairment or mood swings? Does your parent complain about the taste of foods or have difficulty with chewing or swallowing?

tor
a limited
e cream,
ten food-
en they
fluids sel-
ls? Has
f weight
in a short period of time?

Some of the identified problems may have simple solutions. For example, bringing along a week's worth of groceries during your regular visit may ensure your parent has fresh, healthy food choices. Other problems, however, may be more complicated and require a more complete assessment before they can be solved. Your observations of your parent's nutrition habits will be an important part of that assessment. Remember that early interventions can help prevent unnecessary complications such as dehydration, unintentional weight loss, and even malnutrition.

Making concerns known to your parent or contacting her/his primary care physician directly can be a starting point. A physician can arrange for a complete nutritional assessment and refer you to a variety of community services available to help aging adults remain living safely at home.

A packet of nutrition information, including information on local resources and a nutrition risk checklist, is available by calling the Somerville-Cambridge Elder Services Intake and Information Department at 628-2601, ext. 3151. A registered dietitian is also available to provide information to address your parent's situation.

Condominium of the Week

CAMBRIDGE

Luxury, south-facing, one-bedroom condominium featuring living/dining room with sliding glass doors to a private landscaped garden. Bay Square is a full-service building with a 24-hour concierge, outdoor swimming pool, health club, and garage. $210,000

Contact the Cambridge office (617) 864-4430

COLDWELL BANKER
RESIDENTIAL REAL ESTATE
HUNNEMAN & COMPANY

1730 Massachusetts Ave.
Cambridge, MA 02138
864-4430

40 Brattle Street
Cambridge, MA 02138
354-1142

Massachusetts' #1 Home Seller

LEGAL NOTICES

City of Cambridge

MASSACHUSETTS
OFFICE OF THE CITY CLERK
PUBLIC NOTICE
RELATIVE TO ZONING

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, May 13, 1998 at 6:30 p.m.** in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Leo Anderson, et al, to amend the Zoning Ordinance of the City of Cambridge by:

1. Changing in the Table of Use Regulations, Section 4.32.b-Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;
2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.
3. Deleting all reference to Section 10.45 in the Zoning Ordinance.
4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:
   a. require portions of buildings underground to meet the yard requirements;
   b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
   c. impose these yard requirements on portions of lots in other districts;
   d. impose pedestrian path and vehicular driveway limitations in required front yard green areas;
   e. apply the new regulations to the specific case of Townhouse Developments.
5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.
6. Modifying the requirements of Business B-2 Districts as follows:
   a. reduce the maximum height from 90 feet to 45 feet.
   b. reduce the FAR for housing uses from 3.0 to 1.34.
7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).
8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.
9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.
10. Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts.
11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.
12. In the Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1) maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	Existing	Proposed	Existing	Proposed
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In the Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	Existing	Proposed	Existing	Proposed
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In the Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	Existing	Proposed	Existing	Proposed
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

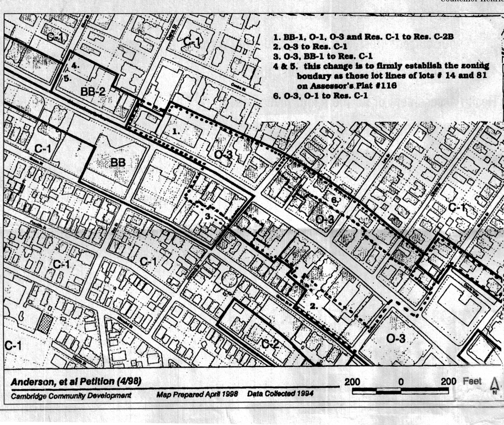
15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

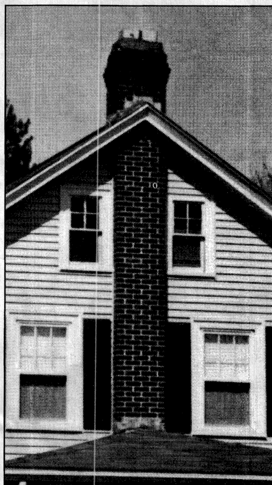
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor Henrietta Davis





Get a free chimney cleaning with every oil change

We're talking about house and home, not the family car. Convert your oil furnace to clean, efficient and dependable gas heat, and we'll clean your furnace chimney and furnace, FOR FREE!

There's more to our offer than just a clean sweep — You'll enjoy clean, quiet, reliable gas heat. No more worries about deliveries.

ACT NOW!

And get a gas rental conversion burner for just $15 a month. Installation is FREE and takes less than a day under normal conditions.*

*Subject to normal installation.

COM/Gas
You can depend on us!

Call 1-800-232-1604 ext. 2350
(In Greater New Bedford, ext. 5229)

Marion C. Gibson
Clerk

Marion C. (Regan) Gibson of Arlington, formerly of North Cambridge, died April 14 at Winchester Nursing Center. She was 92.

Gibson was employed by New England Telephone as a clerk before her retirement. She had been an Arlington resident for 12 years.

She was the wife of the late William Gibson; sister of the late Leslie, Joseph and Frank Regan; and aunt of Joseph Regan of Milton, John, Francis and Paul Regan, all of Malden, and Theresa Buckley of Waltham.

A funeral Mass was held April 17 at St. James Church, Arlington, with burial at Cambridge Cemetery.

Frank T. Anastasio
State director

Frank T. Anastasio of Boston, formerly of Cambridge and Plainville, Conn., died April 15 after a long battle with Multiple Sclerosis. He was 56.

Anastasio was the director of Medical Affairs at the Massachusetts Registry of Motor Vehicles and the Chief Hackney Inspector of Cambridge.

He is survived by many friends and cousins.

A memorial mass was held in St. Paul's Church, Cambridge. Funeral services were held April 18 at the Bailey Funeral Home, Plainville, Conn. A funeral Mass followed at Our Lady of Mercy Church, Plainville.

Memorial donations may be made to the Cambridge Taxi School Inc., (Att: Mr. Ewing) P.O. Box 382551, Cambridge, MA 02238.

George E. Dickson
Accountant

George E. Dickson of Marlboro, formerly of Cambridge, died April 14. He was 73.

Dickson was born in Brewster, Maine. He was a U.S. Army veteran of World War II. He was a longtime member and volunteer at Salvation Army. He worked as an accountant for the Borden company.

He was the husband of the late Annie (Clark) Dickson; and father of of Capt. David Dickson, William of Oshuwa, Ontario, Canada, John of Marlboro; brother of Thomas, Robert and Reggie and Lucinda.

He is also survived by 10 grandchildren and one great-grandchild.

Funeral services were held April 17 at the Salvation Army Citadel, Cambridge, with burial at Forest Hills Cemetery. Arrangements were made by the Watson Funeral Home.

Agnes E. Lopez
Homemaker

Agnes E. (Cardose) Lopez of Cambridge died April 16. She was 95.

Lopez was born in Provincetown. She was a homemaker. She was the past president of Post 27 Chapter 9 of the American Gold Star Mothers and a member of V.F.W. Post 27.

She was the wife of the late Manuel J. "Champ" Lopez; and mother of Agnes Reid, Gertrude Duncan, Lucille DuPont and the late PFC Edward L. Lopez.

She is also survived by eight grandchildren, nine great-grandchildren, four great-great-grandchildren and many nieces and nephews.

Funeral services were held April 18 at the Rogers Funeral Home, Cambridge. A funeral Mass followed at the Sacred Heart Church, Cambridge.

Memorial donations may be made to the Disabled American Veterans.

William Spartichino Sr.
Bank examiner

Lifelong Cambridge resident William Spartichino Sr. died April 17 at the New England Medical Center in Boston. He was 76.

Spartichino was a graduate of Cambridge High and Latin. He was a member of the Cambridge Baseball League. He was an Army veteran of World War II. He was a bank examiner for the Commonwealth of Massachusetts for 20 years.

He was the husband of Beverly Spartichino of Cambridge; father of Domonic of Cambridge, William of Malden, Linda Cronin of Rutland, Maryann of Plymouth and Rosanne Aruda of Malden; and brother of Atty. George Spartichino of Cambridge and Rita MacGillivary.

He is also survived by eight grandchildren.

A funeral Mass was held April 21 at St. John's Church, Cambridge, with burial at Cambridge Cemetery.

Ira S. Solet
Scientist

Ira S. Solet, a retired scientist, actor, musician and World War II veteran, of Cambridge and Wellfleet died April 13 at Brigham and Women's Hospital Hospital of complications following a heart attack and pneumonia. He was 76.

Born in New York City and a 1938 graduate of the City College of New York, he worked as a physical chemist for the federal government and most recently for the RCA. During his Cambridge and Somerville years, he performed in community and professional theaters in the Greater Boston area; helping originate and performing in street theater such as The Living Newspaper, creating and staging skits on political issues, and volunteering as staff for the local chapter of the National Layers Guild. He enjoyed bicycling, tennis and playing Classical flute and guitar in local ensembles.

In Wellfleet, he played in the community band and in chamber groups, performed in local theaters and was a longtime volunteer at the Wellfleet public library, where he organized a film program and play-reading series and helped computerize its vast collection.

He was the husband of Jan Solet of Cambridge; and father of Sue Reinert of Cambridge, Yona Fleming of Santa Rosa, Calif., Laure Swearingen of Pittsburgh, Peter Solet of Durham, N.C., and David Solet of Seattle.

He is also survived by 11 grandchildren and four great-grandchildren.

Memorial services will be held at a later date.

Memorial donations may be made to Rosenburg Fund for Children, 1145 Main St., Suite 408, Springfield 01103 and/or The Wellfleet Library Fund, the Wellfleet Library, 55 W. Main St., 02667.

James Bentubo
M.D.C. employee

James Bentubo of Cambridge died April 11 at the Cambridge Nursing Home. He was 83.

Bentubo was the husband of Mary (Perry); father of Joan Douglas, James Jr., Dorothy Gannon and Carol Komola; and brother of the late William.

He is also survived by 12 grandchildren and 11 great-grandchildren.

He was a late member of the Wellington-Harrington Citizens Committee, Cambridge Police Auxiliary and St. Anthony's Holy Name Society. He was a community activist and retired employee of the M.D.C.

Funeral services were held April 15 at Rogers Funeral Home, Cambridge. A funeral Mass followed at St. Anthony's Church, Cambridge, with burial at Cambridge Cemetery.

Memorial donations may be made to the Alzheimer's Association or Hospice of Stoneham.

Annie A. Wright
Homemaker

Annie "Ann" A. Wright of Somerville, formerly of Cambridge, died Saturday, April 18, at Park Avenue Nursing Home in Arlington. She was 74.

Wright was born in Hartland, Maine. She lived in Cambridge before becoming a Somerville resident for 28 years. She belonged to the club at the Church of Nazarene in Somerville. She was a homemaker.

She was the wife of the late Philip F. Wright Sr.; and mother of Philip F. Jr. of Brockton, Phyliss A. Gorman and Judy Pulsifer, both of Arlington.

She is survived by seven grandchildren, three great-grandchildren and many nieces and nephews.

Funeral services were held April 21 at the Church of Nazarene, Somerville, with burial at the Massachusetts National Cemetery, Bourne. Arrangements made by the George L. Doherty Funeral Home.

Memorial donations may be made to the Church of Nazarene.

Memorial service for Ingraham Bunting-Smith

A memorial service in honor of Mary Ingraham Bunting-Smith, the fifth president of Radcliffe College, will be held Saturday, April 25, at 2 p.m. at Memorial Church, Harvard Yard. A reception will follow at Greenleaf House, 76 Brattle St.

Remembrances also will be offered by Linda S. Wilson, current president of Radcliffe College; Derek C. Bok, Harvard University president emeritus; David Jackson, 1964, and Ethel Noland Jackson, 1966, former students of Bunting-Smith; and Dr. Vilma Hunt, AM 1958, BI 1962, 1963, a former Radcliffe Institute fellow. Bunting-Smith's daughter and granddaughter will also participate in the service.

Bunting-Smith, who died Jan. 21, also founded the Radcliffe Institute for Independent Study, later renamed the Mary Ingraham Bunting Institute in her honor.

You know us for home heating... now use us for home security!

Obtain home security monitoring for only 63¢ a day...

with purchase of any of our low cost alarm systems, from the home security division of Alliance Energy.

Call us today for a no cost, no obligation, security survey.

Atlantic SECURITY SYSTEMS 24 HOUR PROTECTION

LOCALLY OWNED & OPERATED
EXPERT SERVICE / PROFESSIONAL WORK
A DIVISION OF ALLIANCE ENERGY/ BOSTON

1-800-634-0900

Central station monitoring at the rate of 63¢ per day is valid to customers who agree to purchase any one of our low cost alarm systems. The monitoring rate is locked at the current price for 36 months and is to be paid annually.

A Community Leader

EAST CAMBRIDGE SAVINGS BANK

A Symbol of Community Strength Since 1854

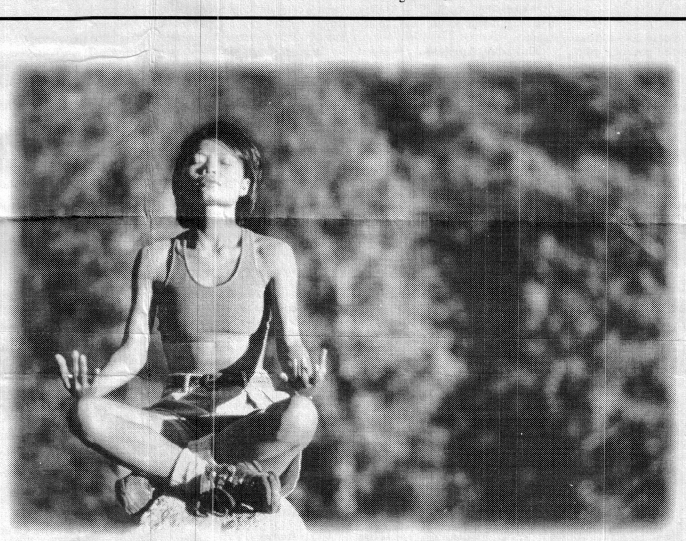
Belmont • Cambridge • Somerville

(617) 354-7700

E-mail info@eastcambsav.com Web http://www.eastcambsav.com
Banking Connection™ 24-hour banking service (617) 354-2700

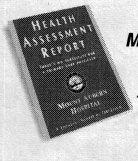
Deposits Insured in Full • Member FDIC/DIF • Equal Opportunity Lender

EHDER



ALTHOUGH PEOPLE HAVE DIFFERENT POSITIONS ON WHAT'S HEALTHY, THERE'S STILL NO SUBSTITUTE FOR A PRIMARY CARE PHYSICIAN.

Different people have different ways of staying healthy. But there's one way that can never be replaced — having a primary care physician. The Primary Care Physicians of Mount Auburn Hospital are in your community providing the finest primary and preventive care available. Dedicated to meeting your personalized health care needs, Mount Auburn Hospital is offering a free Health Assessment. It's a questionnaire that's mailed to your home that you fill out and return to us. We then send you a detailed report with information that can be used to help evaluate your current lifestyle habits and identify ways we can help you live a healthier, happier life.



FREE MOUNT AUBURN HOSPITAL HEALTH ASSESSMENT

For your free Health Assessment or for more information about our doctors in your community, please call 1-800-580-6601.

Reservoir Medical Associates
725 Concord Ave.
Suite 3100
617-661-4600

ILENE COHEN, M.D.

RICARDO WELLISCH, M.D.

Practicing Together With:
NORMAN SELVERSTONE, M.D.
DEBRA SHAPIRO, M.D.

CONFIDENCE WITH COMPASSION 1871

MOUNT AUBURN HOSPITAL

A FOUNDING HOSPITAL OF CAREGROUP™

Rain can't dampen spirit of sycamores centennial bash

No one read poetry under the trees, or played music or pondered nature. In fact, no one even hugged a tree during the celebration for the sycamore trees.

But the people who showed up for the "Celebrate the Sycamores Centennial" party proved their love for of the Memorial Drive trees by huddling under umbrellas during a rainy April Sunday.

The 78-year-old Elizabeth Aldrich walked from her Memorial Drive apartment to JFK Park to support the trees. Aldrich, who has lived along the river for 12 years, can see the sycamores out her sixth-floor window. She follows the seasons by how much view she gets through the leaves of the trees, which were planted in 1897 and 1898 by the Cambridge Parks Commission.

PHOTO BY AMY MILLER
Cutline goes here

"I'm interested in helping the sycamores and protecting the areas as much as we can," said Aldrich, a small woman holding a large black umbrella over herself.

Behind her, under a large MDC tent, state Rep. Alice Wolf noted that Cambridge would of course never be a wild place, that it "will never have wolves roaming the streets, except the two-legged kind, but we can preserve what we have and expand on it."

Although many of the people crowded around the tent to honor the sycamores were either government officials or speakers at the event, Aldrich was there simply as a supporter of the trees and of the parkland along the Charles.

"I have a balcony up there and I sit outside and watch people enjoy the freedom of the street," she said, talking about the Sunday closing of Memorial Drive in the summer. "Although," Aldrich admitted, "it is a pain when people can't come to visit you on a Sunday because there is no place to park."

Aldrich first came to Cambridge to attend Radcliffe, and even then the river had special meaning for her. She met her husband, Duane Aldrich, when he was at Harvard, where he went to college and then law school.

BY AMY MILLER

"We did our courting along the Charles," she said. "And we ice skated on the river as well." Back then, she said, you could skate quite a distance along the river.

The couple had children and moved to Wellesley and then New York, and then back to Weston. But when her husband died, Aldrich returned to Cambridge and to her apartment near the Kennedy School.

Sunday's celebration for the Sycamores was also meant to draw attention to the MDC's overall planning for the riverbank, Aldrich noted. In many ways, plans for the park along the river remind Aldrich of New York.

She recalls how the city created parkland along the Hudson, especially in northern Manhattan where the people of Harlem could enjoy barbecues, picnics and recreation. She can see similar parks and beaches working well along the Charles east of Harvard near Magazine Beach.

The sycamore event was organized by three women who have been involved in the MDC's master plan meetings. Polly Malcolm, Pat Sekler and Franziska Amacher, all of Cambridge, got together and solicited help from the MDC, the city, the Cambridge Historical Society and the People for Riverbend Park Trust.

The group planted a new sycamore tree at the site of the first tree planted in 1897, a tree that is no longer standing. They dedicated the tree to Sekler, who has been central to efforts to clean and improve the section of the river between Harvard and Eliot Bridge.

Local historians John Moot and Max Hall, along with members of the historical society, were on hand to answer questions about the trees and the river.

And Brother Kevin Hackett, a brother from the Society of St. John the Evangelist, came from the monastery next door to bless the brand new tree. No, Hackett said, he had never blessed a tree before in his 41 years, but he was glad to play a role in this.

Aldrich did not stay long enough to sing happy birthday to the sycamore trees, or to throw dirt on the new tree. She was not there when MDC planner Julia O'Brien cut the birthday cake made by Harvard Dining Services.

She got cold before the end. But Aldrich was there long enough to show that she appreciates the trees, and to add her voice to those asking that the sycamores and the river get the care they need to survive.

PHOTO BY JEFF CROWE
Rain forced sycamore tree lovers under the MDC tent in JFK Park on Sunday during a celebration of the 100-year-old trees along Memorial Drive.

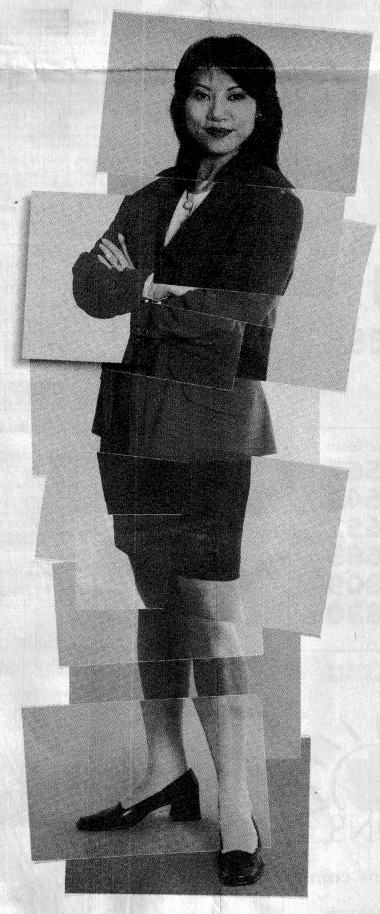
> ***"We did our courting along the Charles."***
> **Elizabeth Aldrich**

Is your doctor too focused on the problem to see the person?

When you go to your doctor, you want that doctor to see more than just your problem or symptom. You want your doctor to see you.

At Harvard Vanguard Medical Associates, we understand this. Our doctors know you have questions, concerns, priorities and preferences. That's why we work together to make sure you have the expert care – as well as the information – you need. We offer you the award-winning Healthwise® Handbook and online Healthwise Knowledgebase™ software – as well as many other health information resources – so you'll know what questions to ask and what information you need when making decisions that affect your overall health.

After all, it's your health. And we think that gives you a right to be involved. To find a doctor who'll focus on you, call 1-888-876-HVMA.



Harvard Vanguard Medical Associates
Cambridge

Harvard Vanguard Medical Associates accepts the plans of Harvard Pilgrim Health Care as well as most traditional insurances.

Boston: Copley, 185 Dartmouth Street, (617) 859-5400
Boston: Kenmore, 133 Brookline Avenue, (617) 421-1174
Boston: Post Office Square, 147 Milk Street, (617) 654-7041
Braintree, 111 Grossman Drive, (781) 849-2262
Burlington, 20 Wall Street, (781) 221-2582
Cambridge, 1611 Cambridge Street, (617) 661-5580
Chelmsford, 228 Billerica Road, (978) 250-6000
Medford, 26 City Hall Mall, (781) 306-5100
Peabody, 2 Essex Center Drive, (978) 977-4170
Quincy, 1250 Hancock St., S. Tower, (617) 774-0630
Somerville, 40 Holland Street, (617) 629-6161
Watertown, 485 Arsenal Street, (617) 972-5400
Wellesley, 230 Worcester St., (Rte. 9), (781) 431-5212
West Roxbury, 291 Independence Drive, (617) 541-6600

www.harvardvanguard.org A major teaching affiliate of Harvard Medical School.

COMMUNITY NOTES

Check out Local Sightings

Cambridge Community Television and host David Kleiler, formerly of the Coolidge Corner Theater, present film, animation and video in the independent short film series, Local Sightings.

On Wednesday, May 6, at 6:30 p.m., "Poets, Poetry and Film," the fifth in a series of independently produced films and videos, will be held in CCTV's studio. The Local Sightings screening will feature "A Poet's Biography," by Julie Stone, "Three Poetry Videos" by Nina Hasin, "Sex Without Love: A Poetry Film with Sharon Olds," by Hilary Weiseman, "Bite My Boohunkus," by Xan Price, and "Pull My Daisy," by Robert Frank. Admission is $5.

The Local Sightings series at CCTV welcomes submissions from Cambridge video and film makers. Submit entries to Kleiler at Local Sightings, 441 Washington St., #2, Brookline, 02146. Submissions can be considered for Local Sighting circuits in other communities.

Poetry readings by Jack Powers and Weiseman will follow the screening.

Screenings are held at CCTV's studio at 675 Mass. Ave. in Central Square, entrance on Prospect Street.

Program schedule

Cambridge Community Television

Cambridge Community Television is the city's public access station found on channels 9, 10 and 22 featuring programming produced by Cambridge residents.

Programming highlights include:

• Channel 9 — starting at 2 p.m. with Portuguese programming, followed by Haitian programming at 3 p.m. and a mix of more international programming at 4 p.m. At 4:30 p.m. the evening lineup starts with CCTV's live interactive BeLive programming which continues until 9 p.m., and lastly programming more suitable for the adult audience beginning at 10 p.m.

• Channel 10 — Also starting at 2 p.m., Channel 10 will consist of programming produced mostly by CCTV members, with varied subject blocks at the same time every day. For example, arts and entertainment every day at 3 p.m. and 7 p.m., health at 2 p.m. and 6 p.m., and informative programming at 5 p.m.

• Channel 22 — Religious programming from 2 to 5 p.m., followed by international programming for the rest of the evening: blocks include a mix of Greek, French, Irish, Indian, Jewish, and Iranian programming from 5 to 7 p.m., then Portuguese programming from 7 to 9 p.m., followed by Haitian programming starting at 9 p.m. through the rest of the evening.

Want to learn more about television production and/or computer technology? Visit CCTV's next free orientation Monday, May 4, at 6:30 p.m. at 675 Mass. Ave., corner of Prospect Street and Mass. Ave. (entrance on Prospect Street), or call 661-6900 for more information.

Call CCTV's viewer response line at 441-0909, ext. 6; for a free program guide, dial ext. 4.

CAMBRIDGE CHRONICLE

(USPS 086-480)
Known office of publication
240A Elm St., Suite 20, Somerville, MA 02144
Established 1846

Editor: Ken Maguire
Editor in Chief: George Donnelly
Advertising Director: Chris Warren
Publisher: Carole Brennan
Production Manager: Ron Duce
Advertising Representatives: Sean Lord

TELEPHONE
Business Office: (781) 433-6700 • **News Office:** (617) 629-3380
Circulation: In Mass. 1 (800) 339-4092 • **Outside Mass.** (508) 356-0837
Display Advertising: (781) 433-6700 • **Classified Advertising:** 1 (800) 624-7355
Facsimile: Advertising (781) 433-8201 • Editorial (617) 629-3381

DELIVERY RATES (PER YEAR)
Mail subscription: $26, outside Middlesex County: $36
Student, military and senior citizen rates on request
Back orders (over 3 months, per copy): $1.00 • Periodicals postage paid at Boston, MA

The **CAMBRIDGE CHRONICLE** is published weekly by the Community Newspaper Co., Inc., 254 Second Ave., Needham, MA 02644.

The **CAMBRIDGE CHRONICLE** assumes no financial responsibility for typographical errors in advertisements, but will reprint that part of an advertisement in which the errors occurs.

Advertising Standards: merchandise or service advertised in the **CAMBRIDGE CHRONICLE** is expected to be accurately described and readily available at the advertised price. If you find that any advertisement is deceptive or misleading notify our advertising director, 254 Second Ave., Needham, MA 02644. Periodicals postage paid at Cambridge, Ma 02139.

Postmaster send address changes to **CAMBRIDGE CHRONICLE**
2 Washington St., Ipswich, MA 01938.

Copyright 1996 Community Newspaper Co., Inc. All rights reserved.
Reproduction by any means without permission is prohibited.

COMMUNITY NEWSPAPER COMPANY

QUALITY AUDITING
CAC
MARK OF INTEGRITY

00120917 CAMB CITY CLERK
CAMBRIDGE CITY CLERK
SEC: A LOC: PG: 3
COL: 3.00 INCH: 12.00 TEAR: 1
DIST: FULL COOP: N
ZONING NOTICE

Lucy Parsons headed to Davis Square

BY DUNCAN BIRMINGHAM
Chronicle Staff

The Lucy Parsons Center, a community institute, alternative bookstore and occasional hotbed for radical politics, is leaving Central Square for Davis Square in Somerville.

"We've lost our battle against gentrification, but the war continues," said Gary Zabel, a collective member and philosophy teacher at UMass.

Holmes Realty Trust developers plan to construct a seven-story, mixed-use building at the former home of Lucy Parsons. The store, along with others in the building at Mass. Ave. and Magazine Street, was told last year to move out to make way for the new building.

Like Lucy Parsons, many of the shops being forced out are locally-owned. Many residents — fearing chain stores will eventually occupy the retail space — formed a group called Save Central Square to fight gentrification of the area. Several floors of market-rate apartments are planned for above the retail space.

The collective's frustration is visible even before entering the store by the reading the slogan, "You Can't Evict The Spirit" written over store sign.

For this reason, the Center's collective members seem too busy with last minute details of the hasty move to consider the ramifications of the new location. As one customer puts it, "What choice do they have."

When discussing the upcoming move to 259A Elm St., the volunteers of the Lucy Parsons Center describe their store as "neighborhood-friendly" and stress that they don't push politics on their customers.

"We're going to tear the place up," James Herod says with a smile. "We'll be the hottest spot in Davis Square."

Hospital workers say management blocking union

Nurses also protest benefits package; make their case against Cambridge Health Alliance

BY BEN GEMAN and AMY MILLER
Chronicle Staff

Several dozen non-medical staff from Somerville Hospital picketed outside Cambridge City Hall Monday, claiming their employers at Cambridge Hospital are blocking efforts to form a union.

At the same time, the already unionized nurses from Somerville Hospital recently picketed in protest of what they say are the unacceptable wage and benefits package the Cambridge Health Alliance offered them during ongoing negotiations.

The Laborers International union, one of two trying to organize about 150 clerical and other non-medical staff in Somerville, say they have been frustrated by their inability to even schedule a unionization vote among workers.

Efforts by both the Laborers International union and Local 195 of the Cambridge city union — the Independent Public Employees Association — remain in limbo as state labor officials decide whether they will oversee an election.

"The Cambridge Health Alliance is using attorneys paid with taxpayers' money to fight workers' right to organize," claimed Bill Goodrich, a Laborers organizer. "They say they're not opposed to the union, but they had their attorneys fight us the whole way. It's outrageous."

Goodrich joined employees who stood outside city hall with signs that said such things as "Union=Dignity & Respect" and "Stop the Un-Fair Lay Offs, Vote for the Union."

Goodrich and Charlene Dunbar, an administrative assistant for five years at Somerville Hospital, asked the city council to ask the Cambridge Health Alliance to allow a union vote as soon as possible. The council took the issue under advisement.

Hospital officials denied there has been any effort to block a union.

"We have not ... spent any effort or resources to prevent unions from coming into Cambridge or Somerville Hospital," said John O'Brien, chief executive of the Cambridge Health Alliance. "If workers at Somerville Hospital are seeking to be represented by a collective bargaining agent, we have to recognize that and honor that."

Laborers filed a petition to represent the workers with the Massachusetts Labor Relations Commission on April 10. The move came days after the National Labor Relations Board agreed with the CHA contention that Somerville Hospital employees work for a public authority and are thus exempt from NLRB jurisdiction.

Wrangling over the issue has centered largely on disputed readings of the statute that allowed the merger of Cambridge and Somerville Hospitals. Still, the Laborers union has both criticized its competitor as ineffective and, more recently, accused CHA of stalling a vote to buy time to fight the unionization effort.

As evidence, Laborer's attorney Richard Fairbrothers notes that CHA lawyers filed an objection when the union originally requested an election under the state commission, and then objected again — and successfully — when the union sought to schedule an election through the NLRB.

"I think any reasonable person looking at this would say something was amiss," he said. "Their intent, as far as I can tell, is to buy time to undermine union support."

The CHA, though, has not opposed the most recent filing for an election through the state council. And hospital officials have strongly denied "union busting" allegations made by Fairbrothers and in leaflets handed out at Somerville Hospital in recent weeks.

Laborers officials have also criticized Local 195, calling the association a "company union" that lacks independence. Michael Feinberg, attorney for Local 195, disagrees, however, saying "I don't think there is a more aggressive, independent, combative union in the city of Cambridge."

About 70 percent of employees have backed the Laborers union, which is calling for a vote as soon as possible. Local 195 officials have said they don't mind waiting for a state decision to take a vote.

Srednicki said a decision will likely be made on the state labor commission's jurisdiction within the next month.

Unionized nurses, meanwhile, head back to the bargaining table on April 29. Nurses at Somerville Hospital say the Cambridge Health Alliance is offering unacceptable benefits and work requirements during ongoing contract negotiations.

Nurses, who joined Massachusetts Nurses Association last year and have been bargaining with the alliance since August, say vacation and sick time for Cambridge Hospital nurses trumps what's been offered to Somerville nurses in negotiating sessions.

"The benefits are far better in Cambridge," said 32-year employee Shirley Donovan, a nurse at the East Somerville Health Center, as she participated along with about 20 other nurses in an "informational picket" last week outside Somerville Hospital. "I can't understand how we can all be under the Cambridge roof ... but their nurses get much better benefits."

Also, nurses picketing Tuesday said CHA is asking for too much power to manipulate nurses' schedules and work sites with too little notice, prompting MNA bargaining unit co-chair Fran Ryan to accuse management of "treating us like interchangeable parts in a factory." Specifically, they object to the hospital floating them to Cambridge when necessary.

Hospital officials paint a very different picture of benefits package offered to nurses. Both sides agree nurses are being offered significant pay increases to create wage parity with their Cambridge counterparts, but nurses say that the increase is not enough.

The nurses have received a 36 percent pay hike and a 50 percent increase in the amount paid for weekend duty, said O'Brien.

"I'm extremely dismayed that the MNA decided to informationally picket," said O'Brien, who is also the Cambridge Public Health Commissioner. "We have been exceptionally fair at the bargaining table."

The wage and benefit package offered to Somerville Hospital nurses "is not identical [to Cambridge] but it is fair and competitive," said James Schlosser, president of Somerville Hospital and chief medical officer of the Cambridge Health Alliance.

"We have made substantial offers that represent a fair and competitive package of wages and benefits compared with other institutions and relative to Cambridge," Schlosser said.

O'Brien said the hospital has promised from the start to bring the low paid Somerville workers up to par with Cambridge, but noted that this would take time. He indicated that the benefits Somerville nurses are seeking — a fifth week of vacation and more paid sick time — may not be available to Cambridge nurses in the long run.

"These are things over time that we do not think we're going to be able to afford," he said.

To nurses who are upset at the idea of being floated to Cambridge, O'Brien said this would be a rare event, but that periodically the hospital may need to move nurses temporarily.

"It's better to move staff than patients," he said.

O'Brien focused his chagrin over the picket on the MNA, saying that they should be advising nurses on labor relations, since the Somerville nurses have never been unionized before.

He said the picket was "irresponsible" and warned that it could be "counterproductive."

Jeremiah Leibowitz contributed to this report.

We get around
www.townonline.com/arts

LEGAL NOTICES

City of Cambridge
MASSACHUSETTS
OFFICE OF THE CITY CLERK
PUBLIC NOTICE
RELATIVE TO ZONING

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, May 13, 1998 at 6:30 p.m.** in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Eric Anderson, et al, to amend the Zoning Ordinance of the City of Cambridge by:

1. Changing in the Table of Use Regulations, Section 4.32.b-Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;
2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly;
3. Deleting all reference to Section 10.45 in the Zoning Ordinance.
4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:
   a. require portions of buildings underground to meet the yard requirements;
   b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
   c. impose these yard requirements on portions of lots in other districts;
   d. impose pedestrian path and vehicular driveway limitations in required front yard green areas;
   e. apply the new regulations to the specific case of Townhouse Developments.
5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.
6. Modifying the requirements of Business B-2 Districts as follows:
   a. reduce the maximum height from 80 feet to 45 feet.
   b. reduce the FAR for housing uses from 3.0 to 1.34.
7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).
8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.
9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.
10. Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts.
11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.
12. In the Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1) maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	Existing	Proposed	Existing	Proposed
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In the Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	Existing	Proposed	Existing	Proposed
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In the Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

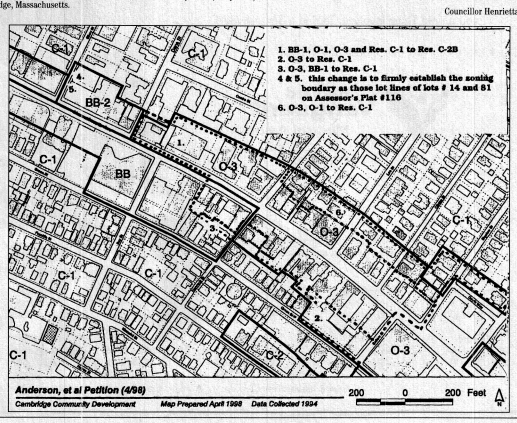
	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	Existing	Proposed	Existing	Proposed
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

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

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

For the Committee,
Councillor Henrietta Davis



BERMUDA BREAKS

Pink beaches and emerald golf courses-
BERMUDA

	3 nights from
Grotto Bay Beach Resort	$567
The Princess, Hamilton includes breakfast daily	$642
Marriott's Castle Harbour Resort	$652
Sonesta Beach Resort	$683
Southampton Princess	$809
Harmony Club • ALL-INCLUSIVE	$830

inlcudes all meals, snack, drinks, golf and more!

Prices are per person, double occupancy, based on midweek round-trip travel April - June, via Delta Air Lines. Prepaid government taxes and Boston PFCs of up to $65 are not included. Prices are subject to availability and to change. Prices effective 4/22/98.

TNT Vacations packages include:
- Round-trip air transportation from Boston via Delta Air Lines
- 3 nights hotel accommodations
- Round-trip airport/hotel transfers
- Hotel tax, service charges & daily gratuities
- Services of TNT local Representative in Bermuda

TNT VACATIONS
www.tntvacations.com

For more information or to receive a brochure call 1-888-GO-TNT-GO or visit your local travel agent

AND IT'S ALL JUST AN HOUR AND FORTY-FIVE MINUTES AWAY.

Property Owner Protest !!!

RECEIVED
98 JUN -3 PM 5:00
OFFICE OF THE CITY MANAGER
Clerk

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139 June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully, Ronald C Blaiyia Owner

Property address 910 Mass Ave
lot # 90
Sq. ft. 5,326

Property Owner Protest !!!

RECEIVED
98 JUN -3 PM 5:00
OFFICE OF THE CITY MANAGER

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139 June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully, Edward P. Moriarty Owner

Property address 906 Mass Ave
lot # 90
Sq. ft. 5,326

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139 June 2, 1998

Dear Ms. Drury,

I protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

GEORGE ROTHMAN

Respectfully, _____ Owner

Property address 907 MASS. AVE
lot #
Sq. ft. 923 MASS. AVE,
HANCOCK ST,
580 MASS. AVE.

OFFICE OF THE CITY MANAGER
98 JUN -4 PM 2:55
RECEIVED

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139 June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

MARVIN MODEST

Respectfully, [signature] ~~Owner~~

Property address
lot #
Sq. ft.

ARGLO ELECTRIC SUPPLY CO., INC.
902-904 Massachusetts Ave.
Cambridge, MA 02139
Tel #(617) 864-0590
Fax #(617) 864-3227

OFFICE OF THE CITY MANAGER
98 JUN -4 PM 2:55
RECEIVED

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139 June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully, _____ Owner

Property address 931 MASSACHUSETTS AVE
lot #
Sq. ft.

OFFICE OF THE CITY MANAGER
98 JUN -4 PM 2:55
RECEIVED

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139 June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

Respectfully, JOHN POLITIS Owner

Property address 975 MASSACHUSETTS AVE-
lot # CAMBRIDGE, MA 02139
Sq. ft. 8,000

OFFICE OF THE CITY MANAGER
98 JUN -4 PM 2:55
RECEIVED

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139 June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

NICK KONSTANDARAS

Respectfully, Nicholas Konstandaras Owner

Property address JOHN & NICKS TEXACO ST.
lot # 975 MASSAVA
Sq. ft. 8,000

OFFICE OF THE CITY MANAGER
98 JUN -4 PM 2:55
RECEIVED

Nicholas Konstandakis

RECEIVED
98 JUN -8 PM 2:48
OFFICE OF THE CITY MANAGER

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139 June 3, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully, Joseph A Brunk Jr. Owner

Property address 843 Mass. Ave.
lot #
Sq. ft. appx 5,000.

Robert J. La Trémouille
875 Massachusetts Avenue, #31
Post Office Box 391412
Cambridge, MA 02139.
Telephone: 617-491-7181

May 29, 1998

Editor
Cambridge Chronicle
240A Elm Street, #20
Somerville, MA 02144
Fax: 617-629-3381

Proposed for an op-ed piece:

Dear Editor:

I was struck by the insert in the May 28 *Chronicle* paid for by the Cambridge Development Department. It described efforts supposedly to find a way to respond to concerns about the loss of open space in yards.

The Development Department is announcing public hearings on the matter and has set a nine month schedule for a city council vote. I will attend the June 9 session for public input. I will tell participants to look to the City Council. The city council is now considering a zoning initiative which will go a long way toward protecting open space in residential yards. This is the Anderson petition of which I am co-author.

This Anderson Petition will directly benefit Mass. Ave. between Harvard and Central Squares. It will benefit River Street. It will benefit the former Stop & Shop site on Memorial Drive. It will benefit Cambridge Street in East Cambridge up to and including Inman Square. It will benefit many other areas presently with Residence C-2B zoning or with Business A zoning.

It will benefit the central part of the City by changing the zoning of the overwhelmingly residential area between Dana Street and City Hall to create a new residential zoning district with meaningful yards. It will change this Mass. Ave. zoning to require that new development be no more offensive than the Inn at Harvard, with meaningful yard requirements, a modified Residence C-2B. The new yard requirements will benefit all areas with Residence C-2B and Business A zoning. It will set a pattern which could be followed in all residential districts.

The present zoning on Mass. Ave. allows buildings 30% larger than the new buildings which have been built between Harvard and Central Squares. I said **"30% larger"** than those monsters.

The Anderson petition requires new residential buildings to be built within the limits of the Inn at Harvard structure, plus it corrects defects which exists in that zoning's yard requirements. Harvard University did severe damage

when it constructed the Inn at Harvard. Harvard destroyed a magnificent row of evergreens next to Old Cambridge Baptist Church to put in an underground parking garage.

Under the Anderson petition, scorched earth development is not rewarded. A developer is required to keep away from the lot lines above and below ground.

The Anderson petition is based on provisions presently in the Cambridge Zoning Ordinance which have proven to work. The Barsamian's building (1030 Mass. Ave.), as monstrous as it is, complies with meaningful yard requirements on the side away from Massachusetts Avenue. The Anderson petition applies the principals in that zoning to the overwhelmingly residential area closer to City Hall.

These meaningful, carefully crafted, yard requirements will establish a standard for all parts of the city.

This initiative is not uncontroversial. Developer types have objected loudly. City government people (the Development Department, and the Planning Board) will likely agree with the developers.

The city government people have a dream which most people would consider bizarre. They find meaningful yards offensive. They repeatedly submit upzongs which kill yard requirements. Even in this overwhelmingly residential area of Mass. Ave., they find first floor housing offensive. They want Mass. Ave. to be one big business district from MIT almost to the Arlington Line. **Their dreams for this part of Mass. Ave. have been repeatedly rejected by the city council over the past 18 years.** Nevertheless, they keep trying repeatedly to sneak through damaging changes. Just last year, the Planning Board tried to sneak through an upzoning which would, once again, wipe out yards on Mass. Ave.

Now city employees are studying protection of yards. We will see the reality of City concern about yards when the City Council votes on the Anderson petition. The City Council should provide leadership on the issue of yards. It should meaningfully protect housing. It should reject the employees' goal of one big, monstrous, gas guzzling and pollution spewing retail district on Mass. Ave. The City Council should support every neighborhood vote of the past 20 years which has been taken on the future of mid-Mass. Ave. including the lopsided Mid-Cambridge Association vote taken just this last month.

The City Council should vote for the Anderson Petition.

Sincerely,

Robert J. La Trémouille

Impact of the "Voluntary" Provisions of the March 2, 1998 Upzoning on Three Important Zoning Districts

	Max. Floor Area Ratio (Floor Area) / (Lot Area) (FAR)	Min. Lot Size (in Sq. Ft.)	Floor Area Allowed** Min. Lot Size x FAR	Lot Area Required per Dwelling Unit (in Sq. Ft.)	Units Allowed (1) (Min. Lot Size)/(Lot Area Required per Dwelling Unit) or (2) 2 or (3) Sum of two As applicable	Average Size of Unit (in Sq. Ft.) (Floor Area Allowed) / (Units Allowed), Units Rounded Down
Residence C-1	Most Common Zoning District, Especially in Mid-Cambridge, Riverside and East Cambridge					
Before March 2	.75	5,000	**3,750**	1,200	4.17	**937.50**
New 30% Addition Allowed After March 2, treated as separate construction	0.225	5,000	**1,125**		2.00	**562.50**
EVICTION AND GUT REHAB 30% Addition treated together with pre-March 2 allowed development	0.975	5,000	**4,875**		6.17	**812.50**
With 50% upzoning under Section 10.45 — **not the maximum, there is no maximum***			**7,313**			**1,218.75**
Residence B	Second Most Common Zoning District, Especially in North and West Cambridge					
Before March 2	.5	5,000	**2,500**	2,500	2.00	**1,250.00**
New 30% Addition Allowed After March 2, treated as separate construction	0.15	5,000	**750**		2.00	**375.00**
EVICTION AND GUT REHAB 30% Addition treated together with pre-March 2 allowed development	0.65	5,000	**3,250**		4.00	**812.50**
With 50% upzoning under Section 10.45 — **not the maximum, there is no maximum.***			**4,875**			**1,218.75**
Residence A-1	Most Restrictive Zoning District, Brattle Street Zoning					
Before March 2	.5	8,000	**4,000**	6,000	1.33	**4,000.00**
New 30% Addition Allowed After March 2, treated as separate construction	0.15	8,000	**1,200**		2.00	**600.00**
GUT REHAB 30% Addition treated together with pre-March 2 allowed development	0.65	8,000	**5,200**		3.13	**1,733.33**
With 50% upzoning under Section 10.45 — **not the maximum, there is no maximum.***			**7,800**			**2,600.00**

* Using section 10.45, the Planning Board has already granted a 50% upzoning in a project near the Cambridge Common. The Anderson petition would strike Section 10.45.

** Decimal figures in this column are not shown and are rounded by the computer.

Anderson Petition: Massachusetts Avenue Area Zoning Districts

		Max. Floor Area Ratio	Required Yards	Maximum Height
Res. C-1 Housing	Before 3/2	.75	Increase w/bldg. size	35 feet
	After 3/2	No limit for VAH, .975 for LAH; .75 w/o AH	Can be reduced to 0 for VAH; otherwise increase w/bldg. size	No limit for VAH; otherwise 35 feet
	Proposed	.75 for LAH; .57 w/o AH	Increase w/bldg. size	35 feet
Res. C-2B Housing The Inn at Harvard Zoning	Before 3/2	1.75	Can be reduced to 10 feet by P.Bd.; otherwise increase w/bldg. size	45 feet
	After 3/2	No limit for VAH; 2.275 for LAH; 1.75 w/o AH	Can be reduced to 0 for VAH; can be reduced to 10 feet by P.Bd.; otherwise increase w/bldg. size	No limit for VAH; otherwise 45 feet
	Proposed	1.75 for LAH; 1.34 w/o AH	Increase w/bldg. size, required above and below ground with careful detailed landscaping requirements	45 feet
Off. 1 ~~Offices,~~ Housing	Before 3/2	.75	Increase w/bldg. size	35 feet
	After 3/2	Hsg.:No limit for VAH; .975 for LAH; .75 w/o AH Off.: .75	Can be reduced to 0 for VAH; otherwise increase w/bldg. size	No limit for VAH; otherwise 35 feet
	Proposed	Hsg.: .75 for LAH; .57 w/o AH Off.: .75	Increase w/bldg. size	35 feet
Off. 3 ~~Offices,~~ Housing	Before 3/2	3.0	Increase w/bldg size	120 feet
	After 3/2	No limit for VAH; 3.9 for LAH; 3.0 w/o AH	Can be reduced to 0 for VAH; otherwise increase w/bldg. size	No limit for VAH; otherwise 120 feet
	Proposed	Hsg.: 3.0 for LAH; 2.25 w/o AH Off.: 3.0	Increase w/bldg. size	120 feet
Bus. B-1 ~~Retail,~~ Offices, Housing	Before 3/2	Ret., Off.: 3.0 Hsg.: 3.25	No yard requirement except 20 feet above and below ground next to res. zoning	90 feet
	After 3/2	Ret., Off.: 3.0 Hsg.: No limit for VAH; 4.225 for LAH; 3.25 w/o AH	Can be reduced to 0 for VAH; otherwise, no yard requirement except 20 feet above and below ground next to res. zoning	No limit for VAH; otherwise 90 feet
	Proposed	Ret., Off.: 3.0 Hsg.: 3.25 for LAH; 2.5 w/o AH	No yard requirement except 20 feet above and below ground next to res. zoning	90 feet
Bus. B-2 ~~Retail,~~ Offices, Housing	Before 3/2	3.0	No yard requirement except 20 feet above and below ground next to res. zoning	90 feet
	After 3/2	No limit for VAH; 3.9 for LAH; 3.0 w/o AH	Can be reduced to 0 for VAH; otherwise, no yard requirement except 20 feet above and below ground next to res. zoning	No limit for VAH; otherwise 90 feet
	Proposed	Ret., Off.: 1.75 Hsg: 1.75 for LAH; 1.34 w/o AH	No yard requirement except 20 feet above and below ground next to res. zoning	45 feet

Abbreviations:

Res.: Residential; Off.: Office; Bus : Business; Ret.: Retail; Bldg.: Building; P.Bd.: Planning Board;
AH: "Affordable housing", realizing that the "affordable housing" can be unenforceable after the building is occupied.
VAH: "Voluntary" AH, 2 units can be added to any res. lot in the city, as long as one is AH, subject to the disappearing protections of P.Bd. Special Permit.
LAH Large Project AH, minimum 10 units or 10,000 sq. ft.

Planning Board approvals mentioned are possible under the specific terms of the March 2 upzoning or under section 10.45. 10.45 throws out the dimensional requirements of the zoning ordinance at the whim of the planning board when considering a special permit application. The planning board has already granted at least one 50% upzoning under section 10.45, near the Cambridge Common, converting a Res.B district into Res. C-1 without city council hearings or review as required for zoning changes under the zoning ordinance and zoning statute. Recent Planning Board actions in the Holmes Project in Central Square and the Gund Project at Zero Arrow Street near Harvard Square demonstate that Special Permit "protections" are essentially non-existent.

Existing uses which do not comply with existing or proposed zoning districts can be "grandfathered", legal to continue without special permission.

The Anderson Petition

Makes District Changes to the Massachusetts Avenue Area between Harvard and Central Squares.

The Anderson Zoning Petition would downzone the 5½ block residential area of Massachusetts Avenue west of city hall and east of the CVS (1001 Mass. Ave.) block. The zoning now allows new office buildings and new residential buildings 30% larger than the extremely large buildings built there recently. Half a block now allows new retail. The Anderson petition would limit new construction to residential buildings no larger than the Inn at Harvard while allowing existing retail to continue. The Anderson petition would require landscaped open space around each new building. The petition would apply similar zoning to the CVS block and continue to allow new retail there. It would rezone the side streets to the zoning of the adjacent neighborhoods.

Prohibits Commercial Parking Garages in Residential Neighborhoods.

The Anderson Petition would prohibit commercial parking garages in residential neighborhoods. The zoning ordinance permits the construction of hourly parking garages in residential neighborhoods to support nearby business districts. These provisions threaten many neighborhoods and must be removed.

Removes Planning Board's Unlimited Ability to Grant Variances with "Special Permits".

The Anderson Petition would remove the unlimited power of the Planning Board to waive any and all dimensional requirements, whether for height, yards or density, when granting a Special Permit for any one such requirement. The Board has used this power to increase by 50% over the allowed maximum the size of a project near the Cambridge Common. The City Solicitor has advised the Planning Board that this power (Section 10.45 of the Cambridge Zoning Ordinance) is illegal, contrary to state law. It should be a matter of housekeeping to delete this dangerous provision that undoes the Zoning Ordinance.

Provides Meaningful Yard Requirements.

The Anderson Petition establishes firm requirements for yards in the Residence C-2B and Business A districts so that new housing will have adequate green space. Developers would be required to protect and add to existing vegetation in setbacks, and would be prohibited from building underground in them. These changes impact many parts of the city, particularly in East Cambridge and Cambridgeport/Riverside.

Modifies "Affordable Housing" Upzoning — Large Projects.

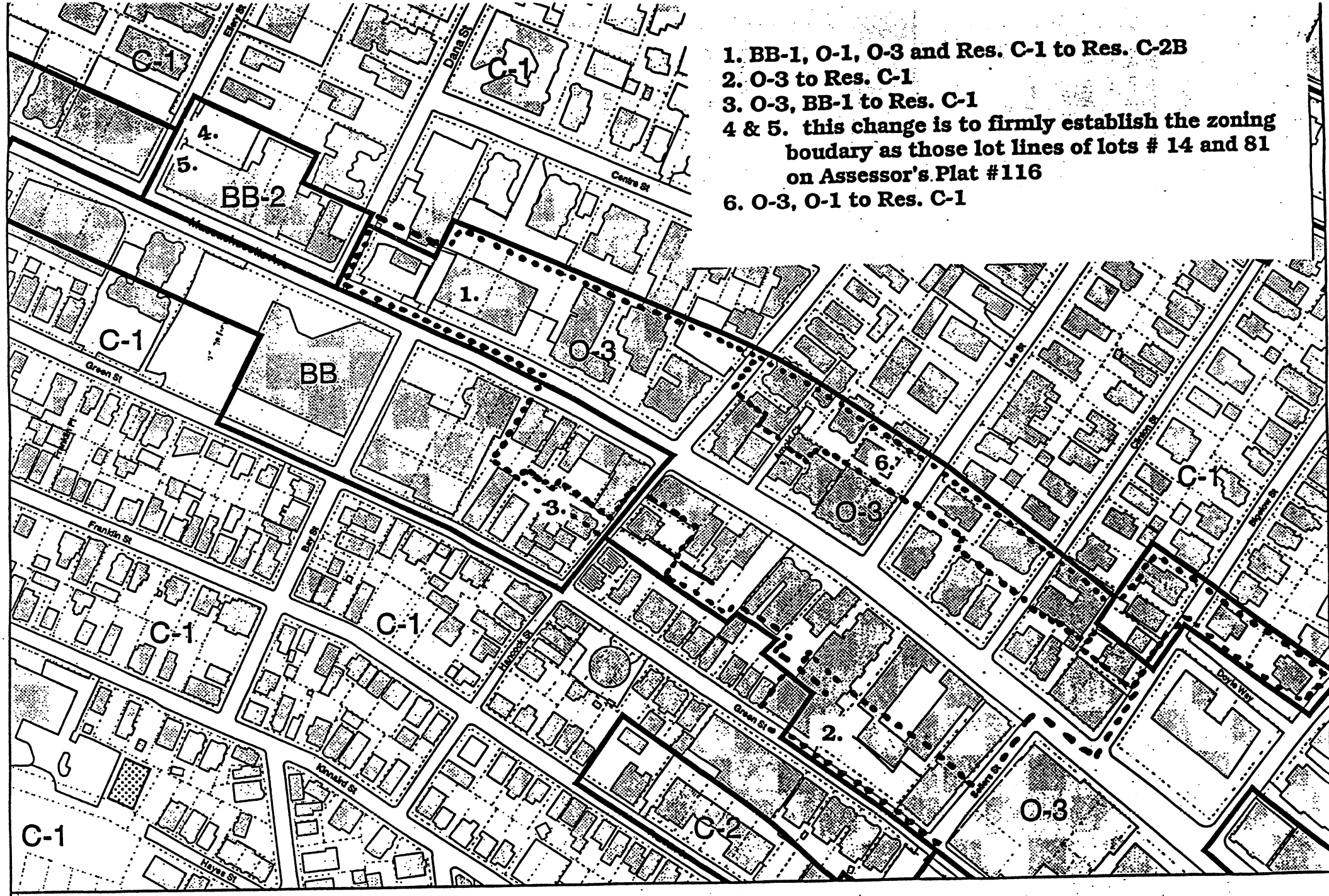
The Anderson Petition would modify the Mandatory Section of Cambridge's recently passed "affordable housing" zoning that increased by 30% the floor area and number of units permitted in large projects (10 units or 10,000 square feet or more) everywhere in the city. In zoning districts related to Mass. Ave., it would decrease the base on which the 30% increase is calculated. This would return maximum densities to their previous limits, yet keep the requirement for affordable units. This was the approach described in last year's Pitkin Petition. Several City Councillors stated their desire for such a provision when they voted for the affordable housing package on March 2, 1998.

Removes "Affordable Housing" Upzoning — "Voluntary" Projects.

The Anderson Petition would remove the Voluntary Section of the affordable housing package that applies to smaller projects (9 units or fewer) on any lot in the city. The floor area of any existing building may now increase without limit with Planning Board approval under zoning section 10.45 (nominally limited to 30% increase). The number of units may increase by at least two. The increase in units allowed on standard size lots in the most common zoning district (Residence C-1) is 50%, from 4 to 6; in the next most common zoning district (Residence B) it is 100%, from 2 to 4; and on Brattle Street (Residence A) it is 200%, from 1 to 3.

The fine print of the Voluntary Section virtually requires gut rehabilitation and wholesale evictions, partially to ensure that that affordable units be comparable to other units. Eviction of 4 families to provide 6 smaller luxury apartments is bizarre public policy, even if one needy relative of the developer moves into one of the new apartments for awhile. On March 2, the city's Development Department assured City Councillors who asked questions about the Voluntary Provisions that the Voluntary Provisions would seldom, if ever, be used. We think they should never be used.

Contact: Robert J. La Trémouille, 491-7181; Marilyn Wellons, 354-3858; Tim O'Donnell, 661-0164



Anderson, et al Petition (4/98)

Cambridge Community Development *Map Prepared April 1998* *Data Collected 1994*

Robert J. La Trémouille
875 Massachusetts Avenue, #31
Post Office Box 391412
Cambridge, MA 02139
Telephone: 617-491-7181 / 617-576-9780

RECEIVED
98 JUN -3 AM 9:05
OFFICE OF THE CITY ~~MANAGER~~ Clerk

June 2, 1998

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

RE: Anderson Petition

Enclosed for the information of the City Council is a copy of a proposed op-ed piece to the *Cambridge Chronicle* in response to an insert by the Development Department concerning yards.

Succinctly, it is my opinion that an excellent action by the City Council to commence meaningful protection of yards would be to pass the Anderson petition including its amendments to the Residence C2-B district. The Anderson amendments include a page and a half of carefully drafted provisions requiring yards above and below grounds with detailed provisions as to amounts of vegetation. They are based on the provisions in the Business B-1 District which, in turn, have created a meaningful, good, strip of vegetation protecting Green Street neighbors living behind the Barsamian's building (1030 Mass. Ave.). These provisions would protect the newly downzoned area creating new structures like the Inn at Harvard. They would protect all areas zoned Residence C2-B or Business A (residential construction).

Aspects of the Anderson Petition which deserve the support of the City Council are:

1. District Changes to the Massachusetts Avenue Area between Harvard and Central Squares.

2. Prohibition of Commercial Parking Garages in residential neighborhoods.

3. Removal of the Planning Board's Unlimited Ability to Grant Variances with " Special Permits".

4. Modification of the March 2, 1998 "Affordable Housing" upzoning.

    a. It modifies the "Large Project" procedures by changing districts which have relationship to the petition. In those districts, the bonus provisions would reorganize the bonuses so that they commence from lower bases and go up to the prior zoning limits, in the manner described as being done in last year's Pitkin petition.

    b. It modifies the "Voluntary" provisions by striking them. These provisions seem to have no value except large scale gut rehabiliation with eviction of families (4 evictions in the standard Res. C-1) lot to put in 6 luxury apartments. The tradeoff for eviction of four families is temporary "affordable housing" for a relative of the developer.

    People with extremely bad records of harm to Cambridge tenants with very little harm to Cambridge developers seem to be putting out the lie that these provisions would destroy the March 2, 1998 upzoning. As described above and described in the petition, these statements are outrageously false.

Also enclosed for the benefit of the City Council are a table summarizing changes in the districts most directly involved in the petition and a table describing the impact of the "Voluntary" provisions of the March 2, 1998 citywide upzoning in three important districts, Residence C-1, Residence B, and Residence A-1, and a slightly more detailed description of the Anderson provisions.

Sincerely,

Robert J. La Trémouille

Consent Communication #9

A communication was received
from Robert J. LaTremouille, transmitting
a letter of support for the Anderson
Petition.

In City Council June 8, 1998

Referred to
the Petition

RECEIVED
[redacted] 11 [redacted]
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

602 Green St
Cambridge, MA 02139
June 11, 1998

Cambridge City Council
City Hall
Cambridge, MA 02139

To the City Council:

I am writing to express my support for the Anderson Petition which would remove section 10.45 of the Zoning Ordinance, make zoning district changes on Mass. Ave., prohibit commercial garages in residential neighborhoods, modify the affordable housing provisions and make changes to the RC2B district.

I believe that this petition does much to address the concerns about inappropriate development that are shared by many Cambridge residents.

Sincerely Yours,

Elizabeth E. Snow

Elizabeth E Snow

Consent Communication #6

A communication was received
from Elizabeth E. Snow, transmitting
her support for the Anderson Petition which
would remove section 10.45 of the
Zoning Ordinance.

In City Council June 15, 1998

Referred to
file petition

Ms Margaret M. Drury Camb. City clerk
City Hall, 795 Mass. Ave
Cambridge, mass.

June 10, 1998

Dear Ms. Drury,

Re: Anderson Petition

The homeowners abutting the Mass ave. corridor are willing and eager to participate in government at the ground level. ALL THE MORE SO,WHEN THEY PERCEIVE THAT THEIR NEIGH BORHOODMIGHT BE IRREPARABLY HARMED FROM OVER DEVELOPMENT ON THE Mass ave area between the city hall and Dana street.

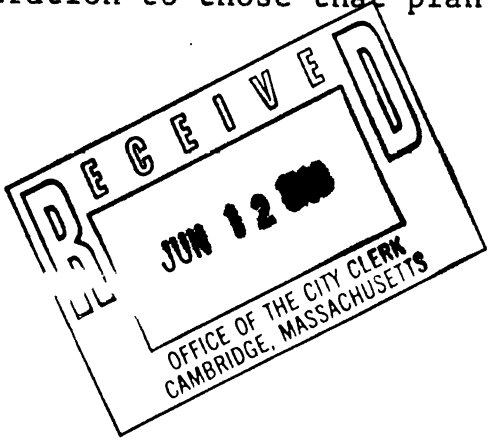
We respect the rights of any property owner on Mass ave., that might be open to development. We realize With them, that the worth of their property, depends, to a large degree, on the size of the development to be installed.

So we can assume, that to them , it is a question of monetary reward. This is perfectly honorable, but let it be stated openly that their interest in development extends almost exclusively to their financial reward.

The surrounding neighbors have a different View. They note that there is a direct correlation between building size and motor traffic,noise levels , parking congestion ad infinitum.All of which tends to disturb the peace and stability of the surrounding areas.

Please note that though abutting neighbors didn't buy any new development doesn't mean that we wont pay for it. (We will) In a thousand different ways and long after the original owners have gone.

We ask that the agencies involved give due consideration to those that plan to stay in cambridge.



THANK YOU,
Leo anderson

Leo Anderson

53 Hancock St. - Camb.

602 Green Street
Cambridge, MA 02139
June 15, 1998

12.

To the Honorable, the Cambridge City Council:

I am writing to ask for your support for the Anderson Petition, which would rezone the section of Massachusetts Avenue between Harvard and Central Squares, would protect the abutting neighborhoods, and would modify Inclusionary Zoning.

I believe that this petition does much to address the concerns about development shared by many Cambridge residents. Attached below is an analysis of a few of these issues.

Sincerely yours,

Elizabeth Snow

Elizabeth Snow

Density Increases for Inclusionary Zoning

A report for the Community Development Department entitled "Recommendations Concerning a New Inclusionary Zoning Ordinance" seems to have provided the basis for the Affordable Housing Provisions passed by the City Council on March 2, 1998.

This report makes it clear that in order to develop an Affordable Housing Ordinance, it is necessary to prove and to quantify a relationship between new market-rate housing and the need for affordable housing, and the required amount of affordable housing should match the need specifically generated by the new projects themselves:

> Prior to enacting any new inclusionary provisions, it is essential that the City conduct a rationale study that : (1) shows how market-rate housing development creates a need for affordable housing, (2) quantifies the need, and (3) ties that number to the inclusionary obligations.

This report contends that new market-rate housing creates a need for affordable housing and that inclusionary zoning provisions would neutralize this particular negative effect of new development by requiring developers to create affordable housing at the same rate that the need for such housing is generated by their projects. To ensure that the creation of affordable housing results in no loss of profitability to a developer, substantial increases in density would be permitted.

Although these provisions address only the need for affordable housing that is specifically generated by new development, this report did not recommend that the developers accept responsibility for neutralizing the negative effects of their own projects. Instead, the neighborhoods of Cambridge would be forced to absorb density increases.

Although Cambridge is already one of the most densely populated cities in Massachusetts and there has been widespread support in neighborhoods throughout the city for lower densities, a 30% density increase was chosen as an "incentive" for developers for complying with the mandatory inclusionary housing provisions.

The authors of the report correctly anticipated that density increases would "generate opposition from some citizens and perhaps elected officials who are concerned about higher-density development." Their "answer" to these concerns was to recommend that the public be given no voice in the approval process.

The Anderson Petition would not reduce the required percentage of affordable units; it would simply return density limits to their previous levels. I believe that developer incentives that allow large density increases encourage the replacement of older buildings, where many lower-income residents now live, with larger luxury projects. Not only are most of the former residents displaced, the presence of these luxury buildings often causes increases in housing costs in surrounding areas.

Forcing neighborhoods to absorb large density increases is not an appropriate means to solve a problem that is itself caused by development. The lower densities of the Anderson Petition would place the burden of ameliorating the negative effects of development on the developers, not on the neighborhoods of Cambridge.

Cambridge Zoning Ordinance, Section 11.203.2(d)

According to this section, the Planning Board may issue a special permit for a voluntary inclusionary project that allows a 30% FAR increase in return for one unit of affordable housing. It also seems to give the Planning Board the right to allow other violations of the Zoning Ordinance: "In making its findings the Planning Board shall consider the other kinds of dimensional relief that the development may require. . ." Section 10.45 of the Ordinance gives the Planning Board a similar right to allow violations of all dimensional requirements when issuing special permits.

In return for a single unit of affordable housing, the Planning Board can allow unlimited violations of FAR, lot area per dwelling unit, lot size and width, height limits and open space requirements as long as a somewhat similar building can be found in a vaguely defined area called the "surrounding neighborhood."

Even if there are no similar buildings in the "surrounding neighborhood," and even if the development allowed by this section is "significantly more dense, larger in scale or closer to the lot lines" than that on surrounding lots, it still must somehow be proven that factors as subjective as "shape of the lot," "characteristics of development on abutting lots" or "design proposed" do not mitigate the negative impact of this additional development. These criteria too, may be ignored: they apply only to the violations allowed by this section and not to those allowed by Section 10.45.

Since any negative impact would be greatest on neighboring lots, I find it difficult to understand how development on these lots, which is obviously less dense, smaller in scale, or farther from the lot lines can possibly allay the adverse effects of a development that has the opposite attributes.

The shape of a lot can also do little to mitigate the impact of additional development: It is the shape of the building on the lot, its placement and relationship to the buildings around it that matter, not the shape of the lot itself.

Also, the Planning Board's idea of a "mitigating" design may not be identical to that of someone faced with having a dense, large-scale development close to his lot lines.

Section 11.203.2(d) permits deviation from zoning requirements with little consideration of the negative impact that zoning violations and density increases may have on our neighborhoods. Any protections that this section may appear to offer are vague and meaningless.

Voluntary provisions that offered similar density increases were in place in the Res. C district prior to the adoption of section 11.203.2(d). No affordable units were built, and the authors of a study entitled "Recommendations Concerning a New Inclusionary Zoning Ordinance: concluded that "Most voluntary provisions with density bonuses are not working." But even a single overly dense development would seriously impact those living near it, and it would do very little to address the need for affordable housing in Cambridge.

Cambridge Zoning Ordinance, Section 10.45

Section 10.45 gives the Planning Board the power to allow zoning violations within the scope of a special permit that does not itself authorize such violations. The rules governing special permits, however, do not seem to allow these unrelated zoning violations.

Massachusetts General Laws (40A, section 9 [Special Permits]) states that zoning ordinances "shall provide for specific types of uses which shall be permitted in specified districts upon the issuance of a special permit." These permits "shall be subject to general or specific provisions set forth therein." Special permits may also authorize density increases in return for certain amenities, but the limits to such increases must be stated in the zoning ordinance.

The violations of zoning regulations allowed by section 10.45 "within the scope of a Planning Board special permit" are not provided for elsewhere in the ordinance, are not specific, are not subject to any provisions and do not have any limits. These violations certainly exceed the scope of a special permit as defined in section 9.

Even if the purpose of section 10.45 is to give the Planning Board actual variance power, any variances granted must still conform with the specific standards building variances, and should not be allowed within the scope of special permits, which are subject to less stringent limitations.

When considering applications for special permits and variances, an permit granting authority should work within the limits imposed by MGL 40A and the city's own Zoning Ordinance. Without these limits, the Planning Board must rely solely on the subjective opinions of its members when deciding whether or not to allow violations of the city's zoning ordinance.

Section 10.45 allows the arbitrary singling out of certain lots or parcels for treatment less restrictive than that of other lots in the same zoning district. I do not believe that the Planning Board should be able to tailor zoning regulations to suit the needs of individual applicants for special permits. Regulations should apply equally to all.

Zoning regulations determine the shape of future development in our neighborhoods. Cambridge residents have the right to know the exact regulations of this city, and to know that zoning decisions made by our elected City Council will not be undone by the appointed Planning Board.

The deletion of section 10.45 would not diminish the Planning Board's legitimate authority to issue special permits; it would simply ensure that the requirements of the Zoning Ordinance are not disregarded when such permits are issued.

28

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139
TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 22, 1998

To The Honorable, The City Council:

Please find attached for your consideration a Planning Board recommendation on the Gregory, et al Petition to rezone some or all of Industry B, Industry A, Industry A-2, Business C, Business A and Residence C-1 districts located west of Portland Street to Special District 2, Business A-1 and Residence C-1 districts.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

Consent Agenda #28

Relative to a Planning Board recommendation on the Gregory et al, Petition to rezone some or all of Industry B, Industry A, Industry A-2, Business C, Business A and Residence C-1 districts located west of Portland Street to Special District 2, Business A-1 and Residence C-1 districts.

In City Council June 22, 1998

Referred to the Petition as substituted Sept.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 18, 1998

To the Honorable, the City Council:

Subject: Gregory, et al Petition to rezone some or all of Industry B, Industry A, Industry A-2, Business C, Business A and Residence C-1 districts located west of Portland Street to Special District 2, Business A-1 and Residence C-1 districts.

Recommendation. The Planning Board has been studying this area as the Carroll, et al Petition and the Gregory, et al Petition and have received much public comment on the different proposals. Based on the additional study and research, the Planning Board recommends the following:

a. Adoption, without modification, of that portion of the petition that will create a Business A-1 district along Broadway between Moore Street and Clark Street (the area is currently zoned Residence C-1 and Business C);

b. Adoption, without modification, of that portion of the petition that will rezone to Residence C-1 one lot at the corner of Broadway and Windsor Street, currently zoned Business A.

c. Adoption, for that portion of the petition proposed to be rezoned to Office 1, of a newly created Special District 2 that has the regulations of the Office 1 district as its base requirements, with provision for allowing by special permit the following:

(i). An increase in height from 35 feet to 100 feet.

(ii). An increase in Floor Area Ratio from 0.75 to 1.75.

(iii). An increase in the density of housing from one unit per 1,200 square feet of lot area to one unit per 900 square feet of lot area.

(iv). A limited range of retail uses otherwise prohibited in office districts.

(v). A waiver of the side yard requirements of the Office 1 district.

Reduction in the parking requirement is proposed as of right to that now required in the Industry B and Industry A-2 districts.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 18, 1998

To the Honorable, the City Council:

Subject: Gregory, et al Petition to rezone some or all of Industry B, Industry A, Industry A-2, Business C, Business A and Residence C-1 districts located west of Portland Street to Special District 2, Business A-1 and Residence C-1 districts.

Recommendation. The Planning Board has been studying this area as the Carroll, et al Petition and the Gregory, et al Petition and have received much public comment on the different proposals. Based on the additional study and research, the Planning Board recommends the following:

a. Adoption, without modification, of that portion of the petition that will create a Business A-1 district along Broadway between Moore Street and Clark Street (the area is currently zoned Residence C-1 and Business C);

b. Adoption, without modification, of that portion of the petition that will rezone to Residence C-1 one lot at the corner of Broadway and Windsor Street, currently zoned Business A.

c. Adoption, for that portion of the petition proposed to be rezoned to Office 1, of a newly created Special District 2 that has the regulations of the Office 1 district as its base requirements, with provision for allowing by special permit the following:

(i). An increase in height from 35 feet to 100 feet.

(ii). An increase in Floor Area Ratio from 0.75 to 1.75.

(iii). An increase in the density of housing from one unit per 1,200 square feet of lot area to one unit per 900 square feet of lot area.

(iv). A limited range of retail uses otherwise prohibited in office districts.

(v). A waiver of the side yard requirements of the Office 1 district.

Reduction in the parking requirement is proposed as of right to that now required in the Industry B and Industry A-2 districts.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 18, 1998

To the Honorable, the City Council:

Subject: Gregory, et al Petition to rezone some or all of Industry B, Industry A, Industry A-2, Business C, Business A and Residence C-1 districts located west of Portland Street to Special District 2, Business A-1 and Residence C-1 districts.

Recommendation. The Planning Board has been studying this area during its consideration of the Carroll, et al Petition and the Gregory, et al Petition, and has received much public comment on the different proposals. Community concerns have centered on whether the proposed heights, densities, and special permit provisions would adequately protect smaller-scale abutting structures from the impacts of new development. Staff did additional study of a variety of heights and densities, and the Board concluded that modest increases above the levels proposed in the Carroll petition are justifiable. It should be noted that this revised Gregory petition would still result generally in more than a 50% reduction in density. Based on this additional study, the Planning Board recommends the following:

a. Adoption, without modification, of that portion of the petition that will create a Business A-1 district along Broadway between Moore Street and Clark Street (the area is currently zoned Residence C-1 and Business C);

b. Adoption, without modification, of that portion of the petition that will rezone to Residence C-1 one lot at the corner of Broadway and Windsor Street, currently zoned Business A.

c. Adoption, for that portion of the petition proposed to be rezoned to Office 1, of a newly created Special District 2 that has the regulations of the Office 1 district as its base requirements, with provision for allowing by special permit the following:

(i). An increase in height from 35 feet to 100 feet.

(ii). An increase in Floor Area Ratio from 0.75 to 1.75.

(iii). An increase in the density of housing from one unit per 1,200 square feet of lot area to one unit per 900 square feet of lot area.

(iv). A limited range of retail uses otherwise prohibited in office districts.

(v). A waiver of the side yard requirements of the Office 1 district.

Reduction in the parking requirement is proposed as of right to that now required in the Industry B and Industry A-2 districts.

A revised text is enclosed reflecting the proposed modification recommended by the Planning Board.

Findings

1. The single lot zoned Business A at the corner of Broadway and Windsor Street is currently an accessory parking lot serving an multifamily structure across Windsor Street. Should the lot ever be redeveloped, it should only be for residential uses. The site is inappropriate for development of a new commercial use. The proposal in the petition to rezone this lot to Residence C is appropriate.

2. In the block along Broadway between Moore Street and Clark Street, one half the frontage is already devoted to retail use. Those uses are now zoned, however, for residential use only, making the retail stores present there now non conforming. Furthermore, three lots now used for residentially used are zoned for moderated density commercial activity. The proposed rezoning of all lots to the neighborhood retail district designation of Business A-1 would more accurately reflect the actual uses existing now, would make all existing uses conforming, and would actually reduce the density of development permitted on several lots now zoned for commercial uses (currently as Business C district). The rezoning proposed in the petition, to a Business A-1 district, is appropriate.

3. For that portion of the petition that would rezone several large, underdeveloped lots from their current Industry B, Industry A and Industry A-2 zoning designations to Office 1, the Planning Board recommends some significant modifications while respecting the basic objectives of the petition.

4. The area proposed in the petition to be rezoned to Office 1 is at the edge of the high density commercial and industrial development centered at Kendall Square. It is also immediately adjacent to very low density residential neighborhoods, often separated from those neighborhoods by narrow roads no more than 30 feet wide. It is across this area that an adequate transition of building scale and density, and of uses, must be instituted between those two extremes of development. The existing Industry B, Industry A and Industry A-2 districts provide no transition at all; rather they juxtapose the most dense FAR allowed in the city (4.0), building heights of up to 120 feet, and the most intense range of industrial uses allowed in any zoning district in the city, against two and three story houses barely thirty feet away. The City's growth policy document, *Toward a Sustainable Future*, notes that this problem, wherever it is found in the community, needs attention through the provision of transition requirements in the zoning ordinance.

5. The petition's proposal of an Office 1 district for this critical area provides this necessary transition by requiring commercial development to be at a scale and density similar to that allowed in the adjacent residential district. A wide range of potentially intrusive industrial and retail uses are prohibited. Therefore, the Planning Board finds

that the Office 1 district's use and dimensional requirements serve as an effective starting point for fashioning an appropriate transitional zoning district for this area.

6. For the Planning Board, however, two factors suggest that some modest additional development might be allowed within this Office 1 district area if there were careful review of any resultant building plans: (1) the difference between what is currently allowed in terms of density and building height and what would be allowed in an Office 1 district is extraordinarily great and a great burden on property owners, and (2) existing buildings of great height and density already exist immediately adjacent to the area proposed to be rezoned. A more graceful physical transition between these existing buildings any new development might be achieved with slightly greater density and height while respecting both the interests of current property owners and those of the residential neighborhood.

7. To that end the Planning Board has recommended that a new Special District 2 be created (no existing zoning district has the range of provisions that adequately meet the needs of this particular area). The Special District 2 would employ the Office 1 district propose in the petition as the base set of as of right regulations. Somewhat greater height, FAR and other flexible provisions outlined above in the Recommendation would be granted by special permit if their use could be demonstrated to provide protection to the residential neighborhood equal to that of Office1district at critical locations at the residential edges of the affected area.

Respectfully submitted by the Planning Board,

Paul Dietrich

Paul Dietrich, Chairman

A. Amend the Text of the Zoning Ordinance of the City of Cambridge as described below.

In Article 17.000, create a new Section 17.20 to read as follows:

17.20 - Special District 2

17.21 - Scope and Purpose. This Section 17.20 regulates development within the Special District 2 as shown on the Zoning Map of the City of Cambridge. Except as herein provided in this Section 17.20, all requirements of, and regulations applicable to, the Office 1 District shall apply equally to the Special District 2. It is the intent of this Special District 2 to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along adjacent neighborhood streets.

17.22 - Permitted Uses. Uses permitted in the Office 1 District shall be equally allowed in the Special District 2, except that the following additional uses as set forth in Section 4.35 - Retail Business and Consumer Service Establishments, shall be permitted by special permit: 4.35 a-e and f1. In granting a special permit for uses allowed by special permit in this Special District 2, and the Office 1 district as set forth in Section 4.35, the following limitations and conditions shall apply:

a. The use shall be located only on the first floor or the basement of a building having two or more stories.

b. All public entrances to a retail establishment shall front directly onto Broadway *or Hampshire Street* and may not be located on any lot or portion of a lot lying west of the centerline of Moore Street or its northerly extension.

17.23 - Dimensional Regulations. The Dimensional Regulations of the Office 1 district shall apply except as modified in this Section 17.23.

17.23.1 - Maximum FAR. The FAR applicable on a lot may be increased to **1.75** by special permit from the Planning Board.

17.23.2 - Maximum Height. The maximum height may be increased to **100** feet by special permit from the Planning Board.

17.23.3 - Minimum Lot Area per Dwelling Unit. The minimum lot area per dwelling unit may be reduced to 900 square feet by special permit from the Planning Board

17.23.4 - Yard Requirements. The minimum side yard may be waived by special permit from the Planning Board.

17.23.6 - Standards for Issuance of a Special Permit.

In granting a special permit for dimensional relief or for additional retail uses in the district, the special permit granting authority shall be guided by the following:

a. The amount, scale, and height of building proposed is shifted away from the critical edges of the site adjacent to neighborhood residential development, low density residential district lines, or public parks; *consideration is given to the heights of neighboring structures and to the possibility of establishing lower cornice lines at the edges of new development to help the new building relate to neighbors;* shadows cast on existing residential development are reduced from that development that would be permitted as of right.

b. Increased height or waiver of side yard setbacks permits the provision of greater setbacks adjacent to neighborhood residential development, low density residential district lines, or public parks than would otherwise be provided; increased height permits a more effective transition between the proposed development and existing adjacent larger-scaled development; increased height and gross floor area is located adjacent to Broadway or to existing large scale development on nearby lots.

c. Increased height facilitates the provision of on- site green area and open space

d. The location, type and quantity of retail use is such that negative impacts on nearby residential streets, in terms of service vehicular activity, pedestrian or vehicular customer traffic, glare of accessory signs, management of trash and waste, and other similar matters is limited; the types of retail activity proposed may provide services to the adjacent residential neighborhood.

e. Where additional gross floor area is permitted, access to parking and loading facilitates is located where it minimizes any impact on adjacent residential development; surface parking lots are located away from existing residential development or are substantially screened from view from that residential development; accessory parking is provided underground or within structures and is adequately screened from view from public ways and residential lots; parking on the first or second floor of a building is designed so as to be screened in part from view from public ways and residential neighborhoods by active retail or office uses.

f. Housing located close to neighborhood edges is a preferred use.

17.24 - Off Street Parking and Loading requirements. The quantity of off street parking and loading required in this Special District 2 shall be as specified in Article 6.000 for uses in Residence C-3, Office 3, and Industry B zoning districts.

17.25 - Traffic Demand Management. As a condition of any special permit granted for this under this Special District section, a Traffic Demand Management Plan shall be submitted and approved.

B. Amend the Zoning Map of the City of Cambridge by doing the following.

1. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Special District 2, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to a Special District 2 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the northeasterly extension of the centerline of Clark Street;

1.1 Thence proceeding in a westerly direction along the northeasterly extension of the centerline of Clark Street and the centerline of Clark Street and its southwesterly extension to its intersection with the centerline of Broadway, a distance of approximately 400 feet;

1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;

1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;

1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;

1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;

1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;

1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly projections to its intersection with the centerline of Hampshire Street, a distance of approximately 280;

1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the easterly extension of the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.
Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

2. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street Broadway to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the side lot line of Lot #91, and its southwesterly extension, its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

Affected properties

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

3. Delete the zoning district designations Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.
Even number 242 Windsor Street.

RECEIVED
JUN 19 1998
@ 4:35pm
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Lee Farris
269 Norfolk St. #2
Cambridge, MA 02139
354-6740

6/19/98

Dear City Councilor Davis,

I am one of the original signers of the Carroll and Gregory rezoning petitions. As you know, more than 500 people have signed in support of the Gregory Petition. I've knocked on hundreds of doors in Area 3 and Area 4, and I have not spoken to one person who said they supported yet another large office building located ever closer to neighborhood residences. Everybody I've talked to wants a better transition to the neighborhood, and prefers housing and retail to big office buildings which will increase traffic without providing local jobs.

The Planning Board reviewed the Carroll Petition some months ago and recommended a somewhat increased building height and density. Supporters of rezoning said, "We can live with that as a compromise," withdrew the Carroll Petition, and submitted the Planning Board recommendations in the form of the Gregory Petition. In addition to improving the transition from Kendall Sq. to the neighborhood by lowering the permitted building height and density, other important aspects of the Gregory Petition are the special review process and the possibility of constructing housing in the rezoned area.

Now the Planning Board has again increased the building height and density proposed in the Gregory Petition. I am willing to compromise once more, and to support the Planning Board's recommendation. I feel supporters of rezoning have compromised enough. Please listen to the residents' reasonable concerns, our willingness to compromise, and vote in support of the revised Gregory Petition. I hope the City Council will act on July 27 to approve the Planning Board's recommendation, which will protect the quality of life in Area 3 and Area 4. Thank you for your consideration.

Sincerely,

Lee Farris

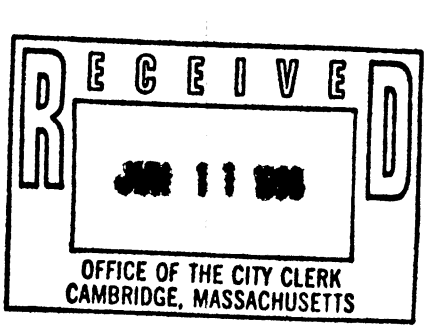
Lee Farris

Consent Communication #3

A communication was received from Lee Farris, transmitting support for the Gregory Petition.

In City Council July 27, 1998

Referred to the Petition



Mayor Duehay and the Cambridge City Council:

I write to oppose the Gregory Petition.

I was shocked to watch last week's council meeting and hear the unfortunate and false statements made by the proponents of the Gregory Petition:

First, the Bulfinch Development proposal does in fact represent transitional development. Bullfinch recently agreed to place a deed restriction on the Tofias building to limit the height to its current level. Therefore, neighbors that live adjacent to the 205 Broadway building will be guaranteed a lower height and density next to their homes forever. The new building will be much higher, but not as high or dense as the U.S. Trust building. There will then be a gradual step up of heights from the neighborhood to Portland Street. That is transitional development!

Also, some supporters of the Gregory petition stated that they like One Kendall Square because of its mixed-use nature. I also enjoy One Kendall Square, but the Bulfinch proposal will be as good if not better than One Kendall! First, Bulfinch is developing a mix of office space and ground floor restaurant and retail space similar to One Kendall. However, due the donation of community land on the 210 Broadway parcel, the Bulfinch development will include housing! A true mixed-use vibrant development includes housing, and unfortunately, there is no housing at One Kendall Square.

SINCERELY,

Janet M. Blair.

JANET M. BLAIR 73 HAMPSHIRE ST

GEORGE P. BLAIR 73 HAMPSHIRE ST

THE GARMENT DISTRICT
"An Alternative Department Store"
200 Broadway · Kendall Square · Cambridge, MA 02139
Fax: (617) 547-8477 · Phone: (617) 876-5230
www.garment-district.com

May 28, 1998

Cambridge City Council,

As a member of the family who has owned the property at 200 Broadway for almost fifty-five years, I urge the Cambridge City Council to vote down the Gregory petition.

First of all, in a city that honors and reveres fairness, the 200-210 Broadway block was downzoned in 1986 as a result of the Truesdale petition. It would be patently unfair of our beloved city to downzone this block again. This small portion of Area 4 has been a commercial area since the previous century and all in Area 3 and 4 benefit from the present and future tax structure on commercial property.

Secondly, the Bulfinch proposal makes sense in regards to the needs of our local community. The Bulfinch people have bent over backwards, including an unprecedented voluntary downzoning of their parcel, to work with and become an integral part of the neighborhood.

Once again, I urge the Cambridge City Council to vote down the Gregory petition. Thank you.

Yours truly,

Bruce B. Cohen

To The Cambridge City Council:

I urge the City Council to reject the Gregory Petition.

The community has asked for a smaller building, less parking, greater setbacks, and transitional development. Bulfinch responded positively to nearly every request during these negotiations.

Let's get on with the new development and let Area III and IV have the investment package, and internships for our young people.

Sincerely

DeAnn Elliott DeAnn Elliott
8 James Way Cambridge MA 02141

June 10, 1998

TO: Cambridge City Council

Please vote down the Gregory petition. My neighbors and I need the investment in Area IV for our future and our children.

Bulfinch already agreed to make their buildings smaller and make land available to the city for housing. Our children will benefit from this development. The Gregory Petition does not give us any new investment or benefits.

Sincerely,

Renee Green

RENEE GREEN
111 Washington St #3
Cambridge MA 02139

June 10, 1998

To The Cambridge City Council:

I support the Bulfinch development, and urge the City Council to oppose the Gregory petition. Bulfinch is offering a solid compromise that includes many benefits, such as scholarships for the community.

I worry that if we drive businesses like Camp Dresser McKee (CDM) out of Cambridge, we will suffer the consequences. If CDM moves to the suburbs, this will increase driving and pass through traffic in our neighborhoods, and out city will not get the benefit of the jobs, tax revenues, or the benefits package that Bulfinch will provide.

Bulfinch will provide a shuttle service to the Kendall Square stop to encourage employees to utilize public transportation. If CDM moves to the Rte. 128 or Rte. 495 belt, none of their employees will take public transit, and our regional and local traffic and single occupant vehicle traffic will increase.

We need the new development, we need the benefits package. Defeat the Gregory petition.

Sincerely,

Kenneth D. May

Kenneth D. May
241 Cardinal Medeiros
Cambridge MA 02141

To The Cambridge City Council :

I think the time has come to support the Bulfinch Development, and oppose the Gregory petition.

Bulfinch has made their building smaller, and has agreed to keep it small in writing, forever. This represents a bigger and better downzoning than the Gregory Petition, which could be amended by future City Councils. The Gregory petition provides no financial or educational benefits to the neighborhood.

Very truly yours,

L. Almeida

L. ALMEIDA
5 BERKSHIRE PL. CAMB.

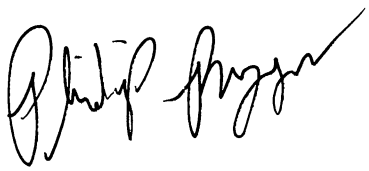
June 11, 1998

To The City Council:

I support the Bulfinch development proposal and the benefits package that the neighborhood got from the developers. I just turned 18 (Cambridge's newest registered voter!), and I want a chance at some of the computer and job training opportunities from this building.

We don't need the downzoning from the Gregory Petition. We, in Area III, want to look forward to good development and progress.

Sincerely



Phil Puzyn
49 Plymouth St.

June 11, 1998

To The Cambridge City Council:

I am the owner of a small business on Cardinal Medeiros Avenue, around the corner from the Bulfinch development site at 205 Broadway. I support this development and strongly oppose the Gregory petition.

Cambridge needs to develop more retail and office space in the blighted area on either side of Broadway. The expansion of the tax base, and the creation of union construction jobs, and permanent jobs will help our City grow in the future. Bulfinch has worked closely with the neighborhood to achieve a compromise plan with a community investment package.

Please reject the Gregory Petition.

Sincerely,

Anthony J Masters

ANTHONY MASTERS
161 PORTLAND ST.
CAMBRIDGE
MASS.

To The City Council:

As a resident and homeowner in Area III, I support the Bulfinch Development proposal at 205 Broadway because of their voluntary downsizing and their commitment to the community. The Gregory petition should be rejected outright.

Bulfinch is building a structure that is 200,000 square feet less than the current zoning allows. The have agreed to put their development controls in writing, something that is more meaningful and lasting then a zoning change subject to the whim of future City Councils.

I look forward to the retail shops and restaurants along Broadway and Hampshire near my house. Currently, those blocks are blighted and potentially dangerous.

Very Truly Yours, William R. Burke Jr.

WILLIAM R. BURKE JR.
16 JAMES WAY
CAMBRIDGE, MA. 02141

Consent Communication #8

Sundry letters were received in support of the Bulfinch Development and in opposition of the Gregory Petition.

In CityCouncil June 15, 1998

Referred to the petitioners

CITY OF CAMBRIDGE ~~ASSESSING DEPT.~~ Clerk's Department

May 14, 1998

MAY 14 3 01 PM '98

To: The Honorable City Council

As a co-signer of the Gregory Downzoning Petition, a sixteen-year resident of Area IV, and a long-time voter in Cambridge, I would like to address to you my concerns about the proposed developments at 205 and 210 Broadway.

There are plenty of opportunities for massive commercial developments serving large, long-time Cambridge companies in both Kendall Square, which still has vacant sites where huge buildings do not tower over residents across the street, and in Alewife, where the same holds true, and a large amount of parking is already in place. The city had many appropriate sites for such development, but they are not at 205 and 210 Broadway.

We already have two large such developments, the H.J. Davis and U.S. Trust buildings, on the residential side of Portland/Medeiros Streets. Our neighborhood has given enough. Now we need to work to retain the character of our community over the long run by preserving mixed income housing, expanding opportunities for affordable housing, and providing a more diverse set of job opportunities that meet the range of skills and strengths our community possesses.

The proposed developments are too big.When you include Camp Dresser McKee's four floors of parking in the Floor Area Ratio, as Eric Schlager did not when speaking of "self-downzoning" during the Ordinance Committee hearing on May 13, 1998, the F.A.R. rises from "only" 2.3 to 3.8, or nearly the maximum of 4.O. Pushing industrial landscapes up against neighborhoods of houses and schools is no longer appropriate in an area that allows "the most intense range of industrial uses allowed in any zoning district in city," according to the Planning Board.

To prevent "office buildings...ripping the neighborhood apart," as nine-year-old Susan Kochanowski of 125 Portland Street has said, we need what the Planning Board calls "an appropriate transitional zoning district" so we can address thoughtfully our community's needs for mixed use development, for jobs, housing, food shopping, expanded educational and recreational opportunities for our young people, and so on.

The time frame that's appropriate here is the community's, not the developer's; we will be here long after they are gone. Downzoning first will allow us to consider carefully how to put this land to the best possible use, to continue a community dialogue that puts the needs and priorities of the community first. As my neighbor Chip Greenidge said when addressing you on May 11, "Enough is enough....Put people first."

Several specific issues related to this development further concern me. They are:

- **Traffic**

Two-hundred-and-seventy parking spaces for Camp Dresser and McKee, and 400 in all, nearly guarantee an equal number of additional cars at rush hour every day in an area (Broadway/Hampshire and Portland/Medeiros) that's already severely impacted by excessive numbers of cars, the pollution they bring and the dangers they pose to our children as they walk to and from the Maynard and Fletcher Schools while drivers rush to and from work.

- **Crime**

The first four levels at the Camp Dresser McKee site and the first two across the street next to the Garment District are devoted to parking. Office workers will look out over the neighborhood from a vantage point high above, hardly an encouraging prospect for those of us below. There will be no "eyes on the street" to make these buildings safer for those of us who walk by them. They will be vacant during the evening and early morning hours, and thus even more dangerous for pedestrians, especially for seniors, women, and youngsters. Such deserted areas become magnets for crime. Is this prospect any better for the community than the parking lot and vacant lot that now occupy the sites? Perhaps not.

- **Cambridge jobs**

The proposed ten-story office building will house Camp Dresser McKee's new headquarters. This environmental engineering firm does a lot of consulting work for the city of Cambridge and has been a tenant at four different sites since the mid-seventies, but it only employs 30 Cambridge residents in a total of 595. So, where's the benefit here?

- **The proposed Area 4 Neighborhood Association**

Bulfinch, the developer, would retain a say in both the use of land assigned to the community through this association and the distribution of funds granted through its trust. This is no outright grant. Bulfinch is not putting the community first, as it suggests. Receipt of benefits depends on Bulfinch securing its occupancy permits and remaining satisfied of the neighborhood's compliance; the scales are too heavily weighted in favor of the developer. Even if things go as Bulfinch desires, with the funds and land being released to the Association, the promises made clearly surpass the resources available. (And, contrary to what was said during the opponents' testimony on May 13, Bulfinch is not the first developer to negotiate with the community. U.S. Trust negotiated on both the building and the benefits, and the latter are still being paid to the community through biennial grants to a number of diverse neighborhood groups.)

Bulfinch's rhetoric of responsiveness, "matching height for height, retail for retail, housing for housing" excludes mention of its other forays into "matching," pitting neighbor against neighbor as they've dangled their carrots and waved their sticks during negotiations with the neighborhood. Is this what they mean by "self-downzoning?" Surely there are fairer, more inclusive ways to provide for the needs of our community.

• **Shadows**
Despite repeated requests from those of us who live nearby, Bulfinch's architects have never provided shadow studies for the early mornings and late afternoons of mid-winter when their building's shadows would stretch well beyond the 230 feet of setback at 205 Broadway, throwing many neighbors into day-long darkness. The architects have only provided graphics for times of the year and day that put their presence in a better light.

In short, I'm concerned about the long-term effects of massive structures that import employees from outside of Cambridge and insulate them from contact with the neighborhood in exchange for a one-time payment of "benefits." Please support our efforts to truly benefit the community with smaller scale, lower, less dense, mixed-use development that real downzoning by our government would allow.

This is a boom time for real estate. Opportunities abound for developers, but we in the community only have a few chances. It is now our turn, and we have a vision of a seat at the table. Crumbs will no longer suffice.

I thank you in anticipation of your support of our community's present and future through voting for the Gregory downzoning petition.

Nancy Seymour
170 Harvard Street/ #2, Area IV

Consent Communication #14

A communication was received from Nancy Seymour, as a co-signer of the Gregory Downzoning Petition, transmitting her concerns about the proposed developemtns at 205 and 210 Broadway.

In City Council May 18, 1998

Referred to
the Petition

NEW ENGLAND REGIONAL COUNCIL OF CARPENTERS, AFL-CIO

United Brotherhood of Carpenters and Joiners of America

701 CONCORD AVENUE
CAMBRIDGE, MA 02138

TEL: 617/547-8511
FAX: 617/547-0371

JOSEPH D. POWER
REGIONAL COUNCIL REPRESENTATIVE
LOCAL 40

May 18, 1998

Mayor Frank Duehay, Vice-Mayor Anthony Galluccio
and the Cambridge City Council
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Councilors:

I am writing this letter in support of the Bulfinch Company's development at 205 and 210 Broadway in Cambridge. Bulfinch has agreed to use a union general contractor and has agreed to make considerable concessions in terms of linkage to the community and voluntary down-zoning of the site. The project has significant community support.

As you are aware, union contractors pay community-standard wages and benefits, pay all required taxes and insurances, hire members of the community, including minorities and women, and provide training for their workers. Non-union contractors do not operate in this way. It seems obvious that a concerned community would advocate for a union-built project.

I hope that all parties involved in the development process will behave reasonably and that accomodation can be provided so that a resolution can be reached.

Sincerely,

Joseph D. Power

Joseph D. Power
Business Representative

Consent Communication #18

A communicaiton was received from Joseph D. Power, Business Representative New Eng. Regional Council of Carpenters, AFL-CIO, transmitting a letter of support of the Bulfinch Company's development at 205 and 210 Broadway.

In City Council May 18, 1998

Referred to the Petition

C. C. 106

City of Cambridge

MASSACHUSETTS

U.B #11

In City Council 7/27, 1998

Gregory Peterson

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
	✓			V. Mayor Anthony Galluccio
✓				Mr. Kenneth E. Reeves
	✓			Ms. Sheila T. Russell
	✓			Mr. Michael A. Sullivan
	✓			Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Francis H. Duehay

5 4 0 0

Pass

××× SUCCESSFUL TX REPORT ×××

04-16-98 14:22 ID:6173494269
CAMBRIDGE CITY CLERKS OFFICE

JOB No.	----------	470
START TIME	----------	14:20
ID No.	----------	817814536650
RESOLUTION	----------	STANDARD
TOTAL PAGE	----------	05
MACHINE ENGAGED	----------	02'18
INFORMATION	----------	OK
ERROR PAGE	----------	

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE
(617) 349-4260
FAX (617) 349-4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLE

FAX TRANSMITTAL SHEET

DATE: 4/16/98

TO: Wendy Buckley
The Chronicle - Legal Ads

FAX #: (781) 453-6650

PHONE #:

 # OF PAGES: 4

FROM: Gail Jones
349-4257

ADDITIONAL COMMENT:
Replacements = Please advertise for 2 week (4/23 + 4/30) and confirm receipt
Thanks!

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998 5:30** p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning map of the City of Cambridge by striking the existing designation Business C-1 and substituting in place thereof the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

1.05 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the point of origin, a distance of approximately 125 feet.

2.00 Said area includes all or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

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

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

For the Committee,

Councillor Henrietta Davis

PUBLIC NOTICE

C. C. 104

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

C. C. 106

PUBLIC NOTICE

RELATIVE TO 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, May 13, 1998 at 6:30 p.m.** in the Sullivan Chamber, City Hall, Cambridge, Massachusetts, on a petition by Leo Anderson, et al, to amend the Zoning Ordinance of the City of Cambridge by:

1. Changing in the Table of use Regulations, Section 4.32.b.- Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;

2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.

3. Deleting all reference to Section 10.45 in the Zoning Ordinance.

4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:

a. require portions of buildings underground to meet the yard requirements;
b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
c. impose these yard requirements on portions of lots in other districts;
d. imposes pedestrian path and vehicular driveway limitations in required front yard green areas;
e. applies the new regulations to the specific case of Townhouse Developments.

5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.

6. Modifying the requirements of Business B-2 Districts as follows:

a. reduce the maximum height from 90 feet to 45 feet.
b. reduce the FAR for housing uses from 3.0 to 1.34.

7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).

8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.

9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.
10.Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts..

11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.

12. In Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
District	**Existing**	**Proposed**	**Existing**	**Proposed**
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

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

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

For the Committee,

Councillor Henrietta Davis

CAMBRIDGE DEPARTMENT OF PUBLIC THE WORKS

CITY OF CAMBRIDGE
AUDITING DEPT.
98 MAY 32 AM 11:43

147 Hampshire Street
Cambridge
Massachusetts 02139
617 -349-4800
TDD 617-349-4805

To: Margaret Drury
City Clerk

From: Ann Daughaday AD
City Engineer

Date: May 29, 1998

Re: Gregory Area IV Zoning Petition

My staff has tallied the petition area and the area of land owned by the protesters. The results are as follows:

Total Petition Area	235,875 Sq. Ft.
Area Owned by Protesters Certified by Assessor's Office	133,190 Sq. Ft.
Percent of Land Owned by Certified Protesters	57%

Please let me know if you need any additional Information.

Enc:

××× SUCCESSFUL TX REPORT ×××

06-02-98 11:42 ID:6173494269
CAMBRIDGE CITY CLERKS OFFICE

JOB No.	----------	594
START TIME	----------	11:40
ID No.	----------	817814536650
RESOLUTION	----------	STANDARD
TOTAL PAGE	----------	04
MACHINE ENGAGED	----------	01'19
INFORMATION	----------	OK
ERROR PAGE	----------	

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE
(617) 349-4260
FAX (617) 349-4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOI
DEPUTY CITY C

FAX TRANSMITTAL SHEET

DATE: 6/2/98

TO: Wendy Buckley
The Chronicle - Legal Ads

FAX #: (781) 453-6650

PHONE #:

 # OF PAGES: 4

FROM: Gail Jones
349-4257

ADDITIONAL COMMENT:
Please advertise for 1 week and confirm receipt
thanks!

ORDINANCE #1203

Final Publication Number 2786. First Publication in the Chronicle on May 14, 1998.

City of Cambridge

In the Year One Thousand, Nine Hundred and Ninety-Eight

AN ORDINANCE

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

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

Amend the Cambridge Municipal Code, §13.16.020 (C) by inserting at the end thereof the following:

> Notwithstanding the foregoing, the City Manager may provide for connection of the building sewer or storm drain to the City's mains in the public way at the expense of the City when the need for a new connection stems from the City's commitments to sewer and storm drain separation and correction of improperly connected building sewer and storm drain lines as required by the United States Environmental Protection Agency, the Massachusetts Department of Environmental Protection, and the Massachusetts Water Resources Authority. The City Manager may limit the City's assumption of costs for correction of improperly connected building sewer or storm drain lines where the City Manager determines that the improper connection was made negligently, knowingly, or intentionally by the current or former owner of the property, their agents, or others acting on their behalf.

In City Council June 1, 1998.
Passed to be ordained by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.

ATTEST:-

D. Margaret Drury
City Clerk

ORDINANCE #1204

Final Publication Number 2787. First Publication in the Chronicle on May 14, 1998.

City of Cambridge

In the Year One Thousand, Nine Hundred

and Ninety-Eight

AN ORDINANCE

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

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

PROPOSED AMENDMENT TO CITY ORDINANCE

That the City Ordinance be amended by adding the following to Chapter 15.16:

15.16.290 **Enforcement**

A. Enforcement Officials. The Pole and Conduit Commission and its designees shall be the authorized enforcement personnel charged with the enforcement of these provisions.

B. Violations. Authorized enforcement personnel may: order and specify reasonable remedial actions to be taken by a violator of this chapter to achieve compliance; or issue citations, pursuant to G.L. c. 40, §21D, for violations of these provisions assessing fines of three hundred dollars for each day such violation is committed or permitted to continue. Additionally, any person found in violation of any of the provisions of this chapter may be prosecuted for a misdemeanor and upon conviction thereof shall be fined three hundred dollars.

C. Removal of poles, wires, ducts, conduits, manholes, electrical structures, appliances and apparatus. Authorized enforcement personnel may order the removal of poles, wires, ducts, conduits, manholes, electrical structures, appliances and apparatus of any violators of this chapter. Whenever any poles, wires, ducts, conduits, manholes, electrical structures, appliances and apparatus are ordered to be removed, such removal shall be done by and at the expense of the owner, in conformity with the order, and if not so removed, within ten days after notice, authorized enforcement personnel may cause the removal to be done and the expense thereof to be repaid to the City by the owner.

In City Council June 1, 1998.
Passed to be ordained by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.

ATTEST:-

D. Margaret Drury
City Clerk

FIRST PUBLICATION NUMBER 2785

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight

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:

A. Amend the Text of the Zoning Ordinance of the City of Cambridge as described below.

In Article 17.000, create a new Section 17.20 to read as follows:

17.20 - Special District 2

17.21 - Scope and Purpose. This Section 17.20 regulates development within the Special District 2 as shown on the Zoning Map of the City of Cambridge. Except as herein provided in this Section 17.20, all requirements of, and regulations applicable to, the Office 1 District shall apply equally to the Special District 2. It is the intent of this Special District 2 to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along adjacent neighborhood streets.

17.22 - Permitted Uses. Uses permitted in the Office 1 District shall be equally allowed in the Special District 2, except that the following additional uses as set forth in Section 4.35 - Retail Business and Consumer Service Establishments, shall be permitted by special permit: 4.35 a-e and f1. In granting a special permit for uses allowed by special permit in this Special District 2, and the Office 1 district as set forth in Section 4.35, the following limitations and conditions shall apply:

a. The use shall be located only on the first floor or the basement of a building having two or more stories.

b. All public entrances to a retail establishment shall front directly onto Broadway and may not be located on any lot or portion of a lot lying west of the centerline of Moore Street or its northerly extension.

17.23 - Dimensional Regulations. The Dimensional Regulations of the Office 1 district shall apply except as modified in this Section 17.23.

17.23.1 - Maximum FAR. The FAR applicable on a lot may be increased to 1.25 by special permit from the Planning Board.

17.23.2 - Maximum Height. The maximum height may be increased to 70 feet by special permit from the Planning Board.

17.23.3 - Minimum Lot Area per Dwelling Unit. The minimum lot area per dwelling unit may be reduced to 900 square feet by special permit from the Planning Board

17.23.4 - Yard Requirements. The minimum side yard may be waived by special permit from the Planning Board.

17.23.5 - Standards for Issuance of a Special Permit.

In granting a special permit for dimensional relief or for additional retail uses in the district, the special permit granting authority shall be guided by the following:

a. The amount, scale, and height of building proposed is shifted away from the critical edges of the site adjacent to neighborhood residential development, low density residential district lines, or public parks; shadows cast on existing residential development is reduced from that development that would be permitted as of right.

b. Increased height or waiver of side yard setbacks permits the provision of greater setbacks adjacent to neighborhood residential development, low density residential district lines, or public parks than would otherwise be provided; increased height permits a more effective transition between the proposed development and existing adjacent larger-scaled development; increased height and gross floor area is located adjacent to Broadway or to existing large scale development on nearby lots.

c. Increased height facilitates the provision of on- site green area and open space

d. The location, type and quantity of retail use is such that negative impacts on nearby residential streets, in terms of service vehicular activity, pedestrian or vehicular customer traffic, glare of accessory signs, management of trash and waste, and other similar matters is limited; the types of retail activity proposed may provide services to the adjacent residential neighborhood.

e. Where additional gross floor area is permitted, access to parking and loading facilitates is located where it minimizes any impact on adjacent residential development; surface parking lots are located away from existing residential development or are substantially screened from view from that residential development; accessory parking is provided underground or within structures and is adequately screened from view from public ways and residential lots; parking on the first or second floor of a building is designed so as to be screened in part from view from public ways and residential neighborhoods by active retail or office uses.

17.24 - Off Street Parking and Loading requirements. The quantity of off street parking and loading required in this Special District 2 shall be as specified in Article 6.000 for uses in Residence C-3, Office 3, and Industry B zoning districts.

B. Amend the Zoning Map of the City of Cambridge by doing the following.

1. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Special District 2, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to a Special District 2 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the northeasterly extension of the centerline of Clark Street;

1.1 Thence proceeding in a westerly direction along the northeasterly extension of the centerline of Clark Street and the centerline of Clark Street and its southwesterly extension to its intersection with the centerline of Broadway, a distance of approximately 400 feet;

1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;

1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;

1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;

1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;

1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;

1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly projections to its intersection with the centerline of Hampshire Street, a distance of approximately 280;

1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the easterly extension of the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.
Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

2. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street Broadway to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the side lot line of Lot #91, and its southwesterly extension, its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

Affected properties

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

3. Delete the zoning district designations Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.
Even number 242 Windsor Street.

Passed to a second reading at the City Council meeting held on May 18, 1998 and on or after June 1, 1998 the question comes on passing to be ordained.

Attest:-

D. Margaret Drury
City Clerk

C.C. 106

PUBLIC NOTICE

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C.C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C.C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C.C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

C.C. 106

PUBLIC NOTICE

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C. C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C.C. 104

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

PUBLIC NOTICE

C.C. 106

RELATIVE TO 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, May 13, 1998, 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on a petition by Julia O. Gregory, et al to amend the Zoning Ordinance of the City of Cambridge by creating a new section 17.20 - Special District 2. This new district shall have all of the requirements of, and regulations applicable to the Office 1 District and is intended to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along the adjacent neighborhood streets. The Special District shall allow by Planning Board special permit retail uses not currently allowed in the Office 1 District; a Floor Area Ratio increase to 1.25; Minimum Lot Area per Dwelling unit decreased to 900 square feet, waiver of the minimum side yard requirement as well as the loading and parking requirements of the Residence C-3, Office 3, and Industry B Districts as specified in Article 6.000.

This petition would also amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Special District 2, and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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

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

For the Committee,

Consent Communication #5

Petition was received transmitting an amendment to the text and map of the City of Cambridge Zoning Ordinance that will affect portions of Neighborhood 4 at the edge of Kendall Square that are now under considerable development pressure.

In City Council March 16, 1998

Sent in C. Davis ptt. Gave to Lizzie 3/25/98 P

CHARTER RIGHT
BY Councillor Russell.
3/23/98

Referred to
Ordinance Comm + Planning Board

RECEIVED BY
OFFICE OF CITY CLERK
98 MAR -2 AM 8:25
CAMBRIDGE MA.

February 28, 1998

To the Honorable, the City Council:

The following residents of the City of Cambridge respectfully submit for your consideration the attached amendment to the text and map of the City of Cambridge Zoning Ordinance. The amendments will affect portions of Neighborhood 4 at the edge of Kendall Square that are now under considerable development pressure. The amendments, incorporating recommendations for the same area made by the Cambridge Planning Board, would significantly reduce the amount of development allowed on large underdeveloped parcels bordering on Broadway, Hampshire Street and Harvard Street in a manner that will protect the neighborhood's need for reasonably scaled housing and commercial development in an area already overwhelmed by very large commercial buildings.

The proposed amendments will also make reasonable adjustments to the small neighborhood retail zoning districts so that they will better serve the needs of residents as well as property owners.

We believe that these changes are in the best interest of the neighborhood and are reasonable and fair to the property owners affected. We urge the Council to favorably consider this proposal.

Name (print)	Signature	Address
✓ Julia O Gregory	Julia O. Gregory	11 Market St., Cambridge MA 02139 2/1
✓ Nancy Seymour	Nancy Seymour	170 Harvard St., Cambridge, MA 02138 2/1
✓ Richard Goldberg	Richard Goldberg	170 Harvard St, Cambridge 02139 2/1
✓ Noel F. Dotson	Noel F. Dotson	139 Pine St - Camb, 02139 2/2
✓ Elissa Carlson	E. Carlson	111 Hampshire St. Camb. 021 3/1

✓	JOHN B. LEVINE	John B. Levine	111 Hampshire St. Camb 0213	3/1
✓	PATRICIA LEE FARRIS	Lee Farris	~~269 NORFOLK ST.~~ 77 ELM ST. #2 02	2/2
✓	BOB WALTER	Robert P. Walter	17 BISHOP ALLEN DR. CAMBR 02	2/2
✓	Jarrett BARRIOS Barrios		216 Prospect St #2 Camb 02139	3/4 !
✓	Andrea G. Devine	Andrea G Devine	165 Spring St.	1/2
✓	Ralph H. Boynton		20 Market St.	2/1 —
✓	George Greenidge		1191 Pine Street (70 Bishop Allen Dr.)	5/1

✓ = Registered voters

A. Amend the Text of the Zoning Ordinance of the City of Cambridge as described below.

In Article 17.000, create a new Section 17.20 to read as follows:

17.20 - Special District 2

17.21 - Scope and Purpose. This Section 17.20 regulates development within the Special District 2 as shown on the Zoning Map of the City of Cambridge. Except as herein provided in this Section 17.20, all requirements of, and regulations applicable to, the Office 1 District shall apply equally to the Special District 2. It is the intent of this Special District 2 to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along adjacent neighborhood streets.

17.22 - Permitted Uses. Uses permitted in the Office 1 District shall be equally allowed in the Special District 2, except that the following additional uses as set forth in Section 4.35 - Retail Business and Consumer Service Establishments, shall be permitted by special permit: 4.35 a-e and f1. In granting a special permit for uses allowed by special permit in this Special District 2, and the Office 1 district as set forth in Section 4.35, the following limitations and conditions shall apply:

a. The use shall be located only on the first floor or the basement of a building having two or more stories.

b. All public entrances to a retail establishment shall front directly onto Broadway and may not be located on any lot or portion of a lot lying west of the centerline of Moore Street or its northerly extension.

17.23 - Dimensional Regulations. The Dimensional Regulations of the Office 1 district shall apply except as modified in this Section 17.23.

17.23.1 - Maximum FAR. The FAR applicable on a lot may be increased to 1.25 by special permit from the Planning Board.

17.23.2 - Maximum Height. The maximum height may be increased to 70 feet by special permit from the Planning Board.

17.23.3 - Minimum Lot Area per Dwelling Unit. The minimum lot area per dwelling unit may be reduced to 900 square feet by special permit from the Planning Board

17.23.4 - Yard Requirements. The minimum side yard may be waived by special permit from the Planning Board.

17.23.5 - Standards for Issuance of a Special Permit.

In granting a special permit for dimensional relief or for additional retail uses in the district, the special permit granting authority shall be guided by the following:

a. The amount, scale, and height of building proposed is shifted away from the critical edges of the site adjacent to neighborhood residential development, low density residential district lines, or public parks; shadows cast on existing residential development is reduced from that development that would be permitted as of right.

b. Increased height or waiver of side yard setbacks permits the provision of greater setbacks adjacent to neighborhood residential development, low density residential district lines, or public parks than would otherwise be provided; increased height permits a more effective transition between the proposed development and existing adjacent larger-scaled development; increased height and gross floor area is located adjacent to Broadway or to existing large scale development on nearby lots.

c. Increased height facilitates the provision of on- site green area and open space

d. The location, type and quantity of retail use is such that negative impacts on nearby residential streets, in terms of service vehicular activity, pedestrian or vehicular customer traffic, glare of accessory signs, management of trash and waste, and other similar matters is limited; the types of retail activity proposed may provide services to the adjacent residential neighborhood.

e. Where additional gross floor area is permitted, access to parking and loading facilitates is located where it minimizes any impact on adjacent residential development; surface parking lots are located away from existing residential development or are substantially screened from view from that residential development; accessory parking is provided underground or within structures and is adequately screened from view from public ways and residential lots; parking on the first or second floor of a building is designed so as to be screened in part from view from public ways and residential neighborhoods by active retail or office uses.

17.24 - Off Street Parking and Loading requirements. The quantity of off street parking and loading required in this Special District 2 shall be as specified in Article 6.000 for uses in Residence C-3, Office 3, and Industry B zoning districts.

B. Amend the Zoning Map of the City of Cambridge by doing the following.

1. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Special District 2, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to a Special District 2 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the northeasterly extension of the centerline of Clark Street;

1.1 Thence proceeding in a westerly direction along the northeasterly extension of the centerline of Clark Street and the centerline of Clark Street and its southwesterly extension to its intersection with the centerline of Broadway, a distance of approximately 400 feet;

1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;

1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;

1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;

1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;

1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;

1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly projections to its intersection with the centerline of Hampshire Street, a distance of approximately 280;

1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the easterly extension of the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affccting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.
Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

2. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street Broadway to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the side lot line of Lot #91, and its southwesterly extension, its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

Affected properties

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

3. Delete the zoning district designations Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.
Even number 242 Windsor Street.

5.

RECEIVED BY
OFFICE OF CITY CLERK
98 MAR -2 AM 8:25
CAMBRIDGE MA.

February 28, 1998

To the Honorable, the City Council:

The following residents of the City of Cambridge respectfully submit for your consideration the attached amendment to the text and map of the City of Cambridge Zoning Ordinance. The amendments will affect portions of Neighborhood 4 at the edge of Kendall Square that are now under considerable development pressure. The amendments, incorporating recommendations for the same area made by the Cambridge Planning Board, would significantly reduce the amount of development allowed on large underdeveloped parcels bordering on Broadway, Hampshire Street and Harvard Street in a manner that will protect the neighborhood's need for reasonably scaled housing and commercial development in an area already overwhelmed by very large commercial buildings.

The proposed amendments will also make reasonable adjustments to the small neighborhood retail zoning districts so that they will better serve the needs of residents as well as property owners.

We believe that these changes are in the best interest of the neighborhood and are reasonable and fair to the property owners affected. We urge the Council to favorably consider this proposal.

Name (print)	Signature	Address
✓ Julia O Gregory	Julia O. Gregory	11 Market St., Cambridge MA 02139 2/1
✓ Nancy Seymour	Nancy Seymour	170 Harvard St., Cambridge, MA 02139 2/1
✓ Richard Goldberg	Richard Goldberg	170 Harvard St, Cambridge 02139 2/1
✓ Noel F. Dobson		139 Pine St - Camb, 02139 2/2
✓ Elissa Carlson		111 Hampshire St. Camb. 02139 3/1

✓	JOHN B. LEVINE	John B. Levine	111 Hampshire St. Camb 02139	3/1
✓	PATRICIA LEE FARRIS	Lee Farris	~~269 NORFOLK ST.~~ 77 ELM ST. #2 02	3/2
✓	BOB WALTER	Robert P. Walter	17 BISHOP ALLEN DR. CAMBR. 02139	2/2
✓	Jarrett Barrios (BARRIOS)		216 Prospect St #2 Camb 02139	3/4
✓	Andrea G. Devine	Andrea G Devine	165 Spring St.	1/2
✓	Ralph H. Boynton		20 Market St.	2/1 —
✓	George Greenidge		119 Pine Street (70 Bishop Allen Dr.)	5/1

✓ = Registered voters

A. Amend the Text of the Zoning Ordinance of the City of Cambridge as described below.

In Article 17.000, create a new Section 17.20 to read as follows:

17.20 - Special District 2

17.21 - Scope and Purpose. This Section 17.20 regulates development within the Special District 2 as shown on the Zoning Map of the City of Cambridge. Except as herein provided in this Section 17.20, all requirements of, and regulations applicable to, the Office 1 District shall apply equally to the Special District 2. It is the intent of this Special District 2 to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along adjacent neighborhood streets.

17.22 - Permitted Uses. Uses permitted in the Office 1 District shall be equally allowed in the Special District 2, except that the following additional uses as set forth in Section 4.35 - Retail Business and Consumer Service Establishments, shall be permitted by special permit: 4.35 a-e and f1. In granting a special permit for uses allowed by special permit in this Special District 2, and the Office 1 district as set forth in Section 4.35, the following limitations and conditions shall apply:

a. The use shall be located only on the first floor or the basement of a building having two or more stories.

b. All public entrances to a retail establishment shall front directly onto Broadway and may not be located on any lot or portion of a lot lying west of the centerline of Moore Street or its northerly extension.

17.23 - Dimensional Regulations. The Dimensional Regulations of the Office 1 district shall apply except as modified in this Section 17.23.

17.23.1 - Maximum FAR. The FAR applicable on a lot may be increased to 1.25 by special permit from the Planning Board.

17.23.2 - Maximum Height. The maximum height may be increased to 70 feet by special permit from the Planning Board.

17.23.3 - Minimum Lot Area per Dwelling Unit. The minimum lot area per dwelling unit may be reduced to 900 square feet by special permit from the Planning Board

17.23.4 - Yard Requirements. The minimum side yard may be waived by special permit from the Planning Board.

17.23.5 - Standards for Issuance of a Special Permit.

In granting a special permit for dimensional relief or for additional retail uses in the district, the special permit granting authority shall be guided by the following:

a. The amount, scale, and height of building proposed is shifted away from the critical edges of the site adjacent to neighborhood residential development, low density residential district lines, or public parks; shadows cast on existing residential development is reduced from that development that would be permitted as of right.

b. Increased height or waiver of side yard setbacks permits the provision of greater setbacks adjacent to neighborhood residential development, low density residential district lines, or public parks than would otherwise be provided; increased height permits a more effective transition between the proposed development and existing adjacent larger-scaled development; increased height and gross floor area is located adjacent to Broadway or to existing large scale development on nearby lots.

c. Increased height facilitates the provision of on- site green area and open space

d. The location, type and quantity of retail use is such that negative impacts on nearby residential streets, in terms of service vehicular activity, pedestrian or vehicular customer traffic, glare of accessory signs, management of trash and waste, and other similar matters is limited; the types of retail activity proposed may provide services to the adjacent residential neighborhood.

e. Where additional gross floor area is permitted, access to parking and loading facilitates is located where it minimizes any impact on adjacent residential development; surface parking lots are located away from existing residential development or are substantially screened from view from that residential development; accessory parking is provided underground or within structures and is adequately screened from view from public ways and residential lots; parking on the first or second floor of a building is designed so as to be screened in part from view from public ways and residential neighborhoods by active retail or office uses.

17.24 - Off Street Parking and Loading requirements. The quantity of off street parking and loading required in this Special District 2 shall be as specified in Article 6.000 for uses in Residence C-3, Office 3, and Industry B zoning districts.

B. Amend the Zoning Map of the City of Cambridge by doing the following.

1. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Special District 2, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to a Special District 2 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the northeasterly extension of the centerline of Clark Street;

1.1 Thence proceeding in a westerly direction along the northeasterly extension of the centerline of Clark Street and the centerline of Clark Street and its southwesterly extension to its intersection with the centerline of Broadway, a distance of approximately 400 feet;

1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;

1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;

1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;

1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;

1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;

1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly projections to its intersection with the centerline of Hampshire Street, a distance of approximately 280;

1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the easterly extension of the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.
Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

2. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street Broadway to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the side lot line of Lot #91, and its southwesterly extension, its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

Affected properties

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

3. Delete the zoning district designations Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.
Even number 242 Windsor Street.

Consent Communication #5

Petition was received transmitting an amendment to the text and map of the City of Cambridge Zoning Ordinance that will affect portions of Neighborhood 4 at the edge of Kendall Square that are now under considerable development pressure.

In City Council March 16, 1998

Sent in C. Davis ppt. Gene A Lynch 3/20/98

CHARTER RIGHT
BY Councillor Russell.

3/23/98

Referred to
Ordinance Comm + Planning Board

RECEIVED BY
OFFICE OF CITY CLERK
98 MAR -2 AM 8:25
CAMBRIDGE MA.

February 28, 1998

To the Honorable, the City Council:

The following residents of the City of Cambridge respectfully submit for your consideration the attached amendment to the text and map of the City of Cambridge Zoning Ordinance. The amendments will affect portions of Neighborhood 4 at the edge of Kendall Square that are now under considerable development pressure. The amendments, incorporating recommendations for the same area made by the Cambridge Planning Board, would significantly reduce the amount of development allowed on large underdeveloped parcels bordering on Broadway, Hampshire Street and Harvard Street in a manner that will protect the neighborhood's need for reasonably scaled housing and commercial development in an area already overwhelmed by very large commercial buildings.

The proposed amendments will also make reasonable adjustments to the small neighborhood retail zoning districts so that they will better serve the needs of residents as well as property owners.

We believe that these changes are in the best interest of the neighborhood and are reasonable and fair to the property owners affected. We urge the Council to favorably consider this proposal.

Name (print)	Signature	Address
✓ Julia O Gregory	Julia O. Gregory	11 Market St., Cambridge MA 02139 2/1
✓ Nancy Seymour	Nancy Seymour	170 Harvard St., Cambridge, MA 02138 2/1
✓ Richard Goldberg	Richard Goldberg	170 Harvard St, Cambridge 02139 2/1
✓ Noel F. Dickson	Noel F. Dickson	139 Pine St - Camb, 02139 2/2
✓ Elissa Carlson	E. Carlson	111 Hampshire St. Camb. 02139 3/1

✓	JOHN B. LEVINE	John B. Levine	111 Hampshire St. Camb 0213	3/1
✓	PATRICIA LEE FARRIS	Lee Farris	~~269 NORFOLK ST.~~ 77 ELM ST. #2 02	2/2
✓	BOB WALTER	Robert P. Walter	17 BISHOP ALLEN DR. CAMB. 021	2/2
✓	Jarrett Barrios (BARRIOS)		216 Prospect St #2 Camb 02139	3/4
✓	Andrea G. Devine	Andrea G Devine	165 Spring St.	1/2
✓	Ralph H. Boynton		20 Market St.	2/1 —
✓	George Greenidge		119 Pine Street (70 Bishop Allen Dr.)	5/1

✓ = Registered voters

A. Amend the Text of the Zoning Ordinance of the City of Cambridge as described below.

In Article 17.000, create a new Section 17.20 to read as follows:

17.20 - Special District 2

17.21 - Scope and Purpose. This Section 17.20 regulates development within the Special District 2 as shown on the Zoning Map of the City of Cambridge. Except as herein provided in this Section 17.20, all requirements of, and regulations applicable to, the Office 1 District shall apply equally to the Special District 2. It is the intent of this Special District 2 to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along adjacent neighborhood streets.

17.22 - Permitted Uses. Uses permitted in the Office 1 District shall be equally allowed in the Special District 2, except that the following additional uses as set forth in Section 4.35 - Retail Business and Consumer Service Establishments, shall be permitted by special permit: 4.35 a-e and f1. In granting a special permit for uses allowed by special permit in this Special District 2, and the Office 1 district as set forth in Section 4.35, the following limitations and conditions shall apply:

a. The use shall be located only on the first floor or the basement of a building having two or more stories.

b. All public entrances to a retail establishment shall front directly onto Broadway and may not be located on any lot or portion of a lot lying west of the centerline of Moore Street or its northerly extension.

17.23 - Dimensional Regulations. The Dimensional Regulations of the Office 1 district shall apply except as modified in this Section 17.23.

17.23.1 - Maximum FAR. The FAR applicable on a lot may be increased to 1.25 by special permit from the Planning Board.

17.23.2 - Maximum Height. The maximum height may be increased to 70 feet by special permit from the Planning Board.

17.23.3 - Minimum Lot Area per Dwelling Unit. The minimum lot area per dwelling unit may be reduced to 900 square feet by special permit from the Planning Board

17.23.4 - Yard Requirements. The minimum side yard may be waived by special permit from the Planning Board.

17.23.5 - Standards for Issuance of a Special Permit.

In granting a special permit for dimensional relief or for additional retail uses in the district, the special permit granting authority shall be guided by the following:

a. The amount, scale, and height of building proposed is shifted away from the critical edges of the site adjacent to neighborhood residential development, low density residential district lines, or public parks; shadows cast on existing residential development is reduced from that development that would be permitted as of right.

b. Increased height or waiver of side yard setbacks permits the provision of greater setbacks adjacent to neighborhood residential development, low density residential district lines, or public parks than would otherwise be provided; increased height permits a more effective transition between the proposed development and existing adjacent larger-scaled development; increased height and gross floor area is located adjacent to Broadway or to existing large scale development on nearby lots.

c. Increased height facilitates the provision of on- site green area and open space

d. The location, type and quantity of retail use is such that negative impacts on nearby residential streets, in terms of service vehicular activity, pedestrian or vehicular customer traffic, glare of accessory signs, management of trash and waste, and other similar matters is limited; the types of retail activity proposed may provide services to the adjacent residential neighborhood.

e. Where additional gross floor area is permitted, access to parking and loading facilitates is located where it minimizes any impact on adjacent residential development; surface parking lots are located away from existing residential development or are substantially screened from view from that residential development; accessory parking is provided underground or within structures and is adequately screened from view from public ways and residential lots; parking on the first or second floor of a building is designed so as to be screened in part from view from public ways and residential neighborhoods by active retail or office uses.

17.24 - Off Street Parking and Loading requirements. The quantity of off street parking and loading required in this Special District 2 shall be as specified in Article 6.000 for uses in Residence C-3, Office 3, and Industry B zoning districts.

B. Amend the Zoning Map of the City of Cambridge by doing the following.

1. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Special District 2, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to a Special District 2 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the northeasterly extension of the centerline of Clark Street;

1.1 Thence proceeding in a westerly direction along the northeasterly extension of the centerline of Clark Street and the centerline of Clark Street and its southwesterly extension to its intersection with the centerline of Broadway, a distance of approximately 400 feet;

1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;

1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;

1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;

1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;

1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;

1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly projections to its intersection with the centerline of Hampshire Street, a distance of approximately 280;

1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the easterly extension of the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.
Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

2. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street Broadway to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the side lot line of Lot #91, and its southwesterly extension, its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

Affected properties

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

3. Delete the zoning district designations Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.
Even number 242 Windsor Street.

Consent Communication #5

Petition was received transmitting an amendment to the text and map of the City of Cambridge Zoning Ordinance that will affect portions of Neighborhood 4 at the edge of Kendall Square that are now under considerable development pressure.

In City Council March 16, 1998

Sent in C. Davis pkt. Jane A Lynch 3/20/98

CHARTER RIGHT
BY Councillor Russell.

3/23/98

Referred to
Ordinance Comm + Planning Board

RECEIVED BY
OFFICE OF CITY CLERK
98 MAR -2 AM 8:25
CAMBRIDGE MA.

February 28, 1998

To the Honorable, the City Council:

The following residents of the City of Cambridge respectfully submit for your consideration the attached amendment to the text and map of the City of Cambridge Zoning Ordinance. The amendments will affect portions of Neighborhood 4 at the edge of Kendall Square that are now under considerable development pressure. The amendments, incorporating recommendations for the same area made by the Cambridge Planning Board, would significantly reduce the amount of development allowed on large underdeveloped parcels bordering on Broadway, Hampshire Street and Harvard Street in a manner that will protect the neighborhood's need for reasonably scaled housing and commercial development in an area already overwhelmed by very large commercial buildings.

The proposed amendments will also make reasonable adjustments to the small neighborhood retail zoning districts so that they will better serve the needs of residents as well as property owners.

We believe that these changes are in the best interest of the neighborhood and are reasonable and fair to the property owners affected. We urge the Council to favorably consider this proposal.

Name (print)	Signature	Address
✓ JULIA O GREGORY	Julia O. Gregory	11 Market St., Cambridge MA 02139 2/1
✓ NANCY SEYMOUR	Nancy Seymour	170 Harvard St., Cambridge, MA 02138 2/1
✓ RICHARD GOLDBERG	Richard Goldberg	170 Harvard St, Cambridge 02139 2/1
✓ Noel F. Dickson		139 Pine St - Cambs, 02139 2/2
✓ Elissa Carlson		111 Hampshire St. Camb. 02 3/1

✓	JOHN B. LEVINE	John B. Levine	111 Hampshire St. Camb 0213	3/1
✓	PATRICIA LEE FARRIS	Lee Farris	77 ELM ST. ~~269 NORFOLK ST.~~ #2 02	3/2
✓	BOB WALTER	Robert P. Walter	17 BISHOP ALLEN DR. CAMB. 02	2/2
✓	Jarrett Barrios		216 Prospect St #2 Camb 02139	3/4
✓	Andrea G. Devine	Andrea G Devine	165 Spring St.	1/2
✓	Ralph H. Boynton		20 Market St.	2/1 —
✓	George Greenidge		119 Pine Street (70 Bishop Allen Dr.)	5/1

✓ = Registered voters

A. Amend the Text of the Zoning Ordinance of the City of Cambridge as described below.

In Article 17.000, create a new Section 17.20 to read as follows:

17.20 - Special District 2

17.21 - Scope and Purpose. This Section 17.20 regulates development within the Special District 2 as shown on the Zoning Map of the City of Cambridge. Except as herein provided in this Section 17.20, all requirements of, and regulations applicable to, the Office 1 District shall apply equally to the Special District 2. It is the intent of this Special District 2 to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along adjacent neighborhood streets.

17.22 - Permitted Uses. Uses permitted in the Office 1 District shall be equally allowed in the Special District 2, except that the following additional uses as set forth in Section 4.35 - Retail Business and Consumer Service Establishments, shall be permitted by special permit: 4.35 a-e and f1. In granting a special permit for uses allowed by special permit in this Special District 2, and the Office 1 district as set forth in Section 4.35, the following limitations and conditions shall apply:

a. The use shall be located only on the first floor or the basement of a building having two or more stories.

b. All public entrances to a retail establishment shall front directly onto Broadway and may not be located on any lot or portion of a lot lying west of the centerline of Moore Street or its northerly extension.

17.23 - Dimensional Regulations. The Dimensional Regulations of the Office 1 district shall apply except as modified in this Section 17.23.

17.23.1 - Maximum FAR. The FAR applicable on a lot may be increased to 1.25 by special permit from the Planning Board.

17.23.2 - Maximum Height. The maximum height may be increased to 70 feet by special permit from the Planning Board.

17.23.3 - Minimum Lot Area per Dwelling Unit. The minimum lot area per dwelling unit may be reduced to 900 square feet by special permit from the Planning Board

17.23.4 - Yard Requirements. The minimum side yard may be waived by special permit from the Planning Board.

17.23.5 - Standards for Issuance of a Special Permit.

In granting a special permit for dimensional relief or for additional retail uses in the district, the special permit granting authority shall be guided by the following:

a. The amount, scale, and height of building proposed is shifted away from the critical edges of the site adjacent to neighborhood residential development, low density residential district lines, or public parks; shadows cast on existing residential development is reduced from that development that would be permitted as of right.

b. Increased height or waiver of side yard setbacks permits the provision of greater setbacks adjacent to neighborhood residential development, low density residential district lines, or public parks than would otherwise be provided; increased height permits a more effective transition between the proposed development and existing adjacent larger-scaled development; increased height and gross floor area is located adjacent to Broadway or to existing large scale development on nearby lots.

c. Increased height facilitates the provision of on- site green area and open space

d. The location, type and quantity of retail use is such that negative impacts on nearby residential streets, in terms of service vehicular activity, pedestrian or vehicular customer traffic, glare of accessory signs, management of trash and waste, and other similar matters is limited; the types of retail activity proposed may provide services to the adjacent residential neighborhood.

e. Where additional gross floor area is permitted, access to parking and loading facilitates is located where it minimizes any impact on adjacent residential development; surface parking lots are located away from existing residential development or are substantially screened from view from that residential development; accessory parking is provided underground or within structures and is adequately screened from view from public ways and residential lots; parking on the first or second floor of a building is designed so as to be screened in part from view from public ways and residential neighborhoods by active retail or office uses.

17.24 - Off Street Parking and Loading requirements. The quantity of off street parking and loading required in this Special District 2 shall be as specified in Article 6.000 for uses in Residence C-3, Office 3, and Industry B zoning districts.

B. Amend the Zoning Map of the City of Cambridge by doing the following.

1. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Special District 2, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to a Special District 2 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the northeasterly extension of the centerline of Clark Street;

1.1 Thence proceeding in a westerly direction along the northeasterly extension of the centerline of Clark Street and the centerline of Clark Street and its southwesterly extension to its intersection with the centerline of Broadway, a distance of approximately 400 feet;

1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;

1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;

1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;

1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;

1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;

1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly projections to its intersection with the centerline of Hampshire Street, a distance of approximately 280;

1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the easterly extension of the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.
Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

2. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street Broadway to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the side lot line of Lot #91, and its southwesterly extension, its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

Affected properties

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

3. Delete the zoning district designations Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.
Even number 242 Windsor Street.

Speaker Sign Up

SUPPORT THE GREGORY PETITION

	NAME	ADDRESS
1.	Nancy Hall	3 Putnam Ave #29
2.	Dennis Benzan	84 Columbia St, — 1 Pine St
3.	Bill Marcotte	19 AGASSIZ ST. #22
4.	Bill Cavellini	9 Spendaki Terrace
5.	Jan Solit	84 OTIS ST
6.	~~A~~ gilda Brown	Market St.
7.	glenn mcDonald	1 Lilac Court
8.	Richard Goldberg	170 Harvard St,
9.	BOB WALTER	17 BISHOP ALLEN DR.
10.	Elie Yaralen	143 Pleasant St
11.	Lee Farris	269 Norfolk
~~12~~	~~Julia Brown~~	~~144 Market ST~~
13.	MARGERY WILSON	125 PORTLAND ST John Hennie III Hampshire
14	~~Matt Larson~~	
15	Robert Winters	366 BROADWAY

[must leave by no later than 7:15 pm]

16.

show of hands

Speaker Sign Up

SUPPORT

NAME	ADDRESS
~~[illegible]~~	~~[illegible]~~
~~[illegible]~~	
David Hoicka	10 Lopez St 02139
Michael Schwartz	84 Pine St 02139
Karen Gellespie	167 Harvard St. 02135
James Williamson	17 Perry St. 02139

Gregory 6 pm

SPEAKER SIGN UP

OPPOSED

NAME	ADDRESS
D Wayne Warren	6a Webster St
Bruce Cohen	200 Broadway
Ken May	241 Cand. Md
Scott Levitan	11 Bigelow St. 02139
(Andrew Oldham)	34 1/2 Lee St 02139
Gerald Bergman	92 Elm St 02139
Alex Steinbergh	3 Clinton St #3 02139
Eric Schlager	205 Broadway
Jackie Carroll	
Don Harding	

To The City Council:

I own and operate a small business in Kendall square, close to the Bulfinch Development site. I support the new development plans, and view it as a revitalization of the immediate area.

Bulfinch reached out and continued to meet with the neighbors in good faith. They agreed to a compromise plan that downsized their building, and that gave the neighbors much needed benefits.

Bulfinch improved design of the building makes a strong positive difference. They have agreed to reduce parking, lower the height, and build a portion of their parking underground. All of these compromises cost money, but they represent the steps Bulfinch took to improve its urban design.

Please reject the Gregory petition, and let's get on with the new development.

Sincerely, Phillip LeRose

Phillip LeRose
Kendall Hair Co.
36 Hampshire St
Cambridge, MA 02139

Tim Hughes
340 A Norfolk St.
(617) 868-5052
Cambridge, MA 02139

June 14, 1998

To the City Council

As an Area III resident and a member of Carpenters' Local 40 I would like to repeat my support for the Bullfinch Development at 205 & 210 Broadway, and ask the City Council to oppose the Gregory down zoning petition. I think the development benefits Cambridge for three reasons.

First, the immediate community will receive a substantial benefits package that includes land, educational grants and job training. Secondly, it will be a Union built development generating good paying construction jobs. And third, it will preserve if not add to the commercial tax base, a benefit to homeowners citywide, by keeping Camp, Dresser & McKee in Cambridge.

Sincerely,

Tim Hughes
Norfolk St.

Mayor Duehay:

I live in Newtowne Court, in the Area IV neighborhood, and I oppose the Gregory Petition.

Our neighborhood needs new jobs, and new opportunity. Many other parts of Cambridge have new investment both from the government and private companies. We in Area IV have benefited from the City Government's programs at the Teen Center etc. But, we also need private companies like Bulfinch and CDM to work with us to help our young people have a chance at better opportunities.

The bundle of community investments, the scholarships, the community investment fund, and the donation of land offer us some of these opportunities. The Gregory petition would just delay or even stop the building and investment from occurring here in our area.

Please Vote NO on the Gregory Petition.

Sincerely,

Ethel Delgado

Ethel Delgado

CC: Cambridge City Councillors

35 Newtowne ct. #143

Camb. MA 02139

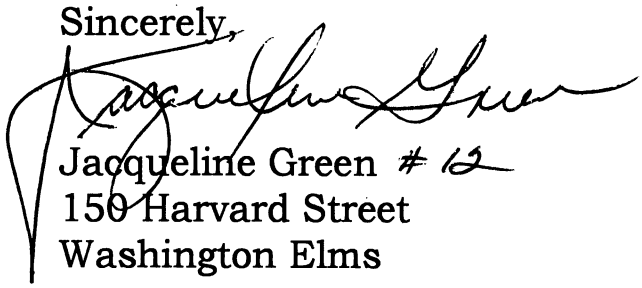
To The Cambridge City Council:

I am a resident of Area IV and I support the development as proposed by Bulfinch. I am very opposed to the Gregory Petition, and I hope that you vote against it.

Area IV and III need new investment, redevelopment, and jobs. Our young people could use many of the benefits that we bargained for during the many months of talks. The buildings are now well under the size that was first proposed, and are guaranteed to never grow to what the current rules allow.

Please reject the Gregory Petition.

Sincerely,



Jacqueline Green #12
150 Harvard Street
Washington Elms

Dear City Council:

I live in Area IV, in the Newtowne Court development, and I urge the City Council to reject the Gregory Petition.

I support the new downsized development plan, and the community investments. Bulfinch's buildings are smaller than they could be, and they are putting their promises in writing, that they will not grow larger in the future.

Our young people need computer training, apprenticeships, and a sense of involvement with the business community. We want a new organization to oversee and manage the land that will be in our hands at the end of this process. It is our choice, the land could be used for affordable housing, or another community purpose.

All of this will be stopped if the Council passes the Gregory Petition. Please vote it down.

Sincerely,

Manuel Themea

Manuel Themea
32 Newtowne Ct. #276
Cambridge, Mass. 02139

To The City Council:

I ask you to oppose the Gregory Petition, and support the Bulfinch compromise proposal.

I have been an active supporter of a downsized building, and a community investment package. We need to move forward with this development, and bring some positive investment to our neighborhoods. Our children need the access to technology, scholarships, and training that we have achieved. This entire package could disappear if the Gregory Petition were acted favorably upon.

The buildings are smaller, and the investment package is larger. Please reject the Gregory petition.

Very Truly Yours,

Pamela L Curtis

PAMELA L CURTIS
20 Walden Sq apt 507

To The City Council:

I live within one block of the proposed Bulfinch Development, and I strongly support the new compromise plan. We need to have good private investment in our neighborhood, and a clean up of the vacant lot next to the Garment District. For as long as we can remember, that lot has been full of weeds and has sat unused.

Please vote against the Gregory Petition. The Gregory Petition does not give Area IV any benefits, investment, or progress for our young people. We desperately need new jobs and businesses in our community.

Thanks.

Lena Dobson

43 Clark St.
Cambridge, MA. 02139

June 12, 1998

208 Harvard Street
Cambridge, Ma 02139

City Council
Cambridge, Massachusetts

RE: Bulfinch Development in Area 4

Honorable City Council:

As a resident of Area 4, I have watched with great interest the negotiation process which evolved between the Developer of the 205-210 Broadway Sites and the Neighboring Community and in spite of the absence of protective zoning regulations, a reasonable land use plan appears to have been reached.

The Bulfinch Company and it's development team have through a series of open negotiations and public meetings with concerned Area 4 residents have structured an acceptable compromise for the two (2) sites. Bulfinch has agreed to build a far smaller structures than currently allowed under existing zoning. They have further agreed to deed restrictions at the 205 site and an unprecedented voluntary linkage proposal.

This letter is an accolade for the responsible manner in which the Bullfinch Company has represented itself. It is also a condemnation of " knee jerk" down zoning petitions designed to delay active legal authorized development. It quite clear that the Cambridge City Council needs to look carefully at a responsible comprehensive city wide re-zoning proposal and not those proposals which obfuscate the main issue.

Bulfinch has worked under the existing regulations. They have been to the table with the Neighborhood. They have worked out a reasonable compromise and should be allowed to proceed with their current plan. Until such time the current zoning ordinance is amended to further protect our highly prized but limited back yards and open space, all defensive individual zoning petitions, in particular The Gregory petition, should be rejected by the City Council.

Sincerely,

Frank A. Pedro

Mayor Duehay:

I live in Area III and I support the Bulfinch Development compromise plan. Our neighborhood successfully convinced these developers to make their building smaller, and provide investment and benefits to the neighborhood. We need to forward with the compromise, not take a step back with the Gregory Petition.

Bulfinch also changed the design of the buildings to include cafes and retail. Our neighborhood needs this activity at night. There are also plans for some green space for the neighborhood to enjoy. Let's move ahead, and reject the Gregory Petition.

Sincerely,

Duane Warren
69 Warren St.

CC: Cambridge City Council

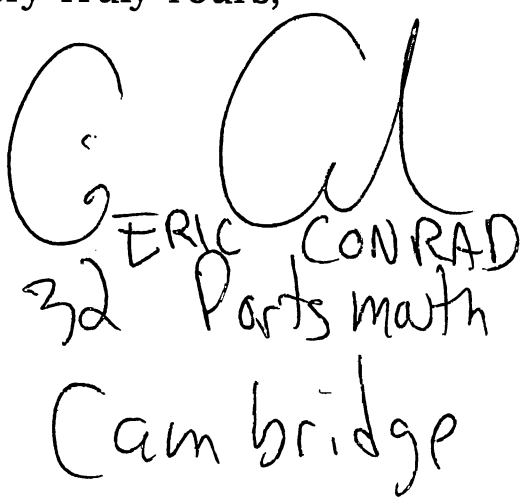
To The Honorable Mayor Duehay and the Cambridge City Council:

I am opposed to the Gregory petition. I support the development of the new office and retail space in our neighborhood negotiated with Bullfinch. We need the investment and jobs for our residents.

I heard some of the Gregory Petition supporters remark that they will follow the lead of the Planning Board on the rezoning of this parcel. WHAT DOES THAT MEAN? WHO ARE THESE PEOPLE? Is this leadership? If they are true citizen leaders, why do they accept the whim of the Planning Board? Why don't these people just apply to be members of the Planning Board?

I think the Bulfinch self imposed downzoning and benefits package will be best for our neighborhood. Vote down the Gregory petition.

Very Truly Yours,



ERIC CONRAD
32 Portsmouth St.
Cambridge

City Council:

As a resident of Area IV and the Washington Elms housing, I urge you to support the Bulfinch Development and reject the Gregory Petition.

Our area needs new investment, jobs, and the community funding package for apprenticeships, job training, computer equipment, and affordable housing. Our young people need to be given similar opportunities that other neighborhoods around Cambridge have had for many years.

It is my understanding that the Planning Board is now recommending only a six foot difference in height from the Bulfinch Compromise. I would gladly take the extra six feet in exchange for the jobs, investment, and neighborhood benefits that are now on the table. We do not need more delays and a zoning petition that could drive businesses like Camp Dresser and McKee out of Cambridge.

Very Truly Yours, Debbie A Hill

Debbie A Hill
161 Washington St #4
Camb. MA 02139

To The City Council:

I urge you to vote against the Gregory Petition. I support the new buildings proposed by Bulfinch Company.

Bulfinch has agreed to setbacks, underground parking, and the building of a pedestrian park. Their plan will be a significant improvement to the vacant lot and parking lot that exists today.

The Gregory Petition does not offer any significant improvement to the neighborhood. Please vote No on this matter.

Sincerely Celia U Gleeth

1410 Thorndike ST

To The Cambridge City Council:

I urge the Cambridge City Council to defeat the Gregory Petition and support the Bulfinch Development compromise plan for a new building and headquarters for Camp, Dresser & Mckee (CDM).

Bulfinch agreed to reduce the parking in the building by seventy spaces. This reduction results in the minimum allowed by the current zoning, or about one space per 1000 square feet of development. In addition, Bulfinch is committed to reducing traffic by various methods including bicycle racks, a shuttle to the Kendall Square T Stop, promoting ride sharing amongst the employees, and donating almost one third of the land available at the 210 Broadway site to the neighborhood for housing. This new design and compromise also includes a public open space for the use of the community. The inclusion of ground level retail is also helpful in making the design of this project a very good one.

I fear that if the Council were to enact the Gregory Petition, CDM would leave Cambridge and move to the suburbs. Over the past several years, we have seen companies like Arthur D. Little, Stride Rite, Delphi Internet, Genzyme, and Haley and Aldrich move some or all of its operations out of Cambridge. Let's keep CDM right here in Cambridge.

Please vote against the Gregory Petition!

Very Truly Yours,

Inge Metcalf

INGE METCALF
10 MAGAZINE ST
CAMBRIDGE, MA 02139

Mayor Duehay:

Please accept this letter in support of the Bulfinch development plan. The West side of Kendall Square needs new investment and development.

Bulfinch has made considerable progress with the neighborhood and has made many changes and compromises to the development plan. In fact the current plan represents only 58% of what is allowable by the current zoning rules. The positive benefits of this development will help enliven an area that is now empty at night.

The time has come to support this development, and oppose the Gregory Petition.

Sincerely,

Michael Roberge

Blumenthals Flowers

201 BROADWAY
CAMBRIDGE, MA 02139

CC: Cambridge City Council

MICHAEL ROBERGE

To The Cambridge City Council:

I support the compromise plan and benefits package as bargained for by my neighbors in Area IV. I request that you vote against the Gregory Petition.

The new Bulfinch Plan includes a smaller building, reduced parking build underground, and an opportunity for retail at the street level. Our neighborhood needs this new investment and will benefit from the compromise package negotiated by Area IV residents. I also support the community land that Bulfinch is deeding to the neighborhood for housing to be built around the edges of their project.

Please allow the development to occur and reject the Gregory Petition.

Sincerely, James N Bridgeman

JAMES N BRIDGEMAN

177 WINDSOR ST

City Clerk Drury:

Please forward this to Mayor Duehay, and the Cambridge City Council.

I urge the City's policy makers and City Council to reject the Gregory Petition. Then Bulfinch Company has agreed to a number of compromises, including the donation of land to the community.

Bulfinch made significant improvements to the urban design of their building, including the inclusion of park space, ground floor retail and cafes, and the reduction of parking. A good deal of the parking is now planned for underground. This will improve the appearance of the building, and give a sense of transition from the neighborhood to the larger buildings on Portland Street. Bulfinch cooperated with the neighborhood, and should be given the green light on this project.

The Gregory Petition does not guarantee any of these compromises or benefits. Please reject the Gregory Petition.

Sincerely,

Cheryl A Nelson
461 Washington St #3
Cambridge, MA 02139

To The City Council:

I call on the Cambridge City Council to reject the Gregory petition.

We are living in very prosperous economic times. There are global economic forces beyond the impact and control of Cambridge elected and appointed officials that result in a robust economy, job creation, and a booming real estate market. More than the average community, Cambridge is impacted by the positive and negative aspects of a robust economy. Many believe that the Cambridge "boom" is enhanced by our quality of life, our diversity, and our proximity to the brainpower of the Universities.

Whatever theory you choose to believe, I contend that in and of itself, GROWTH is not a dirty word. Growth means jobs, tax base enhancement, clean up and redevelopment of under utilized parcels. Growth cannot be stopped or managed solely by municipal zoning policy. It is impacted by regional, national, and global markets, interest rates, and other factors.

We all agree that this is a boom time for our country and our city. It is my contention that it is high time for Area IV to share in some of the prosperity, job creation, and growth that other areas of our city have enjoyed in recent months.

Bulfinch Company is prepared to make a significant contribution and investment in Area IV by redeveloping 203 Broadway, and ultimately the Linpro site at 210 Broadway. The community incrementally negotiated a $1.5 million community investment and mitigation package with Bulfinch. This package includes needed funds for scholarships, computer training and equipment, charitable contributions, and an outright donation of land for use by the community for affordable housing, open space, recreation, or whatever the neighborhood chooses.

I believe that Bulfinch is a responsible developer, committed to working with our community, utilizing union labor, and being a good neighbor. They are a family company that began in 1936 and will be part of our future for years to come. They have voluntarily downsized their buildings to 58% of what is allowable, and have worked with us every step of the way.

In addition, the renderings of the two buildings, one of which will be the world headquarters of Camp Dresser & McKee, are quite attractive. I especially like the setbacks and pedestrian park.

The Gregory petition does not offer any real benefits to the neighborhood, no investment monies or scholarships. It does not offer a real and tangible opportunity to share in the economic good times.

Please reject the Gregory Petition.

Eric Conrad

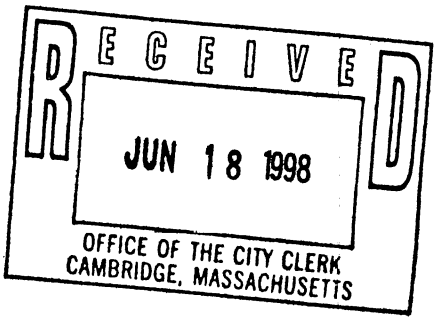
32 Portsmouth St.
Cambridge

Consent Communication #16

Sundry petitions were received from Erie Conrad et al, transmitting support for the Bulfinch Development site.

In City Council June 22, 1998

Referred to petition



June 18, 1998

To: The Honorable City Council

From: Julia O. Gregory Julia O. Gregory

Re: Planning Board Recommendations/Gregory Petition

The Planning Board at their meeting has thoughtfully re-considered their original modifications to the Carroll Petition. (As you may remember the Gregory Petition was a restatement of those recommendations.)

After balancing the needs of the residential neighborhood with the rights of the developers, they are recommending an increase in the FAR from 1.25 to 1.75 and an increase in the height limit from 70 feet to 100 feet. In addition, they are including retail use on Hampshire (which the community suppports) and encouraging housing on the residential edges. I am not sure whether the report will be completed in time to be in your packets on Monday night; therefore, I wanted to update you on the meeting results as I understand them from the oral presentation.

The petitioners would have preferred that the upper limit of the FAR be 1.5 instead of 1.75 and an height limit of 80 feet; however, we are willing to accept the recommendation in the hopes that all the City Council will now support the Gregory Petition. I look forward to reviewing the Planning Board recommendations with all of you in the near future.

Consent Communication #11

A communication was received from Julia O. Gregory regarding Planning Board recommendations regarding the Gregory petition.

In City Council June 22, 1998

Referred to the petition

RECEIVED
JUN 18 1998
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

June 17, 1998

Mayor Duehay, and the Honorable Cambridge City Council,

Each Monday night, those of us who support the Bulfinch proposal come under attack over and over during public testimony. It is no wonder that many of our neighbors who agree with us are reluctant to step forward. We have believed all along that the site planning we have negotiated with Eric and Rich is a good plan. We know as well, that we have been treated with nothing but respect and fairness throughout the process.

We now want to let you know that we in fact, are not alone. Enclosed are petitions signed by over one thousand of our neighbors who agree.

We are gratified to know that the Planning Board has made an independent recommendation which validates nearly every element of the project we have jointly designed. It is good urban planning that we are proud to support.

We submit to you the signatures of our neighbors, nearly all of whom live in Area III and Area IV.

Respectfully submitted,

Jacqueline Carroll
36 MARKET ST
Cambridge Adams
143 CLARK ST.
CAMB. MA. 02139

Donald Harding - 187 Windsor St
150 HARVARD ST #2
36 Market St

Consent Communication #15

Sundry petitions were received from Jacqueline Carroll, et al., transmittng support for the Bulfinch proposal.

In City Concil June 22, 1998

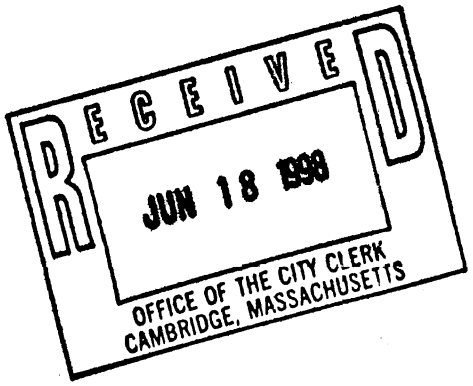
Referred to petition

This is a frightening prospect. Negotiations over stakes this high need to be handled by experienced negotiators who are directly accountable to the City Council and the residents of Cambridge. In the last community meeting, the group negotiating with Bullfinch tried to hammer out the community's list of demands with the developer in the room. This is not a responsible community development process.

I think it's clear that the developer is trying to put you, the City Council, in a difficult position by portraying deep community divisions and generous corporate philanthropy. These are both untrue. I would like you to claim your authority as decision-makers in this community and as the representatives of residents who don't want to be intimidated by powerful interests. We need your leadership in keeping this community united and in preventing outsiders, with no interest in this community besides money, from dividing us. I'd also like you to help me be able to do my work in good conscience, as I encourage people to vote and participate in their communities, in the belief that their voices will be heard by officials who will advocate in their interests. Please support the Gregory Petition. Thank you.

Office of the City Council
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Andrea Nash
18 Worcester Street
Cambridge, MA 02139



Testimony Presented at City Council on June 15, 1998

I am here to speak in support of the Gregory Petition. Each of us comes before you to speak to the particular aspect of this issue that resonates most powerfully for us - bringing you fears of living in the shadow of a large building, or a critique of the benefits package, or traffic concerns. I'm here to speak of my concerns about our process for making decisions about development in Cambridge.

I work in the field of adult education, mostly in the areas of staff and program development. A large piece of my work is dedicated to helping teachers incorporate community involvement and advocacy projects into their adult education curricula. This is based on the belief that democracy is something you DO, not something you HAVE, and that being active in our communities is vital to sustaining a responsive and accountable democratic process.

I am deeply concerned about the civics lessons I've been learning as this development issue has unfolded. Mostly, I've been amazed at how carefully the developers have manipulated this situation, creating the impression that there is a divided community. They did this by sidestepping the established community organization and creating their own group to negotiate with. This was a classic divide and conquer strategy, playing on race and class to try to disrupt an alliance which, in any diverse community, is fragile.

But I have been to almost all of the full community meetings that address this development (and have seen several of you there), and know that for the great majority of the community, this is not an either/or issue. People want a downzoned transitional area, and they ALSO expect to negotiate with their new corporate neighbors. We want both, just as we want downzoning AND union jobs. At the largest of these meetings, people voted overwhelmingly to support the Gregory petition and supported discussions with Bullfinch only as a backup strategy. From what I have heard, the majority of community signatures, calls, and letters, affirm this support. I ask you to listen to your constituents.

Also, I ask you to consider the impact it will have if you sanction the kind of negotiations that are occurring over this benefits package. The message will be that development in Cambridge will not be organized around a citywide plan, but will be determined by ad hoc groups, with more or less negotiating experience, bargaining with powerful developers, neighborhood by neighborhood.

Consent Communication #5

A communication was received from Andrea Nash, transmitting testimony presented at the City Council meeting of June 15, 1998 regarding the Gregory Petition.

In City Council June 22, 1998

Referred to Petition

However, I am here primarily to speak on only 2 issues - both of which are CDM.

My first issue is to set the facts straight regarding CDM's decisions and needs:

CDM is planning to locate our World Headquarters at 205 Broadway. This was a conscious decision on our part -- made after careful review of all our alternatives in and outside the City. We not only chose to remain in Cambridge, a city and client that we have worked with for over fifty years, but we also selected this site because we felt it would give us the ability to design a facility that would improve and enhance a community and a neighborhood by making a close mix of residential, retail, and business work together for the mutual benefit of all. CDM is a world renowned environmental services firm committed to improving the environment for everyone. It is our intent to to design a facility that is functional, environmentally safe, environmentally efficient, and community friendly. We felt before and now even more strongly, that we can achieve this in cooperation with the Bullfinch Companies.

CDM does not require 400 parking spaces, nor do we require 300 or 250 as has been stated here several times. Of the 200 parking spaces we will have, 10 will be for occasional visitors, 15 will be for company vehicles, assigned in the field but requiring a parking space when not being used, and the remaining spaces will be used by the less than 30% of our staff that drive to work and desire to park in this building. Even some of those spaces will not be used every day because some people are not at the office every day of every week for a variety of reasons like; vacations, illness, appointments, meetings, etc.

My second issue demands even more clarification: I have heard the comment "Who is CDM and what have they done for the community, for the neighborhood, and for the City. I would like to list a few things we have done most recently and then let you make the decision of whether or not we are good a neighbor:

We have been contracted by the city of Cambridge to do work at Fresh Pond, to improve community infrastructure, to design Danahey Park, and much more. Not only does this benefit the city by returning, in the form of taxes some of the money the City pays for these projects, it benefits the community and the neighborhoods because the work we do physically improves the community. But that's work we are paid for and some could say we would do that even if we were not located in Cambridge.

So lets put what we are paid for aside and deal with some of the benefits to the community and neighborhoods that CDM has provided directly and are not paid for:

1. Several years ago, CDM donated a mainframe computer to the Cambridge School Department. The data processing manager for the school department stated, "We are very grateful to CDM for this equipment. We expect to use some of the memory and disk hardware to increase the capacity of our existing system. In addition we anticipate saving as much as $100,00 in maintenance costs."

2. In 1994, a donation effort, led by Diane Gore (a Cambridge resident and CDM employee) and many other CDM employees, resulted in the Morse School being the recipient of much equipment and supplies. These materials included chairs, chalkboards, tables, bookshelves, binders, copier paper, and envelopes. The Morse School sent individual letters to CDMers that participated in this effort and contacted the City Council to notify them of CDM's support.

3. In 1997, CDM received a proclamation from the City Council stating:

Whereas: CDM has been very generous to the City of Cambridge for many years in a multitude of ways; and
Whereas: CDM has been instrumental in providing technical assistance to the Water Department resulting in a significant improvement in the quality of Cambridge's water; and
Whereas: For many years, the Morse School has been the grateful recipient of many gifts including furniture, equipment and supplies; now therefore be it
Resolved: That the entire City Council go on record as congratulating CDM for their generosity, as well as applauding their efforts as a great neighbor to our city.

At that time Mayor Russell, Vice Mayor Born, Councillor Davis, Councillor Duehay, Councillor Galluccio, Councillor Sullivan, and Councillor Triantafillou were all identified on that proclamation.

4. In 1996, CDM received a letter of appreciation from the Principal of the Morse School for items that were used in the Art Room, the Music Room, the Math Department, and a Microfiche Printer that was given to the Public Library.

5. In 1997, two more letters of appreciation were received from the principal of the Morse School for additional donations. "These contributions have saved the City

School Department and the tax payers of Cambridge thousands of dollars and provided our school with furnishings that we would never be able to acquire without your help." James Coady

6. In late 1997, Diane Gore assisted with many other CDMers in raising over $1100 in cash and, in addition, to a van full of toys for the USMC Toys for Tots program of which we were assured that many would go to Cambridge children.

7. A few years ago, CDM employees volunteered to work with the Cambridge Conservation Commission in assisting with a catch basin stenciling program, asking residents not to dump waste, such as oil, into the sewers.

8. Annually, CDM employees have participated in City sponsored golf tournaments to benefit the Special Olympics and the homeless.

9. CDM employees have participated in the annual Fresh Pond Spring Road Race.

10. Last year CDM sponsored a table at the City's Boy Scout Banquet.

11. CDM has donated money to the Arts Council fund raiser for the annual Arts Festival.

12. Last but not least, since 1994 CDM has been represented by volunteers at the World's Fair of Central Square. Brendon MacDonald (a Cambridge resident and a CDM employee) acted as a volunteer coordinator for 1995 and 1996. Ten CDM employees joined Mr. MacDonald in "Celebrating unity and diversity in the heart of Cambridge" in 1996, many of them working from sunrise through the late evening.

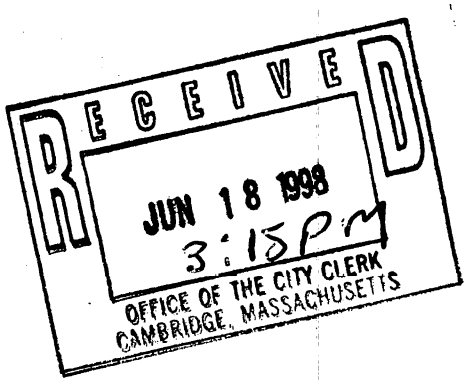
There are other employees that have donated their time, and there are other items that we have done for the City that are not as well-recognized but no less important. My intent is only to state that we have been a good neighbor, we <u>are</u> a good neighbor, and we would like to continue to be an even closer neighbor to the city and its citizens.

Thank you for your time.

CDM Camp Dresser & McKee Inc.

consulting engineering construction operations

One Cambridge Center
Cambridge, Massachusetts 02142
Tel: 617 621-8181 Fax: 617 577-7501



June 18, 1998

City Clerk's Office
Attention: Margaret Drury
Council Communication - Monday Night
City Hall, 1st Floor
795 Massachusetts Avenue
Cambridge, MA 02139

Subject: **Proposed Address to Cambridge City Council**
Monday, June 22, 1998 by Robert A. Cabral

My name is Robert Cabral, I live in Melrose, Massachusetts.

Mr. Mayor
Members of the City Council and
Citizens of Cambridge

As Vice President of Facilities, I am here to represent and speak on behalf of Camp Dresser & McKee.

First let me say that I personally have never been through a process such as this and it has been a true learning experience. Since the creation of the Carroll Petition and now the Gregory Petition, I have made it a point to attend as many City Council, Planning Board, Ordinance, and neighborhood group meetings that I could. I attended meetings that not only pertained to our future development at 205 Broadway, but I also attended meetings for many of the other issues presented before each of you. I wanted to see what happens, I wanted to understand the process, and, if possible, I wanted to help with the decision making by being part of the process.

By virtue of sitting in on many issues like the Anderson Petition, the Frankerton Petition, the Agassiz School issue, the Avon Hill issue and many others, including the wind chimes discussion, I have gained a great deal of admiration, respect, and, in some cases, sympathy for each of you. I can honestly say that each of you are dedicated and devoted to this city its people and its businesses. I also would like to say I have a great deal of respect for many of the people that have spoken on both sides of each of these issues.

Consent Communication #17

A communication was received from Robert Cabral, Camp Dresser & McKee, Inc., transmitting a letter regarding the process of the Carroll and Gregory Petitions.

In Ctiy Council June 22, 1998

Referred to petition

5.

RECEIVED BY
OFFICE OF CITY CLERK
98 MAR -2 AM 8:25
CAMBRIDGE MA.

February 28, 1998

To the Honorable, the City Council:

The following residents of the City of Cambridge respectfully submit for your consideration the attached amendment to the text and map of the City of Cambridge Zoning Ordinance. The amendments will affect portions of Neighborhood 4 at the edge of Kendall Square that are now under considerable development pressure. The amendments, incorporating recommendations for the same area made by the Cambridge Planning Board, would significantly reduce the amount of development allowed on large underdeveloped parcels bordering on Broadway, Hampshire Street and Harvard Street in a manner that will protect the neighborhood's need for reasonably scaled housing and commercial development in an area already overwhelmed by very large commercial buildings.

The proposed amendments will also make reasonable adjustments to the small neighborhood retail zoning districts so that they will better serve the needs of residents as well as property owners.

We believe that these changes are in the best interest of the neighborhood and are reasonable and fair to the property owners affected. We urge the Council to favorably consider this proposal.

Name (print)	Signature	Address	
✓ Julia O Gregory	Julia O. Gregory	11 Market St., Cambridge MA 02139	2/1
✓ Nancy Seymour	Nancy Seymour	170 Harvard St., Cambridge, MA 02139	2/1
✓ Richard Goldberg	Richard Goldberg	170 Harvard St, Cambridge 02139	2/1
✓ Noel F. Dickson		139 Pine St - Camb, 02139	2/2
✓ Elissa Carlson		111 Hampshire St. Camb. 023	3/1

✓	JOHN B. LEVINE	John B. Levine	111 Hampshire St. Camb 02139	3/1
✓	PATRICIA LEE FARRIS	Lee Farris	~~269 NORFOLK ST.~~ 77 ELM ST. #2 02	3/2
✓	BOB WALTER	Robert P. Walter	17 BISHOP ALLEN DR. CAMB. 0213	2/2
✓	Jarrett Barrios (BARRIOS)		216 Prospect St #2 Camb 02139	3/4
✓	Andrea G. Devine	Andrea Devine	165 Spring St.	1/2
✓	Ralph H. Boynton		20 Market St.	2/1 —
✓	George Greenidge		119 Pine Street (70 Bishop Allen Dr.)	5/1

✓ = Registered voters

A. Amend the Text of the Zoning Ordinance of the City of Cambridge as described below.

In Article 17.000, create a new Section 17.20 to read as follows:

17.20 - Special District 2

17.21 - Scope and Purpose. This Section 17.20 regulates development within the Special District 2 as shown on the Zoning Map of the City of Cambridge. Except as herein provided in this Section 17.20, all requirements of, and regulations applicable to, the Office 1 District shall apply equally to the Special District 2. It is the intent of this Special District 2 to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along adjacent neighborhood streets.

17.22 - Permitted Uses. Uses permitted in the Office 1 District shall be equally allowed in the Special District 2, except that the following additional uses as set forth in Section 4.35 - Retail Business and Consumer Service Establishments, shall be permitted by special permit: 4.35 a-e and f1. In granting a special permit for uses allowed by special permit in this Special District 2, and the Office 1 district as set forth in Section 4.35, the following limitations and conditions shall apply:

a. The use shall be located only on the first floor or the basement of a building having two or more stories.

b. All public entrances to a retail establishment shall front directly onto Broadway and may not be located on any lot or portion of a lot lying west of the centerline of Moore Street or its northerly extension.

17.23 - Dimensional Regulations. The Dimensional Regulations of the Office 1 district shall apply except as modified in this Section 17.23.

17.23.1 - Maximum FAR. The FAR applicable on a lot may be increased to 1.25 by special permit from the Planning Board.

17.23.2 - Maximum Height. The maximum height may be increased to 70 feet by special permit from the Planning Board.

17.23.3 - Minimum Lot Area per Dwelling Unit. The minimum lot area per dwelling unit may be reduced to 900 square feet by special permit from the Planning Board

17.23.4 - Yard Requirements. The minimum side yard may be waived by special permit from the Planning Board.

17.23.5 - Standards for Issuance of a Special Permit.

In granting a special permit for dimensional relief or for additional retail uses in the district, the special permit granting authority shall be guided by the following:

a. The amount, scale, and height of building proposed is shifted away from the critical edges of the site adjacent to neighborhood residential development, low density residential district lines, or public parks; shadows cast on existing residential development is reduced from that development that would be permitted as of right.

b. Increased height or waiver of side yard setbacks permits the provision of greater setbacks adjacent to neighborhood residential development, low density residential district lines, or public parks than would otherwise be provided; increased height permits a more effective transition between the proposed development and existing adjacent larger-scaled development; increased height and gross floor area is located adjacent to Broadway or to existing large scale development on nearby lots.

c. Increased height facilitates the provision of on- site green area and open space

d. The location, type and quantity of retail use is such that negative impacts on nearby residential streets, in terms of service vehicular activity, pedestrian or vehicular customer traffic, glare of accessory signs, management of trash and waste, and other similar matters is limited; the types of retail activity proposed may provide services to the adjacent residential neighborhood.

e. Where additional gross floor area is permitted, access to parking and loading facilitates is located where it minimizes any impact on adjacent residential development; surface parking lots are located away from existing residential development or are substantially screened from view from that residential development; accessory parking is provided underground or within structures and is adequately screened from view from public ways and residential lots; parking on the first or second floor of a building is designed so as to be screened in part from view from public ways and residential neighborhoods by active retail or office uses.

17.24 - Off Street Parking and Loading requirements. The quantity of off street parking and loading required in this Special District 2 shall be as specified in Article 6.000 for uses in Residence C-3, Office 3, and Industry B zoning districts.

B. Amend the Zoning Map of the City of Cambridge by doing the following.

1. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Special District 2, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to a Special District 2 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the northeasterly extension of the centerline of Clark Street;

1.1 Thence proceeding in a westerly direction along the northeasterly extension of the centerline of Clark Street and the centerline of Clark Street and its southwesterly extension to its intersection with the centerline of Broadway, a distance of approximately 400 feet;

1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;

1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;

1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;

1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;

1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;

1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly projections to its intersection with the centerline of Hampshire Street, a distance of approximately 280;

1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the easterly extension of the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.
Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

2. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street Broadway to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the side lot line of Lot #91, and its southwesterly extension, its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

Affected properties

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

3. Delete the zoning district designations Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.
Even number 242 Windsor Street.

019

Gregory Petitim

#2 of 2