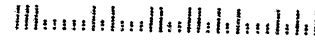


Cambridge City Council
City Hall
Cambridge, MA 02139



SEA Consultants Inc.
Engineers/Architects
485 Massachusetts Avenue
Cambridge, MA 02139





July 19, 1988

SEA Consultants Inc.
Engineers/Architects

Principals

Arnold B. Goldstein, P.E.
Frederick G. Aufiero, P.E.
Robert M. Brandon, A.I.A.
Stephen H. Geribo, P.E.
David T. Goodemote, P.E.
Bruce E. Soule, P.E.
Kenneth M. Stewart, P.E.
Anthony J. Zuena, P.E.

Associates

Steven L. Bernstein, P.E.
Paul F. Gabriel, P.E.
Mark Gould, P.E.
Michael S. Schultz, P.E.
Arthur A. Spruch, P.E.

Paul C. Ross, P.E.

The Planning Board
City of Cambridge
City Hall
Cambridge, Massachusetts 02139

Re: Central Square Rezoning

Ladies and Gentlemen:

I am writing to you as President of S E A Consultants Inc., a 160-person engineering and architectural firm headquartered at 485 Massachusetts Avenue. I am also a trustee of Massave Realty Trust, which owns the property at 485 Massachusetts Avenue. As an interested citizen in the community, I am a member of the Board of Directors of the Central Square Business Association and a member of the Central Square Economic Development Sub-Committee. I strongly oppose the Planning Board proposal to rezone Central Square to an FAR (Business) of 2.0 as of right and/or 3.0 with special permit. I firmly favor maintaining the existing business zoning for reasons that are explained below.

In August of 1985, we bought the virtually empty and dilapidated building at 485 Massachusetts Avenue. We paid over \$2 million for the property and invested an additional \$1 million in rehabilitation costs to make the building suitable for office use for our engineering and architectural practice. We now employ over 110 people at this location. Our employees are customers of the commercial and service establishments along Massachusetts Avenue. We arrive at work early in the morning, do business with the local shopkeepers during the day, and depart the area in the evening, creating little or no need for municipal services of any special kind. We care a great deal about the City of Cambridge, and are active contributors to a number of charitable organizations in the City and particularly in the Central Square area. We participate actively as good citizens in advancing the best interests of the Central Square area.

It is my firm opinion that a rezoning, such as is proposed by the Planning Board and such as was recommended by the Central Square Action Plan Proposal, will not encourage investors with good and high intentions. On the contrary, I am of the opinion that firms such as ours would be discouraged from locating in the business areas of Central Square, ultimately to the detriment of the City. I look from my window across the street to a single story property at the corner of Brookline Street and Massachusetts Avenue and realize that the City of Cambridge could

485 Massachusetts Avenue
Cambridge, MA 02139-4018
(617) 497-7800

Citicorp Park West
100 Foden Road
South Portland, ME 04106-2319
(207) 775-2281

850 Silas Deane Highway
Wethersfield, CT 06109-3412
(203) 721-7993



SEEA Consultants Inc.
Engineers/Architects

Planning Board
July 19, 1988
Page 2

benefit significantly if the property were redeveloped for use as a first class, four story office building that would enhance the tax rolls of the City of Cambridge and would enrich the business and commercial activities of Central Square. The zoning change that you propose would discourage people like me, who make a positive contribution to the Central Square environment.

I have had the opportunity to talk with only two or three other business property owners in the Central Square area since I became familiar with your rezoning proposal. They are of the same opinion as I, and expressed deep concerns over your proposal. I would strongly urge you to reconsider your proposal and to invite those business property owners to talk with you that are truly interested in a revitalized and improved Central Square Business District.

Very truly yours,

S E A CONSULTANTS INC.

A handwritten signature in black ink, appearing to read 'AB Goldstein', written over the typed name.

Arnold B. Goldstein
President

ABG/bac:534j

cc: Cambridge City Council
Cambridge Community Development Department
Catherine Daly Woodbury, CDD
Central Square Business Association, Carl Barron

248

Comm. from Arnold B. Goldstein, Pres., S E A
Consultants, Inc., in opposition to a pro-
posal by the Planning Board to rezone Cen-
tral Square to an FAR of 2.0 as of right &
3.0 with special permit.

*Referred to the
petition*

In City Council,
July 25, 1988

SEP 21 11 28 AM
CAMBRIDGE MA.

A TELEPHONE DIRECTORY FOR CAMBRIDGE AREA READERS

FINGERTIP SHOPPING

GOOD PEOPLE TO KNOW WHO TO CALL-WHERE TO BUY

Accountants & Tax Preparation

NICHOLAS PINO Certified Public Accountant... 242-2345

Professional Ambulance Service

PROFESSIONAL AMBULANCE SERVICE... 492-2700

Antiques & Used Furniture

ANTIQUE REVIVAL Antiques • Reproductions • Used Furniture... 787-4040

Superior Auto Bodyworks

Superior Auto Bodyworks Complete Body Work... 547-6848

Oster Insurance Agency

OSTER INSURANCE AGENCY Auto and Motorcycle Insurance... 876-7302

Sweet Touch Bakery and Coffee Shop

Sweet Touch Bakery and Coffee Shop... 354-8861

Court House Barber Shop

COURT HOUSE BARBER SHOP... 354-8861

Clinton's Beauty Salons

Clinton's Beauty Salons... 617/876-5099

Cambridgeport Insurance Agency

Cambridgeport Insurance Agency... 491-0872

Corey R. Cutler Attorney At Law

COREY R. CUTLER Attorney At Law... 864-6200

Sunoco Brake King

SUNOCO BRAKE KING FREE Brake & Muffler Inspection... 864-1111

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WEDDING CAKES Lorraine's Cake Decorating... 492-2882

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GILGUN & CO ART DECO FURNITURE... 876-3557

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COMPLETE GLASS SERVICE HOME GLASS... 492-0417

Masse Hardware Co.

MASSE HARDWARE CO. Established 1888... 876-3557

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Business and residential cleaning... 354-7788

Dirt Works

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Andrews Decorating Center

ANDREWS DECORATING CENTER... 484-0059

Linnaea Pharmacy

LINNAEA PHARMACY... 876-7662

Central Sq. Photo Agency

CENTRAL SQ. PHOTO AGENCY... 876-4966

Art-Attack Custom Picture Frames

art-attack Custom Picture Frames... 547-5220

Kendall House of Pizza

KENDALL HOUSE OF PIZZA... 547-1790

Moving & Storage

R. ST. AMANT-MOVER, INC. Local and Interstate Household Moving... 547-9050

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CENTRAL SALES CO. New & Used Musical Instruments... 876-0687

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The Office at One Kendall Square

The Office at One Kendall Square... 547-6650

University Stationery Co.

UNIVERSITY STATIONERY CO. Free Delivery... 547-6650

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GENERAL OPTICAL CO. Prescription Filled... 864-0204

Cambridge Vision Center

CAMBRIDGE VISION CENTER... 354-2604

Andrews Decorating Center

ANDREWS DECORATING CENTER... 484-0059

Upper Newbury Pet Center & Veterinary Clinic

UPPER NEWBURY PET CENTER & VETERINARY CLINIC... 536-2121

Linnaea Pharmacy

LINNAEA PHARMACY... 876-7662

Central Sq. Photo Agency

CENTRAL SQ. PHOTO AGENCY... 876-4966

Art-Attack Custom Picture Frames

art-attack Custom Picture Frames... 547-5220

Kendall House of Pizza

KENDALL HOUSE OF PIZZA... 547-1790

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CASASSA PLUMBING & HEATING Complete Baths, Kitchens, Heating Systems... 209-08

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AMERICAN INTERNATIONAL TRAVEL, INC. LOCATED AT KENDALL SQ. T. Stop at MIT COOP... 494-1616

Elite Upholstering

ELITE UPHOLSTERING DESIGNERS AND MANUFACTURERS... 643-0626

Video Movies

VIDEO OASIS LTD. Choose from a large selection... 547-3740

Woolcott & Co.

Woolcott & Co. Wool, Wool Blends & Cotton Yarns... 547-2837

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THE ALMANAC

SCES ANSWERS FOR ELDERERS

What are the advantages of direct deposit?

Many older Americans receiving Social Security and other regular payments from the government have learned to take advantage of Direct Deposit, a free service that sends the payments directly to an individual's savings or checking account.

SCES ANSWERS FOR ELDERERS

What are the advantages of direct deposit?

In addition, because payments are sent to the banks by electronic funds transfers, the need to print and mail checks is eliminated, saving millions of tax dollars every year.

WHAT'S HAPPENING

Items for the What's Happening column must be submitted in writing by Friday at 12 noon for the issue of the following week. Items should be directed to the "Cambridge Chronicle," 7 Temple St., Cambridge 02139.

Thursday/May 19

L.R. OBICS, incest resources, therapeutic program for women with incest history, second and fourth Thursday of the month, 8:15-7:45 pm, YWCA, 7 Temple St., \$5 per class. Call 487-0660.

Friday/May 20

YOGA EXPERIENCE classes at the Tapin School music room, 197 Vassal Lane, 2:15-3:15 pm. Classes taught by Laila Alvarez. Call 354-2113.

Saturday/May 21

EANG DISORDERS monthly support group, third Saturday, Christ Church, 24 Garden St., 254-0504 or 254-1100, 9:30-11:00 am.

Sunday/May 22

CANDLELIGHTERS SOCIAL, a group for Christian singles, second and last Sundays of the month. Carpool volunteers needed for Somerville area. Call 776-1197 or 666-2869.

SKIN CANCER SCREENING, free, 1 to 6 pm, Sancta Maria Hospital, 739 Concord Ave. Call 776-1197 or 666-2869.

Wednesday/May 25

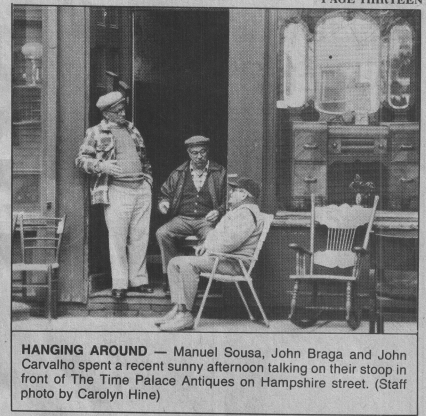
CAMBRIDGE KIWANIS meets weekly at the Howard Johnson Motor Lodge, 777 Memorial Dr., 12:15 pm.

Thursday/May 26

TOASTMASTERS CLUB offers public speaking meetings, 6 pm, 2nd and 4th Tuesdays of the month, Cambridge YWCA, 820 Mass. Ave., 643-1151.

Friday/May 27

HOOPER-LEE-NICHOLS House, Sundays, Tuesdays, Thursdays, 2 to 5 pm, 159 Brattle St., \$1 for adults, 50 cents for children.



HANGING AROUND — Manuel Sousa, John Braga and John Carvalho spent a recent sunny afternoon talking on their stoop in front of the Time Palace Antiques on Hampshire street. (Staff photo by Carolyn Hine)

CANTABS

St. John the Evangelist School has announced that the following Cambridge residents have earned Honor Roll status for the second marking period: Kerry Fitzgerald, Denise Pugliare, Diana Aubourg, Mariane Joseph, Christopher Caniff, Naketa Williams, Robert Sullivan, Christine Theriault, Jodie Carroll, Cynthia Harling, Jesmy Oeffle, Mary Corine Pollander, Katie Pugliare, Michael Croty, Erin Greenleaf, Amanda MacGee, David Theriault and Duong Tran, have all earned the highest honors. The following students have earned first honors at St. John's: Michele Egan, Rachel Benjamin, Erin Maloney, Ann-Margaret Montouis, Kashawna Harling, Daniel Destin, Clifton Verdine, Sarah Marcone, Rose-Martine Theodore, Gina Cecece, Daniel Egan, Michael Nazareno, Michael Haddad and Lisa Levesque.



LISA MARIE LYLE, daughter of Robert and Lucille Lyle, sister of Alfred and granddaughter of Alfred and Theresa Lange of Cambridge, has been accepted as a state finalist in the Miss Massachusetts, American Pre-Teen Pageant. She is a student at the M.E. Fitzgerald School of Dance. She has won a number of awards including best personality out of 79 girls competing for the title of Miss Pre-Teen. She is sponsored by Stephen James House of Cambridge.

Technology in Boston: Richard F. Bosel, of Prescott St., Jean Ary Ceant, of Rindge Ave., Wayne O. Crawford, of Kinnaird St., of Francisco Da Silva, of Columbia St., Maricela A. Passaro, of Chester St., Stephen Pizzuto, of Park Ave., Linton Porter, of Magee St. and Ronald R. Watkins, of Harvard St.

Utric Grigsby, of Cambridge, competed in the Southern California Regional Senior Olympics at Palm Springs. Grigsby came away with eight medals, three of them gold. Grigsby is planning to be in Korea for the Summer Olympic Games, and has sent a letter to the Korean Olympic Committee asking to help carry the torch when it reaches that country.

BIRTHS

To Marion Corine (Linder) and Robert Mario DePiero of Billerica, a son, Brad Michael, born April 7. The grandparents are Emily M. Linder of Revere, and Mario and Beatrice DePiero of Willow St.

At the Salem Hospital To Christine and Paul Corey of Peabody, a daughter, Melissa Ellen, born April 6. The grandparents are Joseph and Marie Corey of Cambridge, and Ronald and Barbara Holloran of Salem. The great-grandparents are Charles and Claire Holloran of Salem, and Helen Sylvester of Salem.

SCES ELDER MENUS

The SCES menu for the week of May 23 is: Monday, turkey pot pie, whipped potato, blended vegetables, chilled fruit. Tuesday, veal parmesan, rotini, sauce, tossed salad, crusty roll, fig square, milk. Wednesday, baked chicken with gravy, parsley boiled potato, peas, carrots, pumpernickle bread, citrus sections, milk. Thursday, open face burrito beef & bean with cheese, Spanish rice, Mexican corn, baked custard or lo-sugar custard, milk. Friday, the grandparents are Peggy Foley of Cambridge, and John and Rita Trainor of Arlington. To Bettina L. Anderson of Cambridge, a daughter, Ashme Michelle, born May 6. The grand-mother is Arie Anderson of Cambridge.

City of Cambridge

*Interim zoning district
Cambridge Industrial Development District*

PETITION OF *Planning Board*

Cambridge Industrial Development District
Petition filed with the City Clerk

April 11, 1988

(all hearing to be completed 65 days from filing date with the City Clerk)

19 days = April
31 days = May
15 days = June

65 days = June 15, 1988 = all hearings

In City Council

April 11, 1988

Referred to the Planning Board for report

April 11, 1988

Planning Board Hearing

June 7, 1988

(CITY COUNCIL must act within 90 days of the ~~Planning Board's~~ hearing which would be _____ .)

City Council's

Sept 7, 1988

21 days June
31 days July
31 days Aug
7 days Sept

90 days = Sept 7, 1988 =

City Council hearing published - *Chronicle - May 19, 1988*

+ May 26, 1988

Hearing before the City Council - *June 9, 1988 at 6:PM.*

Report to the City Council - *June 20, 1988*

Passed to a second reading published - *June 20, 1988*
- *Chronicle - June 23, 1988*

Ready for Ordination published - *July 25, 1988 passed to be ordained as amended 8-0-1*
July 28, 1988 - Chronicle

COMPLETION DATE: *September 7, 1988*

*Copy sent to: City Solicitor, Comm. Dev, DCA
Inspectional Serv. + Comm. on Ord.*



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

July 29, 1988

Mr. Russell B. Higley
City Solicitor
City Hall
Cambridge, MA 02139

Dear Mr. Higley:

Enclosed you will find copies of two zoning ordinance amendments which were passed to a second reading at the City Council meeting held on July 25, 1988 as follows:

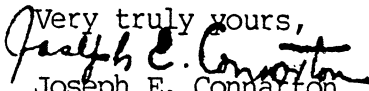
1. Petition of the City Council to add a new footnote 53; Section 4.40 and in Section 5.33 concerning gross floor area residential uses.
2. Petition of Guilford Transportation Industries, Inc. relative to rezoning the Northpoint area.

Enclosed also you will find three copies of zoning ordinance amendments which were passed to be ordained at the City Council meeting held on July 25, 1988 as follows:

1. Petition of the Planning Board re: incentive zoning.
2. Petition of the Planning Board re: interim zoning district for the Cambridge Industrial Development District.
3. Petition of the City Council to amend the zoning in the Rufo Road.

Would you kindly review these amendments and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton
City Clerk

enc. (5) First publications 2417, 2418. Ordinance Numbers 1072, 1073, 1074.

c.c. Councillor William Walsh, Chairman, Committee on Ordinances
Joseph E. Cellucci, Commissioner of Inspectional Services.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-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:

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended as follows:

- (1) In Section 4.30 - Table of Use Regulations, Subsection 4.31 - Residential Uses, line i (2) - Hotel or Motel, add a new footnote 53 in the ninth column headed Bus. C, C-1.
- (2) In Section 4.40 - Footnotes to the Table of Use Regulations, add a new footnote 53 to read as follows: 53. No in Business C-1 Districts.
- (3) In Section 5.33, Paragraph 2 - Footnotes, add a new phrase to footnote (o) as follows (with new language underlined):
 - (o) H+L/6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31 where the side lot line abuts or is within fifty feet of a lot residentially used, the majority of which lies in a residential zoning district.

Passed to a second reading at the City Council meeting held on July 25, 1988 and on or after August 8, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Eighty

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled: "The Zoning Ordinances of the City of Cambridge is hereby amended by inserting after Article 15 a new Article 16 entitled "North Point Residence, Office and Business District", as described as follows:

All of that land within the City of Cambridge and north of Monsignor O'Brien Highway shown on Assessor's maps numbered 7 and 1-A, excluding however:

1. Lots 35, 39, 37, 40, 27, 29, 19, 18, 41, 42, 34, 31, and 9, and the way between Lots 18 and 41, shown on Assessor's map no. 7;
2. Lot 6 shown on Assessor's map no. 1-A;
3. That portion of such land north of the MBTA Fitchburg Main Line Track; and
4. That portion of such land heretofore taken in fee by The Commonwealth of Massachusetts Department of Public Works in connection with its Central Artery North Area Construction Project.

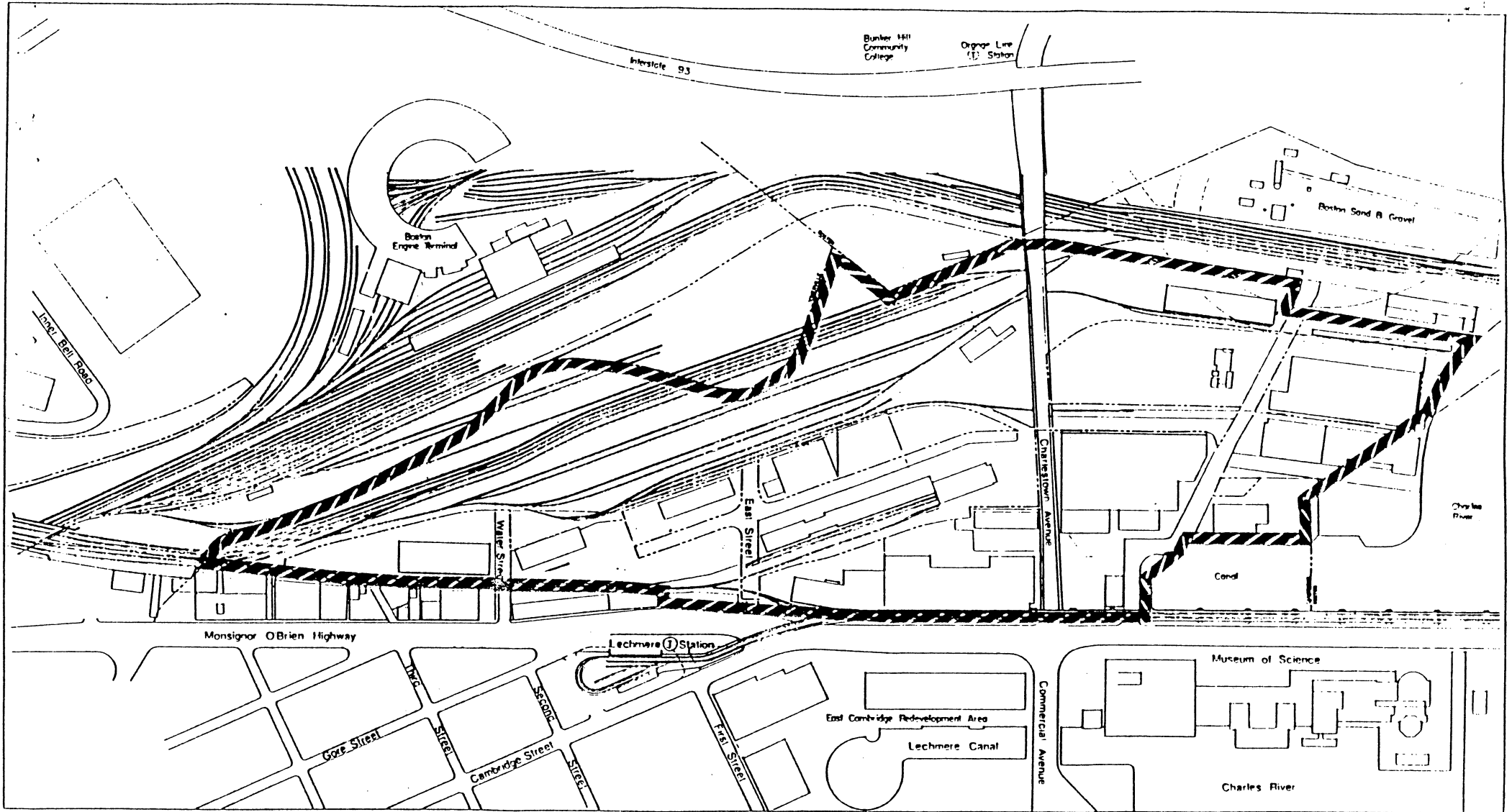
Passed to a second reading at the City Council meeting held on July 25, 1988 and on or after August 8, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinance as aforesaid, which exceeds in length eight octavo pages of ordinary book print may be examined at the Office of the City Clerk in the form of a printed pamphlet during office hours on or after July 26, 1988.

By order of the City Council,

Joseph E. Connarton, City Clerk.



North Point
 Residence, Office, Business District

District Boundary
 May 25, 1988

Scale Associates Inc.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-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:

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended as follows:

I. Add the following new Subsection to Section 10.40 -

Special Permits

10.48 As expressly authorized in Section 9 of the Zoning Act, M.G.L., Ch. 40A, the following special permits, which authorize increases in the permissible density of population or intensity of a particular use in the proposed development, shall be subject to the provisions of Section 11.200 of this Ordinance.

- Section 6.35 - Reduction in required parking for non-residential development
- Section 11.108 - Divergence from dimensional requirements - Massachusetts Avenue Overlay District
- Section 11.542 (b) - Additional Height, Harvard Square Overlay District
- Section 11.544 (b) - Waiver of parking and loading requirements, Harvard Square Overlay District
- Section 11.635 - Parkway Overlay District
- Section 11.637 - Divergence from dimensional requirements, Parkway Overlay District
- Article 13.00 - PUD Districts, all permits

II. Delete the existing Section 11.200 and substitute therefor the following:

11.200 Incentive Zoning Provisions

Purpose - The purpose of this Section 11.200 is to promote the public health, safety and welfare by encouraging the expansion and upgrading of the City's housing stock while accommodating the expansion of housing and commercial opportunities in the City; to provide for a full range of housing choice for households of all incomes, ages, and sizes; to mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing; to increase the production of affordable housing units to meet existing and anticipated employment needs within the City; to provide a mechanism by which commercial development can contribute in a direct way to increasing the

supply of affordable housing in exchange for a greater density or intensity of development than that permitted as a matter of right; and to establish standards and guidelines for the use of such contributions.

11.201 Definitions

Affordable Housing Trust shall mean the entity defined in Section 11.207.

Affordable Unit shall mean any dwelling unit whose rent (including utilities) does not exceed thirty percent of the income of the renting household or whose mortgage payment (including insurance, utilities and real estate taxes) does not exceed thirty percent of the income of the purchasing household or other standards as may be established pursuant to any city, state or federal housing program designed to assist low and moderate income households.

Covered Project shall mean that portion of projects containing uses listed in Section 4.34 and 4.35 subject to the provisions of the special permits listed in Section 11.202.

Developer shall mean any individual, corporation, business trust, estate trust, partnership or association, or any other entity or combination thereof.

Eligible household shall mean any household whose total income does not exceed eighty percent of the median income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Board of Trustees of the Affordable Housing Trust Fund.

Median income shall mean the income set forth in or calculated from regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing and Community Development Act of 1974.

11.202 Applicability - Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorized an increase in the permissible density of population or intensity of a particular use in the proposed development, the developer shall be subject to the provisions of this Section 11.200 et al. Increases in density or intensity of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

- Section 6.35 - Reduction in required parking for non-residential development
- Section 11.108 - Divergence from dimensional requirements - Massachusetts Avenue Overlay District
- Section 11.542 (b) - Additional Height, Harvard Square Overlay District
- Section 11.544 (b) - Waiver of parking and loading requirements, Harvard Square Overlay District
- Section 11.635 - Parkway Overlay District
- Section 11.637 - Divergence from dimensional requirements, Parkway Overlay District
- Article 13.00 - PUD Districts, all permits

11.203 - Incentive Zoning Contributions. A developer of a Covered Project shall either make a Housing Contribution in accordance with this Section 11.203 Subsection (a) or shall create or cause to be created housing, in accordance with this Section 11.203 Subsection (b):

(a) Housing Contribution. For a Covered Project of less than thirty thousand square feet (30,000 s.f.) of gross floor area, no contribution shall be required.

For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars (\$2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then Managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Cambridge City Council based on a consideration of current economic trends including but not limited to

development activity, commercial rents per square foot, employment growth and housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwellings units. The Board of Trustees of the Affordable Housing Trust may adjust the amount annually based on CPI or a similar standard to reflect changes in inflation rates.

(b) Housing Creation Option. - The Developer of a Covered Project required to make a Housing Contribution in Subsection 11.203 (a) above may create or cause to be created affordable units for occupancy exclusively by eligible households, or may donate land to be used exclusively for the development of affordable units. These units or land donation, must be of equivalent benefit toward addressing the City's affordable housing need as the housing contribution otherwise required.

When this option is chosen a Developer shall obtain a report from the Board of Trustees of the Affordable Housing Trust, which report shall accompany the special permit application and shall advise the special permit granting authority as to whether the proposed Housing Creation conforms to the intent and purposes of this Section 11.200 et al.

The report shall also recommend such conditions, if any, as the Trustees may find appropriate to the issuance of the special permit to assure full compliance with the intent of this Section 11.200.

The special permit granting authority shall give due consideration to the report of the Board of Trustees in granting any special permit subject to this Section 11.200 et al., and, in its discretion may approve the developers use of the Housing Creation Option.

11.204 Standards for Construction and Occupancy of Affordable Unit. The following standards are intended to provide guidance to the special permit granting authority in instances where the Housing Creation Option is chosen to meet the requirements of this Section 11.200, and to the Board of Trustees in making any report it may make to the special permit granting authority or in authorizing the expenditure of any Housing Contribution funds. In granting any special permit the special permit granting authority may allow for deviations from, or further define, these standards consistent with the purposes of this Section 11.200.

(a) Affordable Units shall be comparable in services and size to dwelling units in the neighborhood where the units are to be located. Units shall generally be designed and intended for families with children. Where the Affordable

Units are for elderly, handicapped, or other special needs households, the similar size standard does not apply.

(b) The Affordable Units shall, to a reasonable extent, serve eligible households of diverse incomes, including very low income, and sizes throughout the city.

(c) The Affordable units shall be subject to restrictions providing that they shall:

(1) be occupied by eligible households.

(2) be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the Affordable Units to eligible households. Such restrictions shall include but not be limited to limited equity deed restrictions.

(3) to the extent possible, give preference to eligible households who are Cambridge residents.

(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the developer of a Covered Project subject to the Housing Contribution or Housing Creation option shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. - To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed, as well as other funds generated from other sources.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Units. To encourage the development of affordable units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administration of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a nine-member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and

standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

(4) The Board shall explore the feasibility of and assist in establishment of new programs designed to meet Cambridge's affordable housing needs. These programs may include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District.
Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following requirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

In City Council July 25, 1988.

Passed to be ordained as amended by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

II. Amend the Zoning Map of the City of Cambridge as described below:

- 1.0 Amend the Zoning Map of the City of Cambridge by creating the Cambridgeport Interim Planning Overlay District in an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerlines of Henry Street and Brookline Street,
- 1.1 Proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 815 feet,
- 1.2 Thence turning and proceeding in an easterly direction along the centerline of Memorial Drive to the southeasterly extension of the centerline of Amesbury Street for a distance of approximately 1,500 feet,
- 1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the centerline of Amesbury Street, the centerline of Amesbury Street and the northwesterly extension of the centerline of Amesbury Street to the centerline of Vassar Street for a distance of approximately 530 feet,
- 1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Vassar Street to the centerline of Massachusetts Avenue for a distance of approximately 3,340 feet,
- 1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the northeasterly extension of the centerline of Blanchard Street for a distance of approximately 1,425 feet,
- 1.6 Thence turning and proceeding in a southwesterly direction along northeasterly extension of the centerline of Blanchard Street and the centerline of Blanchard Street to the centerline of Green Street for a distance of approximately 285 feet,
- 1.7 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and the southeasterly extension of the centerline of Green Street to the centerline of Landsdowne Street for a distance of approximately 400 feet,

- 1.8 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street to the northwesterly extension of the centerline of Cross Street for a distance of approximately 90 feet,
- 1.9 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline of Cross Street and the centerline of Cross Street to the northeasterly extension of the centerline of Purrington Street for a distance of approximately 250 feet,
- 1.10 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline of Purrington Street and the centerline of Purrington Street to the centerline of Pacific Street for a distance of approximately 880 feet,
- 1.11 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street to a point 100 feet distant from the easterly sideline of Brookline Street for a distance 900 feet,
- 1.12 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Brookline Street to a point 100 feet distant from the northerly sideline of Allston Street for a distance of approximately 1,250 feet,
- 1.13 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the northerly sideline of Allston Street and easterly extension of this line to the centerline of Sidney Street for a distance of approximately 525 feet,
- 1.14 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street to the centerline of Putnam Avenue for a distance of approximately 450 feet,
- 1.15 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue to a point 100 feet distant from the easterly sideline of Sidney Street for a distance of approximately 130 feet,
- 1.16 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street for a distance of approximately 350 feet,

- 1.17 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street to the centerline of Waverly Street for a distance of approximately 270 feet,
- 1.18 Thence turning and proceeding in a southwesterly direction along the centerline of Waverly Street to the centerline of Henry Street for a distance of approximately 110 feet,
- 1.19 Continuing in a southwesterly direction proceed along the centerline of Henry Street to the point of origin, a distance of approximately 940 feet.
- 1.01 Premises as shown on Assessor's Plat numbered 69:
all or parts of lots numbered 161, 162, 113, 111, 110, 109, 114, 115, 116, 117, 148, 163, 149, 103, 102, 101, 100, and 99, even numbers 266-234 Massachusetts Avenue, even numbers 4-22 Blanche Street, odd and even 10-43 Green Street, and 15 Landsdowne Street.
- 1.02 Premises as shown on Assessor's Plat numbered 62:
all or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, and 37, odd numbers 295-317 Vassar Street.
- 1.03 Premises as shown on Assessor's Plat numbered 54:
all lots, odd numbers 201-257 Vassar Street, even numbers 240-294 Albany Street, and 645 Erie Street.
- 1.04 Premises as shown on Assessor's Plat numbered 55:
all lots, odd numbers 121-201 Vassar Street, and even numbers 150-234 Albany Street.
- 1.05 Premises as shown on Assessor's Plat numbered 56:
all lots, odd numbers 93-119 Vassar Street, even numbers 114-144 Albany Street and even numbers 134-168 Massachusetts Avenue.
- 1.06 Premises as shown on Assessor's Plat numbered 68:
all or parts of lots numbered 60, 59, 58, 57, 56, 37, 34, 24, 19, 51, 50, and 47, odd numbers 115-207 Albany Street, even numbers 2-22 Cross Street and odd numbers 1-47 Cross Street, even numbers 2-86 Purrington Street, odd numbers 1-21 Pacific Street, and even numbers 180-256 Massachusetts Avenue.

1.07 Premises as shown on Assessor's Plat numbered 96:

all or parts of lots numbered 98, 118, 102, 117, 110, 109, 124, 127, and 126, odd and even numbers Hamilton Street, and even numbers 80-110 Erie Street.

1.08 Premises as shown on Assessor's Plat numbered 95:

all or parts of lots numbered 44, 75, 5, 70, 71, 72, 73, 66, 61, 53, 60, 49, 48, 59, 58, and 57, even numbers 126-144 and 174-178 Brooklin Street, odd numbers 71-111 Erie Street, odd and even numbers 7-12 Emily Street, odd and even numbers 2-45 Tudor Street, and even numbers 82-126 Pacific Street.

1.09 Premises as shown on Assessor's Plat numbered 67:

all lots, odd numbers 221-245 Albany Street, odd and even numbers 1-69 Waverly Street, odd numbers 9-69 Erie Street, even numbers 2-68 Pacific Street and even numbers 98-176 Sidney Street.

1.001 Premises as shown on Assessor's Plat numbered 63:

all or parts of lots numbered 120, 118, 116, 114, 1, 131, 130, 128, and 132, odd and even numbers 573-628 Memorial Drive, and odd and even numbers 317-351 Vassar Street.

1.002 Premises as shown on Assessor's Plat numbered 64:

all or parts of lot numbered 6, odd and even numbers 634-653 Memorial Drive, and 400 Brookline Street.

1.003 Premises as shown on Assessor's Plat numbered 65:

all or parts of lots numbered 48, 47, 46, 39, 49, and 51, even numbers 346-354 Brookline Street, and even numbers 2-42 Henry Street.

1.004 Premises as shown on Assessor's Plat numbered 66:

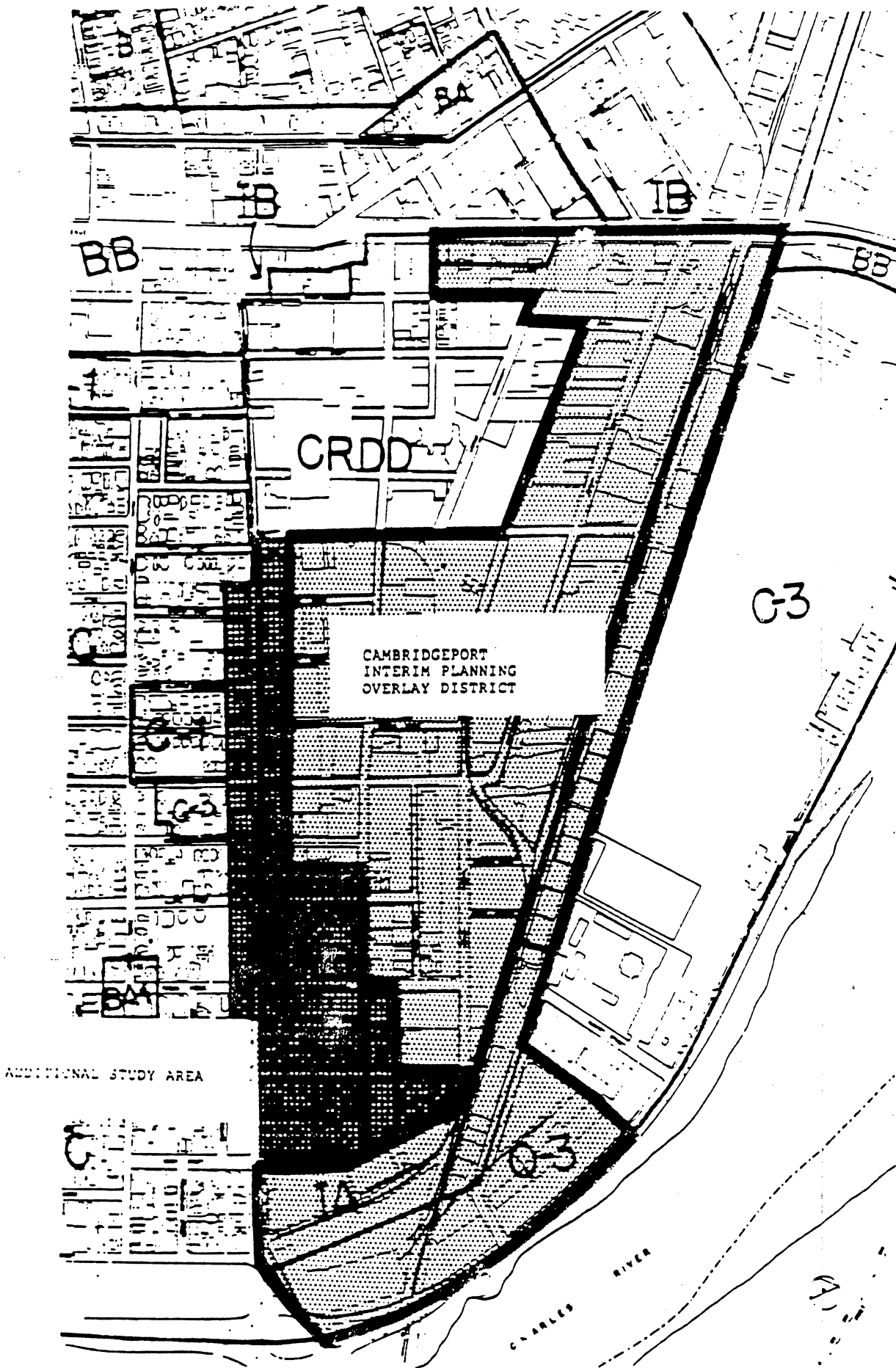
all or parts of lots numbered 1, 2, 14, 124, 10, 11, 122, 123, 121, 125, 126, 113, 73, 74, 99, 100, 81, 101, 82, 95, 94, 142, 141, 42, 29, 30, 32, 139, 96, 43, 53, 108, 135, 127, 12, 105, and 106, even and odd numbers 613-640 Putnam Avenue, all of Grove Street, odd and even numbers 65-170 Waverly Street, odd numbers 13-29 Chestnut Street, even numbers 20-62 Erie Street, even numbers 204-244 and 260-266 Sidney Street and odd and even numbers 30-52 Allston Street.

In City Council July 25, 1988.

Passed to be ordained as amended by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.





City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-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:

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended as follows:

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning the area currently zoned Industry B and Residence C-1 zones to Open Space an area circumscribed by a line said line beginning a point said point being the intersection of the southwestern extension of the southeastern lot line of lot numbered 132 on Assessor's Plat numbered 22 and the centerline of Gore Street;
- 1.1 Thence proceeding in a northeasterly direction along southeasterly lot line of lot numbered 132 on Assessor's Plat numbered 22 and five connected line segments which together constitute the unbroken southeastern lot line of lot numbered 132 on Assessor's Plat numbered 22, to its intersection with the southwestern lot line of lot numbered 132 on Assessor's Plat numbered 22;
- 1.2 Thence turning and proceeding in a southeasterly direction along the southwestern lot line of lot numbered 132 for a distance of approximately 248 feet to its intersection with the northwestern lot line of lot numbered 78 on Assessor's Plat numbered 22;
- 1.3 Thence turning and proceeding in a northeasterly direction along the northwestern lot line of lot numbered 78 on Assessor's Plat numbered 22 and thence turning and continuing along the southeastern sideline of lot numbered 30 on Assessor's Plat numbered 22, in a southwesterly direciton, to its intersection with the northeastern sideline of Winter street, for a distance of approximately 222 feet;
- 1.4 Thence turning and proceeding in a southeasterly direction along the northeastern sideline of Winter Street to its intersection with the northeastern lot line of lot numbered 28 on Assessor's Plat numbered 22 for a distance of approximately 28 feet;
- 1.5 Thence turning and proceeding in a northeasterly direction and along four connected line segments which together constitute the unbroken southeastern lot lines of lots numbered 132 and 130 on Assessor's Plat numbered 22, to its intersection with the Somerville City Line;
- 1.6 Thence turning and proceeding in a generally westerly direction along the Cambridge and Somerville City line to its intersection with the southeastern side line of Rufo Road as shown as lot numbered 92 on Assessor's Plat numbered 35;

- 1.7 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of Rufo Road and its southwesterly extension to its intersection with the centerline of Gore Street, a distance of approximately 284 feet, on Assessor's Plat numbered 35;
- 1.08 Thence turning and proceeding in a southeasterly direction along the centerline of Gore Street to the point of origin, a distance of approximately 508 feet.
- 1.01 All or parts of lots on Assessor's Plat numbered 22:
lots numbered 132, 133 and 130, 145 Gore Street
- 1.02 All or parts of lots on Assessor's Plat numbered 35:
lots numbered 95 and 96.

This area is also known as the Gore Street Playground and the MDC Skating Rink.

- 2.0 Rezone from Industrial B to Business A-2 an area of land circumscribed by a line beginning at a point, said point being the intersection of the Cambridge/Somerville City lines and the centerline of Gore Street, on Assessor's Plat numbered 35;
- 2.1 Thence proceeding in a southeasterly direction along the centerline of Gore Street to its intersection with the southwestern extension of the southeastern line of Rufo Road on Assessor's Plat numbered 35;
- 2.2 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the southeastern side line and the southeastern line of Rufo Road, lot numbered 92 on Assessor's Plat numbered 35 to its intersection with the Cambridge/Somerville City lines,
- 2.3 Thence turning and proceeding intially in an northwestern direction along the Cambridge/Somerville line to the point of origin.
- 2.01 All or parts of lots on Assessor's Plat numbered 35:
lots numbered 88, 89, and 87

In City Council July 25, 1988.

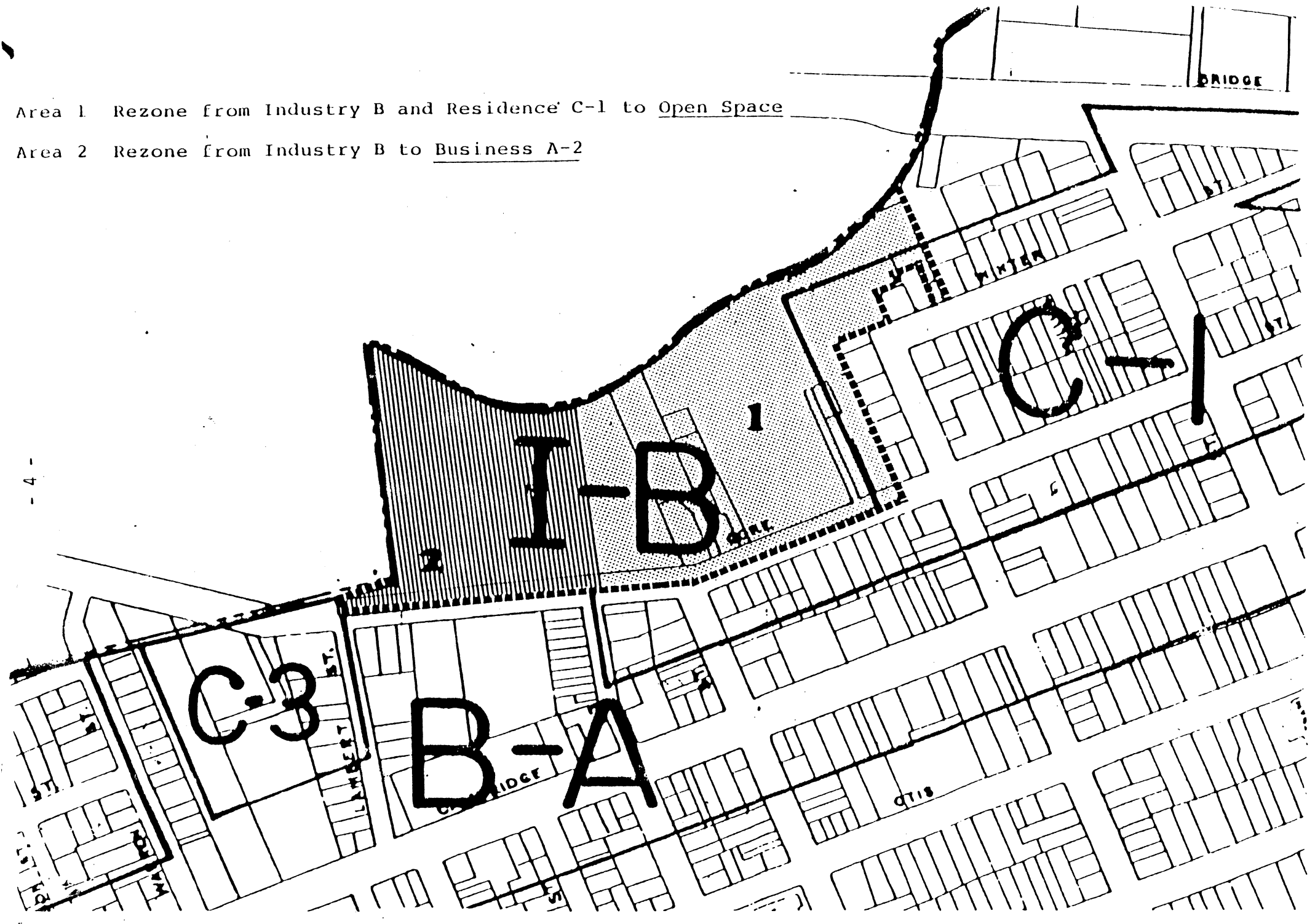
Passed to be ordained by a yea and nay vote:- Yeas 8;
Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

Area 1 Rezone from Industry B and Residence C-1 to Open Space

Area 2 Rezone from Industry B to Business A-2



City of Cambridge

MASSACHUSETTS

In City Council

July 25

1988

F. Duehay

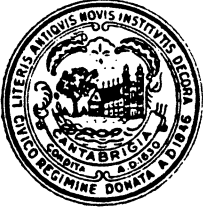
Unfurnished Bus # 3

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham			✓	
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. William H. Walsh	✓			
Ms. Alice K. Wolf	✓			
Mayor Alfred E. Vellucci	✓			

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City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-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:

The Zone Map accompanying ordinance passed to be ordained September 16, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by deleting the existing Section 3.14 - North Point Temporary Building Moratorium and substituting therefore a new Section 3.14 - The Cambridgeport Interim Planning Overlay District in the area of Cambridgeport as shown on the accompanying map, having the following requirements:

Section 3.14

I.

1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;
2. The Floor Area Ratio applicable on any lot shall be limited to 1.0;
3. The maximum height of any building shall be 45 feet;
4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made hereto providing the following conditions are met:
 - a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 gross square feet, which ever is greater; and
 - b. All regulations and limitations of the base district shall be met.
5. This Section 3.14 shall be in effect through June 1, 1989.

II. Amend the Zoning Map of the City of Cambridge as described below:

- 1.0 Amend the Zoning Map of the City of Cambridge by creating the Cambridgeport Interim Planning Overlay District in an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerlines of Henry Street and Brookline Street,
- 1.1 Proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 815 feet,
- 1.2 Thence turning and proceeding in an easterly direction along the centerline of Memorial Drive to the southeasterly extension of the centerline of Amesbury Street for a distance of approximately 1,500 feet,
- 1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the centerline of Amesbury Street, the centerline of Amesbury Street and the northwesterly extension of the centerline of Amesbury Street to the centerline of Vassar Street for a distance of approximately 530 feet,
- 1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Vassar Street to the centerline of Massachusetts Avenue for a distance of approximately 3,340 feet,
- 1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the northeasterly extension of the centerline of Blanchard Street for a distance of approximately 1,425 feet,
- 1.6 Thence turning and proceeding in a southwesterly direction along northeasterly extension of the centerline of Blanchard Street and the centerline of Blanchard Street to the centerline of Green Street for a distance of approximately 285 feet,
- 1.7 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and the southeasterly extension of the centerline of Green Street to the centerline of Landsdowne Street for a distance of approximately 400 feet,

- 1.8 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street to the northwesterly extension of the centerline of Cross Street for a distance of approximately 90 feet,
- 1.9 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline of Cross Street and the centerline of Cross Street to the northeasterly extension of the centerline of Purrington Street for a distance of approximately 250 feet,
- 1.10 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline of Purrington Street and the centerline of Purrington Street to the centerline of Pacific Street for a distance of approximately 880 feet,
- 1.11 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street to a point 100 feet distant from the easterly sideline of Brookline Street for a distance 900 feet,
- 1.12 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Brookline Street to a point 100 feet distant from the northerly sideline of Allston Street for a distance of approximately 1,250 feet,
- 1.13 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the northerly sideline of Allston Street and easterly extension of this line to the centerline of Sidney Street for a distance of approximately 525 feet,
- 1.14 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street to the centerline of Putnam Avenue for a distance of approximately 450 feet,
- 1.15 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue to a point 100 feet distant from the easterly sideline of Sidney Street for a distance of approximately 130 feet,
- 1.16 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street for a distance of approximately 350 feet,

- 1.17 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street to the centerline of Waverly Street for a distance of approximately 270 feet,
- 1.18 Thence turning and proceeding in a southwesterly direction along the centerline of Waverly Street to the centerline of Henry Street for a distance of approximately 110 feet,
- 1.19 Continuing in a southwesterly direction proceed along the centerline of Henry Street to the point of origin, a distance of approximately 940 feet.
- 1.01 Premises as shown on Assessor's Plat numbered 69:
all or parts of lots numbered 161, 162, 113, 111, 110, 109, 114, 115, 116, 117, 148, 163, 149, 103, 102, 101, 100, and 99, even numbers 266-234 Massachusetts Avenue, even numbers 4-22 Blanche Street, odd and even 10-43 Green Street, and 15 Landsdowne Street.
- 1.02 Premises as shown on Assessor's Plat numbered 62:
all or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, and 37, odd numbers 295-317 Vassar Street.
- 1.03 Premises as shown on Assessor's Plat numbered 54:
all lots, odd numbers 201-257 Vassar Street, even numbers 240-294 Albany Street, and 645 Erie Street.
- 1.04 Premises as shown on Assessor's Plat numbered 55:
all lots, odd numbers 121-201 Vassar Street, and even numbers 150-234 Albany Street.
- 1.05 Premises as shown on Assessor's Plat numbered 56:
all lots, odd numbers 93-119 Vassar Street, even numbers 114-144 Albany Street and even numbers 134-168 Massachusetts Avenue.
- 1.06 Premises as shown on Assessor's Plat numbered 68:
all or parts of lots numbered 60, 59, 58, 57, 56, 37, 34, 24, 19, 51, 50, and 47, odd numbers 115-207 Albany Street, even numbers 2-22 Cross Street and odd numbers 1-47 Cross Street, even numbers 2-86 Purrington Street, odd numbers 1-21 Pacific Street, and even numbers 180-256 Massachusetts Avenue.

1.07 Premises as shown on Assessor's Plat numbered 96:

all or parts of lots numbered 98, 118, 102, 117, 110, 109, 124, 127, and 126, odd and even numbers Hamilton Street, and even numbers 80-110 Erie Street.

1.08 Premises as shown on Assessor's Plat numbered 95:

all or parts of lots numbered 44, 75, 5, 70, 71, 72, 73, 66, 61, 53, 60, 49, 48, 59, 58, and 57, even numbers 126-144 and 174-178 Brooklin Street, odd numbers 71-111 Erie Street, odd and even numbers 7-12 Emily Street, odd and even numbers 2-45 Tudor Street, and even numbers 82-126 Pacific Street.

1.09 Premises as shown on Assessor's Plat numbered 67:

all lots, odd numbers 221-245 Albany Street, odd and even numbers 1-69 Waverly Street, odd numbers 9-69 Erie Street, even numbers 2-68 Pacific Street and even numbers 98-176 Sidney Street.

1.001 Premises as shown on Assessor's Plat numbered 63:

all or parts of lots numbered 120, 118, 116, 114, 1, 131, 130, 128, and 132, odd and even numbers 573-628 Memorial Drive, and odd and even numbers 317-351 Vassar Street.

1.002 Premises as shown on Assessor's Plat numbered 64:

all or parts of lot numbered 6, odd and even numbers 634-653 Memorial Drive, and 400 Brookline Street.

1.003 Premises as shown on Assessor's Plat numbered 65:

all or parts of lots numbered 48, 47, 46, 39, 49, and 51, even numbers 346-354 Brookline Street, and even numbers 2-42 Henry Street.

1.004 Premises as shown on Assessor's Plat numbered 66:

all or parts of lots numbered 1, 2, 14, 124, 10, 11, 122, 123, 121, 125, 126, 113, 73, 74, 99, 100, 81, 101, 82, 95, 94, 142, 141, 42, 29, 30, 32, 139, 96, 43, 53, 108, 135, 127, 12, 105, and 106, even and odd numbers 613-640 Putnam Avenue, all of Grove Street, odd and even numbers 65-170 Waverly Street, odd numbers 13-29 Chestnut Street, even numbers 20-62 Erie Street, even numbers 204-244 and 260-266 Sidney Street and odd and even numbers 30-52 Allston Street.

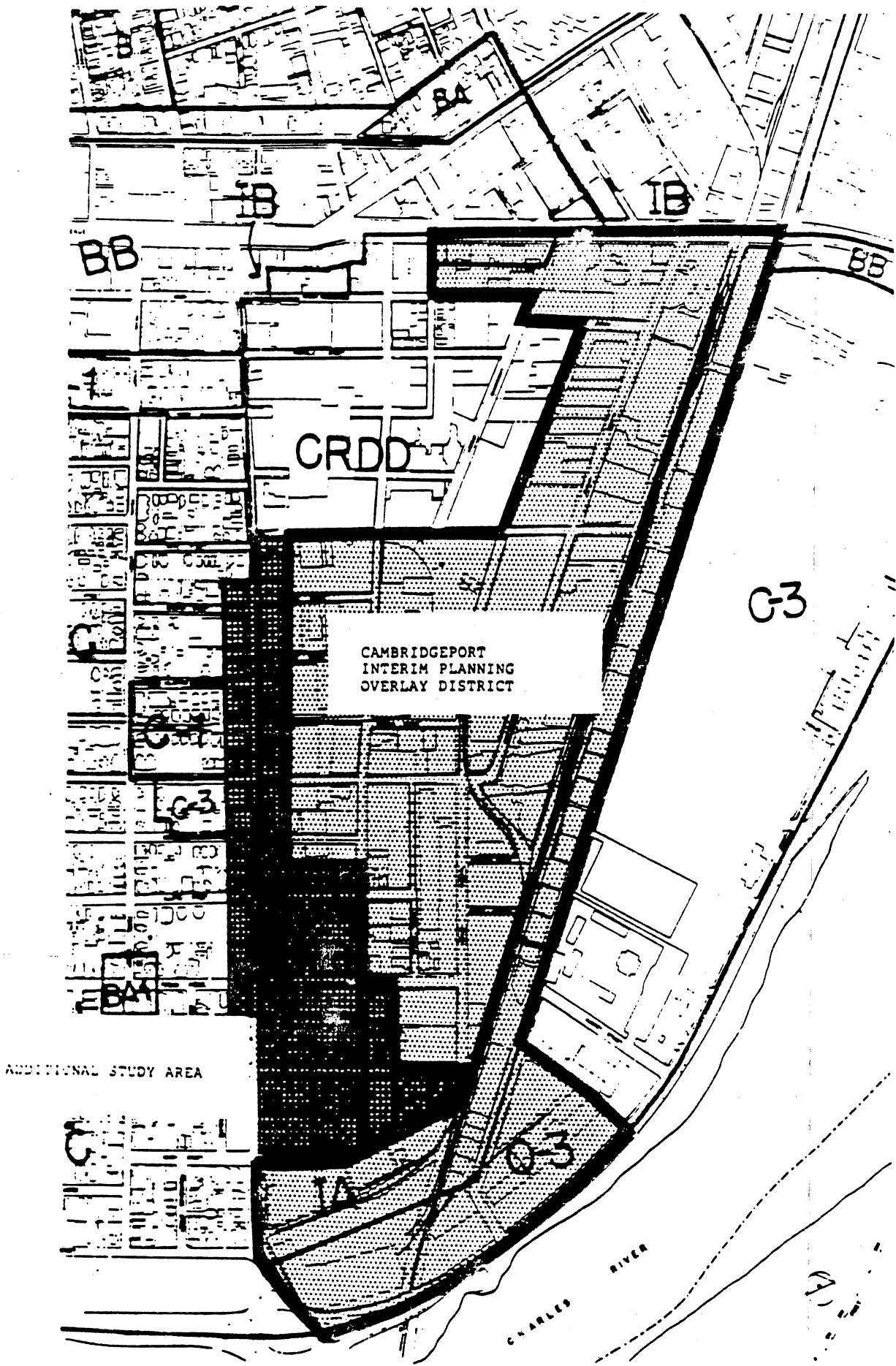
In City Council July 25, 1988.

Passed to be ordained as amended by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA





City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-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:

The Zone Map accompanying ordinance passed to be ordained September 16, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by deleting the existing Section 3.14 - North Point Temporary Building Moratorium and substituting therefore a new Section 3.14 - The Cambridgeport Interim Planning Overlay District in the area of Cambridgeport as shown on the accompanying map, having the following requirements:

Section 3.14

I.

1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;
2. The Floor Area Ratio applicable on any lot shall be limited to 1.0;
3. The maximum height of any building shall be 45 feet;
4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made hereto providing the following conditions are met:
 - a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 gross square feet, which ever is greater; and
 - b. All regulations and limitations of the base district shall be met.
5. This Section 3.14 shall be in effect through June 1, 1989.

II. Amend the Zoning Map of the City of Cambridge as described below:

- 1.0 Amend the Zoning Map of the City of Cambridge by creating the Cambridgeport Interim Planning Overlay District in an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerlines of Henry Street and Brookline Street,
- 1.1 Proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 815 feet,
- 1.2 Thence turning and proceeding in an easterly direction along the centerline of Memorial Drive to the southeasterly extension of the centerline of Amesbury Street for a distance of approximately 1,500 feet,
- 1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the centerline of Amesbury Street, the centerline of Amesbury Street and the northwesterly extension of the centerline of Amesbury Street to the centerline of Vassar Street for a distance of approximately 530 feet,
- 1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Vassar Street to the centerline of Massachusetts Avenue for a distance of approximately 3,340 feet,
- 1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the northeasterly extension of the centerline of Blanchard Street for a distance of approximately 1,425 feet,
- 1.6 Thence turning and proceeding in a southwesterly direction along northeasterly extension of the centerline of Blanchard Street and the centerline of Blanchard Street to the centerline of Green Street for a distance of approximately 285 feet,
- 1.7 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and the southeasterly extension of the centerline of Green Street to the centerline of Landsdowne Street for a distance of approximately 400 feet,

- 1.8 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street to the northwesterly extension of the centerline of Cross Street for a distance of approximately 90 feet,
- 1.9 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline of Cross Street and the centerline of Cross Street to the northeasterly extension of the centerline of Purrington Street for a distance of approximately 250 feet,
- 1.10 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline of Purrington Street and the centerline of Purrington Street to the centerline of Pacific Street for a distance of approximately 880 feet,
- 1.11 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street to a point 100 feet distant from the easterly sideline of Brookline Street for a distance 900 feet,
- 1.12 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Brookline Street to a point 100 feet distant from the northerly sideline of Allston Street for a distance of approximately 1,250 feet,
- 1.13 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the northerly sideline of Allston Street and easterly extension of this line to the centerline of Sidney Street for a distance of approximately 525 feet,
- 1.14 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street to the centerline of Putnam Avenue for a distance of approximately 450 feet,
- 1.15 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue to a point 100 feet distant from the easterly sideline of Sidney Street for a distance of approximately 130 feet,
- 1.16 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street for a distance of approximately 350 feet,

- 1.17 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street to the centerline of Waverly Street for a distance of approximately 270 feet,
- 1.18 Thence turning and proceeding in a southwesterly direction along the centerline of Waverly Street to the centerline of Henry Street for a distance of approximately 110 feet,
- 1.19 Continuing in a southwesterly direction proceed along the centerline of Henry Street to the point of origin, a distance of approximately 940 feet.
- 1.01 Premises as shown on Assessor's Plat numbered 69:
all or parts of lots numbered 161, 162, 113, 111, 110, 109, 114, 115, 116, 117, 148, 163, 149, 103, 102, 101, 100, and 99, even numbers 266-234 Massachusetts Avenue, even numbers 4-22 Blanche Street, odd and even 10-43 Green Street, and 15 Landsdowne Street.
- 1.02 Premises as shown on Assessor's Plat numbered 62:
all or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, and 37, odd numbers 295-317 Vassar Street.
- 1.03 Premises as shown on Assessor's Plat numbered 54:
all lots, odd numbers 201-257 Vassar Street, even numbers 240-294 Albany Street, and 645 Erie Street.
- 1.04 Premises as shown on Assessor's Plat numbered 55:
all lots, odd numbers 121-201 Vassar Street, and even numbers 150-234 Albany Street.
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all lots, odd numbers 93-119 Vassar Street, even numbers 114-144 Albany Street and even numbers 134-168 Massachusetts Avenue.
- 1.06 Premises as shown on Assessor's Plat numbered 68:
all or parts of lots numbered 60, 59, 58, 57, 56, 37, 34, 24, 19, 51, 50, and 47, odd numbers 115-207 Albany Street, even numbers 2-22 Cross Street and odd numbers 1-47 Cross Street, even numbers 2-86 Purrington Street, odd numbers 1-21 Pacific Street, and even numbers 180-256 Massachusetts Avenue.

1.07 Premises as shown on Assessor's Plat numbered 96:

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all or parts of lots numbered 44, 75, 5, 70, 71, 72, 73, 66, 61, 53, 60, 49, 48, 59, 58, and 57, even numbers 126-144 and 174-178 Brooklin Street, odd numbers 71-111 Erie Street, odd and even numbers 7-12 Emily Street, odd and even numbers 2-45 Tudor Street, and even numbers 82-126 Pacific Street.

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1.002 Premises as shown on Assessor's Plat numbered 64:

all or parts of lot numbered 6, odd and even numbers 634-653 Memorial Drive, and 400 Brookline Street.

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all or parts of lots numbered 1, 2, 14, 124, 10, 11, 122, 123, 121, 125, 126, 113, 73, 74, 99, 100, 81, 101, 82, 95, 94, 142, 141, 42, 29, 30, 32, 139, 96, 43, 53, 108, 135, 127, 12, 105, and 106, even and odd numbers 613-640 Putnam Avenue, all of Grove Street, odd and even numbers 65-170 Waverly Street, odd numbers 13-29 Chestnut Street, even numbers 20-62 Erie Street, even numbers 204-244 and 260-266 Sidney Street and odd and even numbers 30-52 Allston Street.

In City Council July 25, 1988.

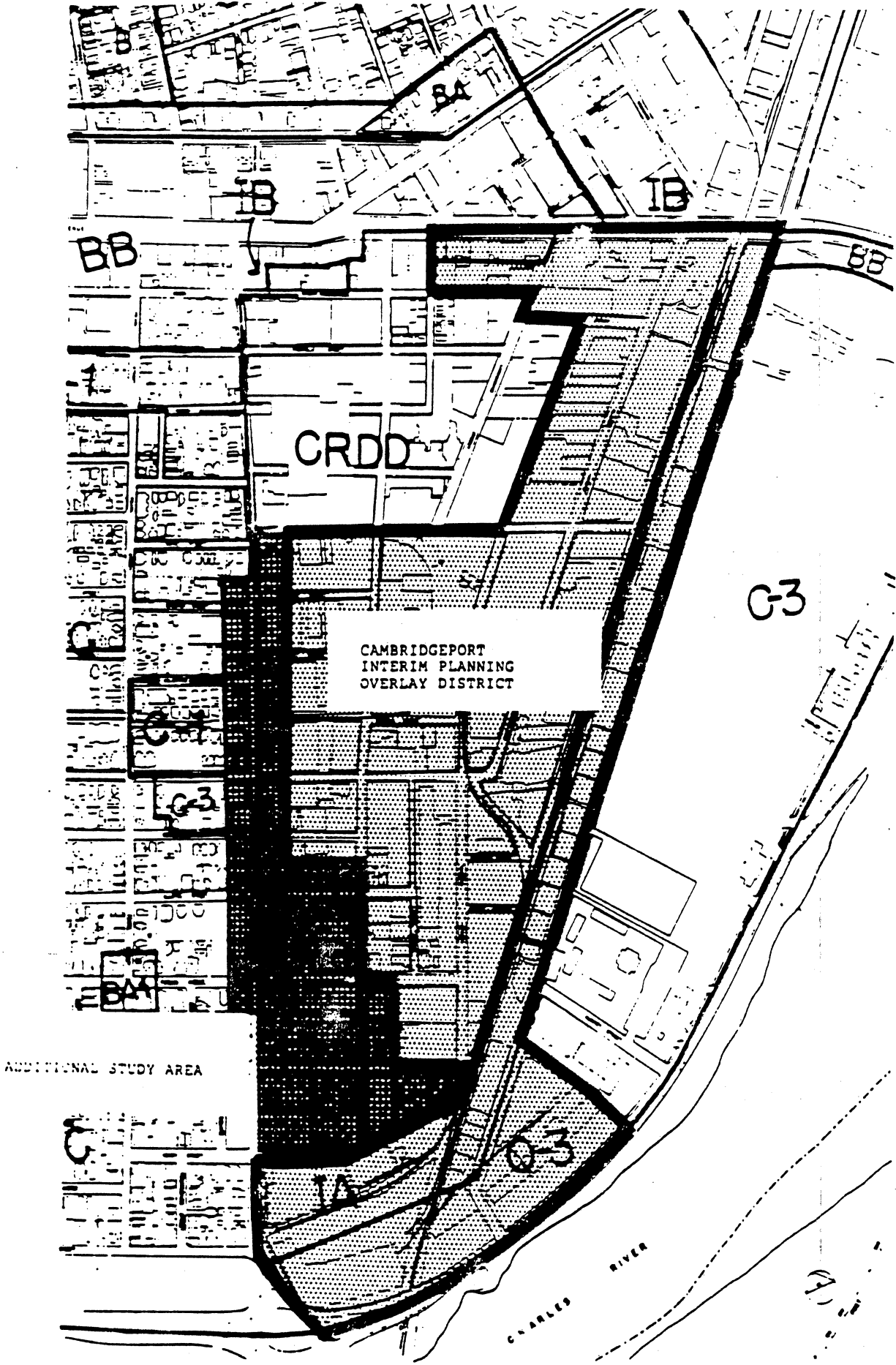
Passed to be ordained as amended by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 21, 1988

To the Honorable, the City Council:

SUBJECT: Planning Board Rezoning Petition Establishing the
Cambridgeport Interim Planning Overlay District

Recommendation

The Planning Board recommends that the petition be amended to extend the expiration date of the interim planning overlay district from March 31, 1989 to June 1, 1989 and that the petition as amended be adopted.

Findings

The City's Community Development Department is about to initiate Phase II of the Cambridgeport Revitalization District Rezoning effort focusing on the remaining area studied in the Cambridgeport Blue Ribbon Committee Report of December, 1986. This area encompasses several zoning districts, including an Industry B, Industry A-1 and Office 3 district, where the allowed density substantially exceeds the existing level of development. Over the past several months, concerns about the future development of the lower Cambridgeport area have been raised by the City Council, the Planning Board and the community. Questions regarding appropriate density, height and land uses are of particular concern given traffic and other environmental impacts of potential development which could occur in this area.

To address these questions, the Community Development Department will work with an advisory committee over the next year focusing on land use, urban design, traffic and economic issues. The proposed interim planning overlay district will enable this study to move forward without the pressure of new development occurring prior to its completion. We find this approach to be consistent with the recommendations of the Blue Ribbon Committee and with similar planning studies conducted in other parts of the City by the Community Development Department.

While some opposition to the inclusion of the Office 3 district in the overlay was stated at the Planning Board's hearing, we find its inclusion to be appropriate. The location of the Office 3 district in the southern part of the Cambridgeport Revitalization Area makes it a vital link in the flow of traffic from the northern part of the area to Memorial Drive, the BU Bridge and the Mass. Pike. As such, it is an important piece in an analysis of traffic issues in the Cambridgeport area and should be included in the overlay.

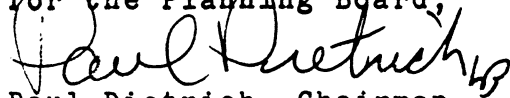
We also find that the March 31, 1989 timeframe for completion of the study will not give the committee adequate time to complete its task. Since it is anticipated that the group will begin its work later this summer, an extension until June 1, 1989 would provide an additional two months for completion of the study and still enable a new rezoning petition to be filed prior to the Council's summer recess.

Public Hearing

A public hearing was held on June 7, 1988. Two property owners spoke, one in opposition. Opposition to the petition was based on the inclusion of the section of the Office 3 district bounded by Vassar Street, Memorial Drive and Amesbury Street. The owner stated that an O-3 designation is appropriate based on existing uses, the location of the district on the river and its distance from the rest of the district and the BU circle. Concern was also raised about the 1.0 FAR. Though not objecting to a 1.0 FAR on an interim basis, one owner in the IB district stated opposition to such a reduction on a more permanent basis.

No one spoke in support of the petition.

Respectfully submitted
for the Planning Board,


Paul Dietrich, Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 21, 1988

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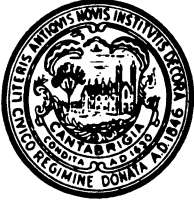
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No one spoke in support of the petition.

Respectfully submitted
for the Planning Board,


Paul Dietrich, Chairman



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 27, 1988

To the Honorable, the City Council:

Enclosed please find a copy of the Planning Board's recommendation relative to the Rezoning Petition establishing the Cambridgeport Interim Planning Overlay District.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 80

Re: enclosed Planning Board recommendations
on the Rezoning Petition establishing the
Cambridgeport Interim Planning Overlay
District.

In City Council,

June 27, 1988

6-27-88

Referred to the
Petition.

Vice Mayor Alice K. Wolf moved the petition to the full City Council without recommendation.

This segment of the hearing was adjourned at 6:43 p.m.

For the Committee

Councillor William H. Walsh, Chairman

City of Cambridge

In City Council June 20, 1988

The Committee on Ordinances conducted a public hearing on June 9, 1988 beginning at 6:26 p.m. in the Sullivan Chamber, City Hall. The purpose of the hearing was to review the petition of the Planning Board to amend the Zoning Ordinance by establishing the Cambridgeport Interim Planning Overlay District. Councillor William H. Walsh, Chairman of the Committee requested Mr. Michael Rosenberg, Assistant City Manager for Community Development to outline the petition for the Committee.

Mr. Rosenberg stated that this petition would call for a Floor Area Ratio (F.A.R.) of 1.0 and the maximum height of any building shall be 45 feet. He further stated that any building existing at the time of adoption of this petition may be renovated or restored, changes made to the uses or additions may be made provided that the following conditions are met; any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 gross square feet, which ever is greater.

Mr. Rosenberg stated that this section would be in effect through March 31, 1989 and it would allow for the Community Development Department to undertake an extensive planning study to determine a comprehensive zoning plan for this 75 acres.

At this time the Committee heard from Ms. Mary Flynn, Deputy Director of Community Development who outlined the existing zoning and contracted with the proposed zoning. Ms. Flynn outlined the Committee concept of the petition stating that it would be comprised of 10 persons and be representative of all parties concerned with this area.

No one spoke in opposition to the petition.

REPORT

Committee on Ordinances

Re: petition of the Planning Board to create an interim zoning district for that part of the Cambridgeport Industrial Area not included in the recently adopted Cambridgeport Redevelopment District or a part of the Central Sq. planning efforts.

In City Council,

June 20, 1988

6-20-88

Passed to a Second
Reading on a Motion
by C. Walsh.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

June 23, 1988

JOHN E. FLYNN
DEPUTY CITY CLERK

Mr. Russell B. Higley
City Solicitor
City Hall
Cambridge, MA 02139

Dear Mr. Higley:

Enclosed you will find a copy of three proposed amendments to the Zoning Ordinances of the City of Cambridge which were passed to a second reading at the City Council meeting held on June 20, 1988. They are as follows:

1. Proposed amendment to the Zoning Ordinances on the petition of the Planning Board to create an interim zoning district for that part of the Cambridgeport Industrial Area not included in the recently adopted Cambridgeport Redevelopment District or as part of Central Square planning efforts.
2. Proposed amendment to the Zoning Ordinances on the petition of the Planning Board with regard to Incentive Zoning, which would require developers of commercial projects of more than 30,000 square feet seeking a special permit to make a contribution to the creation & preservation of housing, particularly affordable housing.
3. Proposed amendment to the Zoning Ordinances which would increase the filing fee for amendment to said Ordinances from \$75.00 to \$200.00.

Would you kindly review these amendments and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk.

JEC/mh

Enclosures: (3) First Publications - No.'s 2411, 2412 & 2413
cc: Councillor William H. Walsh, Chairman, Ordinance Committee
Joseph Cellucci, Commissioner of Inspectional Services



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-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:

Amend the text of the Zoning Ordinance of the City of Cambridge by deleting the existing Section 1.53 and adding a new Section 1.53 to read as follows:

- 1.53 A person making application to the City Council for a change in this ordinance shall pay to the City Clerk at the time of filing of such application a filing fee of two hundred dollars which the City Clerk shall forthwith pay over to the City Treasurer, one-half to the credit of general revenue fund of the City of Cambridge and one-half to the credit of the advertising account of the Planning Board.

Passed to a second reading at the City Council meeting held on June 20, 1988 and on or after July 4, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

(COUNCILLOR DAVID SULLIVAN RECORDED IN THE NEGATIVE IN THIS MATTER)



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-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:

The Zone Map accompanying ordinance passed to be ordained September 16, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by deleting the existing Section 3.14 - North Point Temporary Building Moratorium and substituting therefore a new Section 3.14 - The Cambridgeport Interim Planning Overlay District in the area of Cambridgeport as shown on the accompanying map, having the following requirements:

Section 3.14

I.

1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;
2. The Floor Area Ratio applicable on any lot shall be limited to 1.0;
3. The maximum height of any building shall be 45 feet;
4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made hereto providing the following conditions are met:
 - a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 gross square feet, whichever is greater; and
 - b. All regulations and limitations of the base district shall be met.
5. This Section 3.14 shall be in effect through March 31, 1989.

II. Amend the Zoning Map of the City of Cambridge as described below:

- 1.0 Amend the Zoning Map of the City of Cambridge by creating the Cambridgeport Interim Planning Overlay District in an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerlines of Henry Street and Brookline Street,
- 1.1 Proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 815 feet,
- 1.2 Thence turning and proceeding in an easterly direction along the centerline of Memorial Drive to the southeasterly extension of the centerline of Amesbury Street for a distance of approximately 1,500 feet,
- 1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the centerline of Amesbury Street, the centerline of Amesbury Street and the northwesterly extension of the centerline of Amesbury Street to the centerline of Vassar Street for a distance of approximately 530 feet,
- 1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Vassar Street to the centerline of Massachusetts Avenue for a distance of approximately 3,340 feet,
- 1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the northeasterly extension of the centerline of Blanchard Street for a distance of approximately 1,425 feet,
- 1.6 Thence turning and proceeding in a southwesterly direction along northeasterly extension of the centerline of Blanchard Street and the centerline of Blanchard Street to the centerline of Green Street for a distance of approximately 285 feet,
- 1.7 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and the southeasterly extension of the centerline of Green Street to the centerline of Landsdowne Street for a distance of approximately 400 feet,

- 1.8 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street to the northwesterly extension of the centerline of Cross Street for a distance of approximately 90 feet,
- 1.9 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline of Cross Street and the centerline of Cross Street to the northeasterly extension of the centerline of Purrington Street for a distance of approximately 250 feet,
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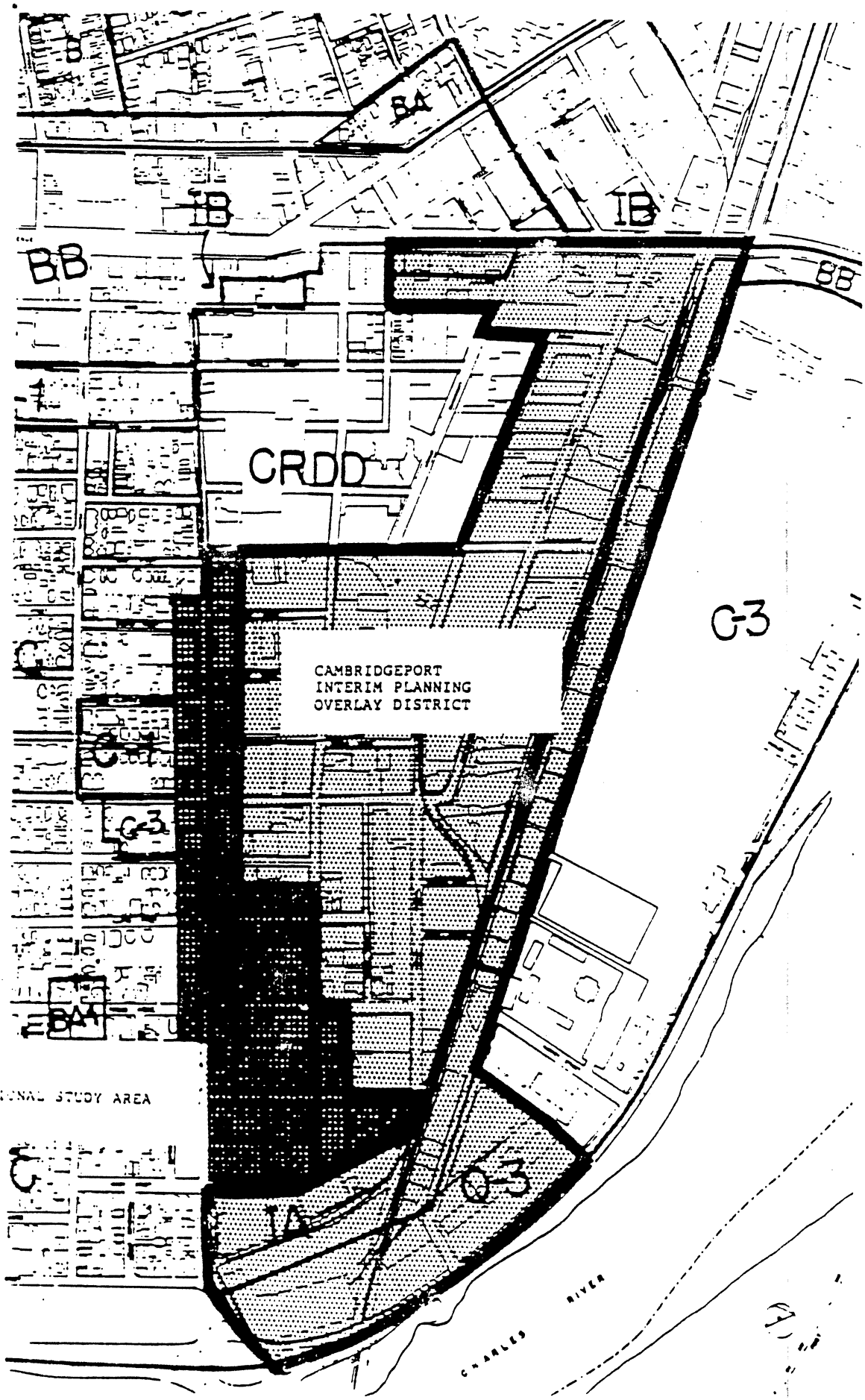
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Passed to a second reading at the City Council meeting held on June 20, 1988 and on or after July 4, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA



ADDITIONAL STUDY AREA

affordable housing in exchange for a greater density or intensity of development than that permitted as a matter of right; and to establish standards and guidelines for the use of such contributions.

11.201 Definitions

Affordable Housing Trust shall mean the entity defined in Section 11.207.

Affordable Unit shall mean any dwelling unit whose rent (including utilities) does not exceed thirty percent of the income of the renting household or whose mortgage payment (including insurance, utilities and real estate taxes) does not exceed thirty percent of the income of the purchasing household or other standards as may be established pursuant to any city, state or federal established pursuant to any city, state or federal housing program designed to assist low and moderate income households.

Covered Project shall mean that portion of projects containing uses listed in Section 4.34 and 4.35 subject to the provisions of the special permits listed in Section 11.202.

Developer shall mean any individual, corporation, business trust, estate trust, partnership or association, or any other entity or combination thereof.

Eligible household shall mean any household whose total income does not exceed eighty percent of the median income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Board of Trustees of the Affordable Housing Trust Fund.

Median income shall mean the income set forth in or calculated from regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing and Community Development Act of 1974.

11.202 Applicability. Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorizes an increase in the permissible density of population or intensity of a particular use in the proposed development, the developer shall be subject to the provisions of this Section 11.200 et al. Increases in density or intensity of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

- Section 6.35 - Reduction of required parking for non-residential development
- Section 11.108 - Divergence from dimensional requirements - Massachusetts Avenue Overlay District
- Section 11.542 (b) - Additional Height, Harvard Square Overlay District
- Section 11.544 (b) - Waiver of parking and loading requirements, Harvard Square Overlay District
- Section 11.635 - Parkway Overlay District
- Section 11.637 - Divergence from dimensional requirements, Parkway Overlay District
- Article 13.00 - PUD Districts, all permits

11.203 Incentive Zoning Contributions. A Developer of a Covered Project shall either make a Housing Contribution in accordance with this Section 11.203 Subsection (a) or shall create or cause to be created housing, in accordance with this Section 11.203 Subsection (b):

(a) Housing Contribution. For a Covered Project of less than thirty thousand square feet (30,000 s.f.) of gross floor area, no contribution shall be required.

For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars (\$2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Board of Trustees of the Affordable Housing Trust based on a consideration of current economic trends including but not limited to development activity, commercial rents per square foot, employment growth and inflation rates and

housing trends measured in terms of, including but not limited to, vacancy rates, production statistics, and prices for new dwelling units.

(b) Housing Creation Option. The Developer of a Covered Project required to make a Housing Contribution in Subsection 11.203 (a) above may create or cause to be created affordable housing units for occupancy exclusively by eligible households, or may donate land. These units or land donation, must be of equivalent benefit to the housing contribution otherwise required.

When this option is chosen a Developer shall obtain a report from the Board of Trustees of the Affordable Housing Trust, which report shall accompany the special permit application and shall advise the special permit granting authority as to whether the proposed Housing Creation conforms to the intent and purposes of this Section 11.200 et al.

The report shall also recommend such conditions, if any, as the Trustees may find appropriate to the issuance of the special permit to assure full compliance with the intent of this Section 11.200.

The special permit granting authority shall give due consideration to the report of the Board of Trustees in granting any special permit subject to this Section 11.200 et al.

11.204 Standards for Construction and Occupancy of Affordable Housing Unit. The following standards are intended to provide guidance to the special permit granting authority in instances where the Housing Construction Option is chosen to meet the requirements of this Section 11.200 and to the Board of Trustees in making any report it may make to the special permit granting authority or in authorizing the expenditure of any Housing Contribution funds. In granting any special permit the special permit granting authority may allow for deviations from, or further define, these standards consistent with the purposes of this Section 11.200.

(a) Affordable Housing Units shall be comparable in services and size to dwelling units in the neighborhood where the units are to be located. Units shall generally be designed and intended for families with children. Where the Affordable Housing Units are for elderly, handicapped, or other special needs households the similar size standard does not apply.

(b) The Affordable Housing Units shall, to a reasonable extent, serve eligible households of diverse incomes, including very low income, and sizes.

(c) The affordable Housing Units shall be subject to restrictions providing that they shall:

(1) be occupied by eligible households.

(2) be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the affordable housing units to eligible households. Such restrictions shall include but not be limited to limited equity deed restrictions.

(3) to the extent possible, give preference to eligible household who are Cambridge residents.

(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Housing Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the permittee of a special permit for a Covered Project shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Housing Units. To encourage the development of affordable housing units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan

guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administraton of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a nine-member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units, and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

(4) The Board shall explore the feasibility and assist in establishment of new programs designed to meet Cambridge's affordable housing needs. These programs

include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting Authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District. Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following requirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C. District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

Passed to a second reading at the City Council meeting held on June 20, 1988 and on or after July 4, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

City of Cambridge

In City Council June 20, 1988

The Committee on Ordinances conducted a public hearing on June 9, 1988 beginning at 6:26 p.m. in the Sullivan Chamber, City Hall. The purpose of the hearing was to review the petition of the Planning Board to amend the Zoning Ordinance by establishing the Cambridgeport Interim Planning Overlay District. Councillor William H. Walsh, Chairman of the Committee requested Mr. Michael Rosenberg, Assistant City Manager for Community Development to outline the petition for the Committee.

Mr. Rosenberg stated that this petition would call for a Floor Area Ratio (F.A.R.) of 1.0 and the maximum height of any building shall be 45 feet. He further stated that any building existing at the time of adoption of this petition may be renovated or restored, changes made to the uses or additions may be made provided that the following conditions are met; any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 gross square feet, whichever is greater.

Mr. Rosenberg stated that this section would be in effect through March 31, 1989 and it would allow for the Community Development Department to undertake an extensive planning study to determine a comprehensive zoning plan for this 75 acres.

At this time the Committee heard from Ms. Mary Flynn, Deputy Director of Community Development who outlined the existing zoning and contracted with the proposed zoning. Ms. Flynn outlined the Committee concept of the petition stating that it would be comprised of 10 persons and be representative of all parties concerned with this area.

No one spoke in opposition to the petition.

Vice Mayor Alice K. Wolf moved the petition to the full City Council without recommendation.

This segment of the hearing was adjourned at 6:43 p.m.

For the Committee

Councillor William H. Walsh, Chairman

City of Cambridge

In City Council June 20, 1988

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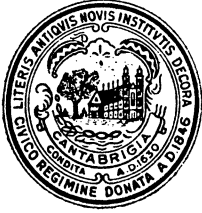
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Vice Mayor Alice K. Wolf moved the petition to the full City Council without recommendation.

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For the Committee

Councillor William H. Walsh, Chairman



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-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:

The Zone Map accompanying ordinance passed to be ordained September 16, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by deleting the existing Section 3.14 - North Point Temporary Building Moratorium and substituting therefore a new Section 3.14 - The Cambridgeport Interim Planning Overlay District in the area of Cambridgeport as shown on the accompanying map, having the following requirements:

Section 3.14

1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;
2. The Floor Area Ratio applicable on any lot shall be limited to 1.0;
3. The maximum height of any building shall be 45 feet;
4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made hereto providing the following conditions are met:
 - a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 gross square feet, which ever is greater; and
 - b. All regulations and limitations of the base district shall be met.
5. This Section 3.14 shall be in effect through March 31, 1989.

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 Thursday, June 9, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the City Council to amend the text of the Zoning Ordinance in Sections 10.40 and 11.200 to create linkage payment requirements for developments containing office and retail uses authorized by specified existing special permits that grant an increase in intensity or density of use. This proposed zoning amendment would require the payment of an Affordable Housing Trust Fund of \$2.00 per square foot of office or retail use authorized by the special permit. The creation of affordable housing units, as defined in the proposed amendment, may be substituted for the payment of money to the fund. The Trust Fund would be administered by a Board of Trustees; both the Fund and the Board of Trustees are created in the proposed amendment.

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 William H. Walsh,
Chairman



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Eight

AN ORDINANCE

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

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3. The maximum height of any building shall be 45 feet;
4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made hereto providing the following conditions are met:
 - a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 gross square feet, which ever is greater; and
 - b. All regulations and limitations of the base district shall be met.
5. This Section 3.14 shall be in effect through March 31, 1989.

II. Amend the Zoning Map of the City of Cambridge as described below:

- 1.0 Amend the Zoning Map of the City of Cambridge by creating the Cambridgeport Interim Planning Overlay District in an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerlines of Henry Street and Brookline Street,
- 1.1 Proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 815 feet,
- 1.2 Thence turning and proceeding in an easterly direction along the centerline of Memorial Drive to the southeasterly extension of the centerline of Amesbury Street for a distance of approximately 1,500 feet,
- 1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the centerline of Amesbury Street, the centerline of Amesbury Street and the northwesterly extension of the centerline of Amesbury Street to the centerline of Vassar Street for a distance of approximately 530 feet,
- 1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Vassar Street to the centerline of Massachusetts Avenue for a distance of approximately 3,340 feet,
- 1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the northeasterly extension of the centerline of Blanchard Street for a distance of approximately 1,425 feet,
- 1.6 Thence turning and proceeding in a southwesterly direction along northeasterly extension of the centerline of Blanchard Street and the centerline of Blanchard Street to the centerline of Green Street for a distance of approximately 285 feet,
- 1.7 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and the southeasterly extension of the centerline of Green Street to the centerline of Landsdowne Street for a distance of approximately 400 feet,

- 1.8 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street to the northwesterly extension of the centerline of Cross Street for a distance of approximately 90 feet,
- 1.9 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline of Cross Street and the centerline of Cross Street to the northeasterly extension of the centerline of Purrington Street for a distance of approximately 250 feet,
- 1.10 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline of Purrington Street and the centerline of Purrington Street to the centerline of Pacific Street for a distance of approximately 880 feet,
- 1.11 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street to a point 100 feet distant from the easterly sideline of Brookline Street for a distance 900 feet,
- 1.12 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Brookline Street to a point 100 feet distant from the northerly sideline of Allston Street for a distance of approximately 1,250 feet,
- 1.13 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the northerly sideline of Allston Street and easterly extension of this line to the centerline of Sidney Street for a distance of approximately 525 feet,
- 1.14 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street to the centerline of Putnam Avenue for a distance of approximately 450 feet,
- 1.15 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue to a point 100 feet distant from the easterly sideline of Sidney Street for a distance of approximately 130 feet,
- 1.16 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street for a distance of approximately 350 feet,

- 1.17 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street to the centerline of Waverly Street for a distance of approximately 270 feet,
- 1.18 Thence turning and proceeding in a southwesterly direction along the centerline of Waverly Street to the centerline of Henry Street for a distance of approximately 110 feet,
- 1.19 Continuing in a southwesterly direction proceed along the centerline of Henry Street to the point of origin, a distance of approximately 940 feet.
- 1.01 Premises as shown on Assessor's Plat numbered 69:
all or parts of lots numbered 161, 162, 113, 111, 110, 109, 114, 115, 116, 117, 148, 163, 149, 103, 102, 101, 100, and 99, even numbers 266-234 Massachusetts Avenue, even numbers 4-22 Blanche Street, odd and even 10-43 Green Street, and 15 Landsdowne Street.
- 1.02 Premises as shown on Assessor's Plat numbered 62:
all or parts of lots numbered 32, 30, 26, 25, 21, 1, 39, 38, and 37, odd numbers 295-317 Vassar Street.
- 1.03 Premises as shown on Assessor's Plat numbered 54:
all lots, odd numbers 201-257 Vassar Street, even numbers 240-294 Albany Street, and 645 Erie Street.
- 1.04 Premises as shown on Assessor's Plat numbered 55:
all lots, odd numbers 121-201 Vassar Street, and even numbers 150-234 Albany Street.
- 1.05 Premises as shown on Assessor's Plat numbered 56:
all lots, odd numbers 93-119 Vassar Street, even numbers 114-144 Albany Street and even numbers 134-168 Massachusetts Avenue.
- 1.06 Premises as shown on Assessor's Plat numbered 68:
all or parts of lots numbered 60, 59, 58, 57, 56, 37, 34, 24, 19, 51, 50, and 47, odd numbers 115-207 Albany Street, even numbers 2-22 Cross Street and odd numbers 1-47 Cross Street, even numbers 2-86 Purrington Street, odd numbers 1-21 Pacific Street, and even numbers 180-256 Massachusetts Avenue.

- 1.07 Premises as shown on Assessor's Plat numbered 96:
all or parts of lots numbered 98, 118, 102, 117, 110, 109, 124, 127, and 126, odd and even numbers Hamilton Street, and even numbers 80-110 Erie Street.
- 1.08 Premises as shown on Assessor's Plat numbered 95:
all or parts of lots numbered 44, 75, 5, 70, 71, 72, 73, 66, 61, 53, 60, 49, 48, 59, 58, and 57, even numbers 126-144 and 174-178 Brooklin Street, odd numbers 71-111 Erie Street, odd and even numbers 7-12 Emily Street, odd and even numbers 2-45 Tudor Street, and even numbers 82-126 Pacific Street.
- 1.09 Premises as shown on Assessor's Plat numbered 67:
all lots, odd numbers 221-245 Albany Street, odd and even numbers 1-69 Waverly Street, odd numbers 9-69 Erie Street, even numbers 2-68 Pacific Street and even numbers 98-176 Sidney Street.
- 1.001 Premises as shown on Assessor's Plat numbered 63:
all or parts of lots numbered 120, 118, 116, 114, 1, 131, 130, 128, and 132, odd and even numbers 573-628 Memorial Drive, and odd and even numbers 317-351 Vassar Street.
- 1.002 Premises as shown on Assessor's Plat numbered 64:
all or parts of lot numbered 6, odd and even numbers 634-653 Memorial Drive, and 400 Brookline Street.
- 1.003 Premises as shown on Assessor's Plat numbered 65:
all or parts of lots numbered 48, 47, 46, 39, 49, and 51, even numbers 346-354 Brookline Street, and even numbers 2-42 Henry Street.
- 1.004 Premises as shown on Assessor's Plat numbered 66:
all or parts of lots numbered 1, 2, 14, 124, 10, 11, 122, 123, 121, 125, 126, 113, 73, 74, 99, 100, 81, 101, 82, 95, 94, 142, 141, 42, 29, 30, 32, 139, 96, 43, 53, 108, 135, 127, 12, 105, and 106, even and odd numbers 613-640 Putnam Avenue, all of Grove Street, odd and even numbers 65-170 Waverly Street, odd numbers 13-29 Chestnut Street, even numbers 20-62 Erie Street, even numbers 204-244 and 260-266 Sidney Street and odd and even numbers 30-52 Allston Street.

Passed to a second reading at the City Council meeting held on June 20, 1988 and on or after July 4, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-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:

Amend the text of the Zoning Ordinance of the City of Cambridge by adding the following new Subsection 10.40 -

Special Permits

10.48 As expressly authorized in Section 9 of the Zoning Act, M.G.L., Ch. 40A, the following special permits, which authorize increases in the permissible density of population or intensity of a particular use in a proposed development, shall be subject to the provisions of Section 11.200 of this Ordinance.

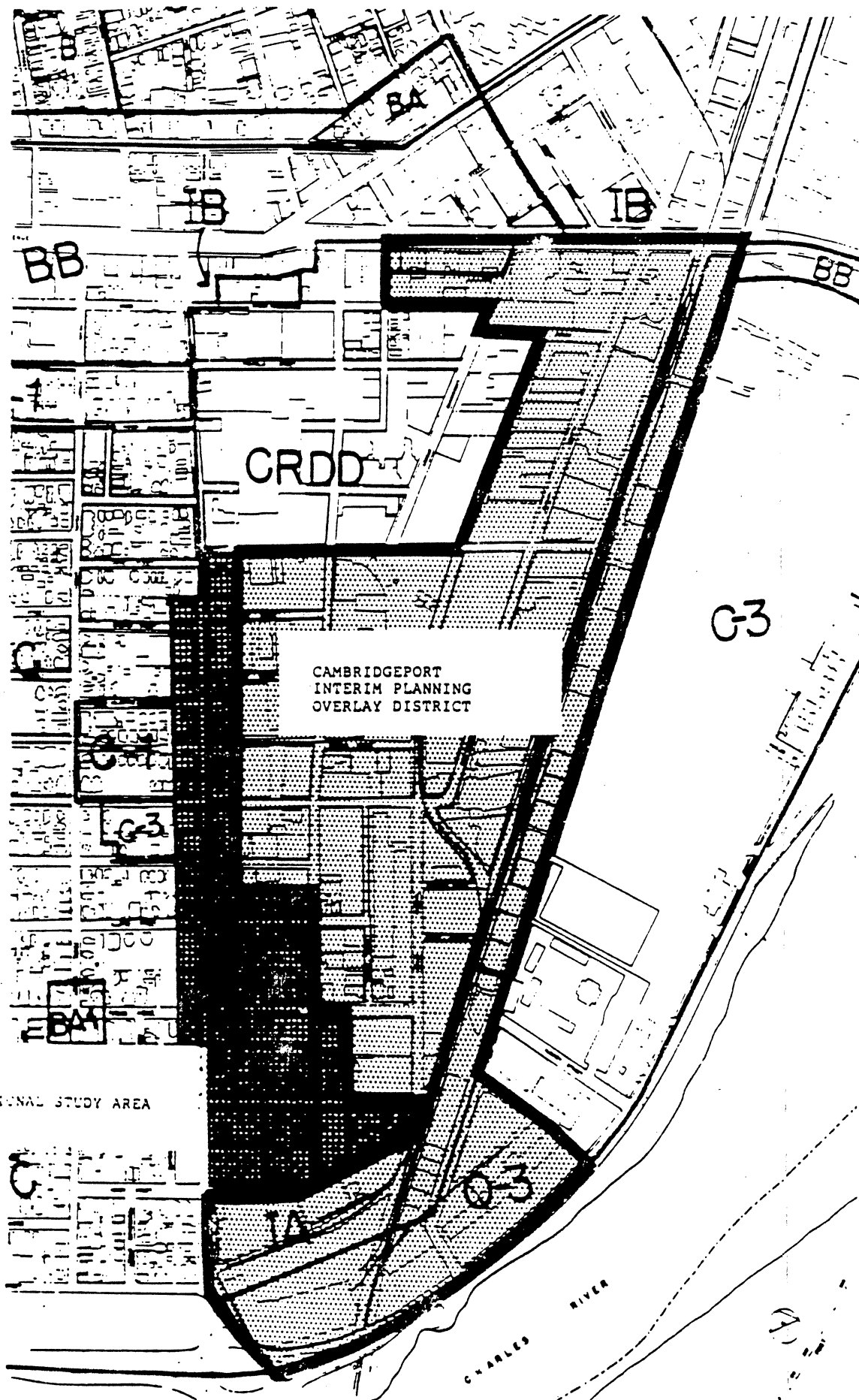
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|--------------------|---|--|
| Section 6.35 | - | Reduction of required parking for non-residential development |
| Section 11.108 | - | Divergence from dimensional requirements - Massachusetts Avenue Overlay District |
| Section 11.542 (b) | - | Additional Height, Harvard Square Overlay District |
| Section 11.544 (b) | - | Waiver of parking and loading requirements, Harvard Square Overlay District |
| Section 11.635 | - | Parkway Overlay District |
| Section 11.637 | - | Divergence from dimensional requirements, Parkway Overlay District |
| Article 13.00 | - | PUD Districts, all permits |

II. Delete the existing Section 11.200 and substitute therefor the following:

11.200 Incentive Zoning Provisions

Purpose - The purpose of this Section 11.200 is to promote the public health, safety and welfare by encouraging the expansion and upgrading of the City's housing stock and expressly its affordable housing stock while accommodating the expansion of housing and commercial opportunities in the City; to provide for a full range of housing choice for households of all incomes, ages, and sizes; to mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing; to increase the production of affordable housing units to meet existing and anticipated employment needs within the City; to provide a mechanism by which commercial development can contribute in a direct way to increasing the supply of

CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA





City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Eight

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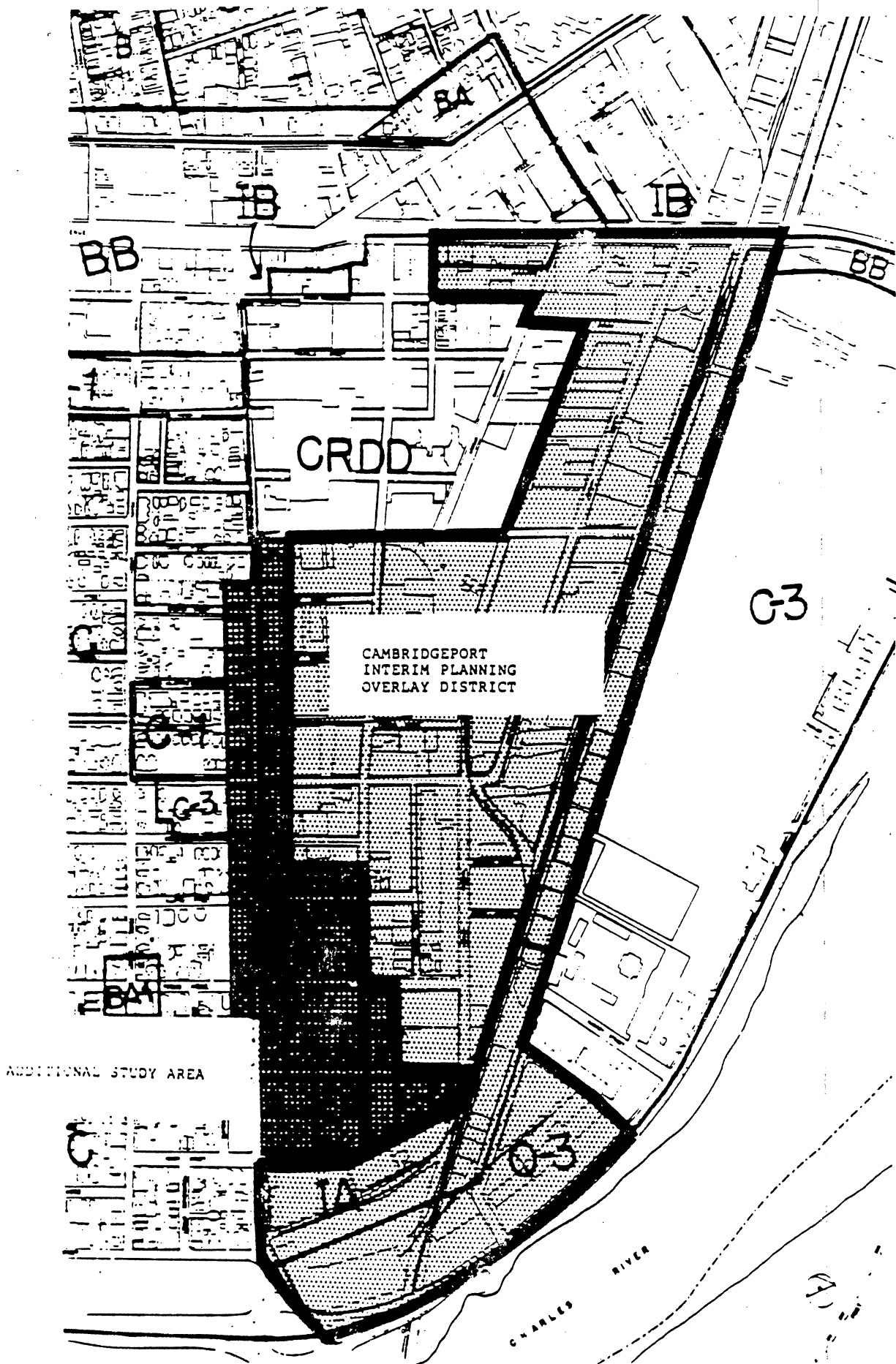
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all or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, and 37, odd numbers 295-317 Vassar Street.
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all or parts of lots numbered 98, 118, 102, 117, 110, 109, 124, 127, and 126, odd and even numbers Hamilton Street, and even numbers 80-110 Erie Street.
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Passed to a second reading at the City Council meeting held on June 20, 1988 and on or after July 4, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA



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 Thursday, June 9, 1988 at 6:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinance by establishing Section 3.14 - The Cambridgeport Interim Planning Overlay District in the area of Cambridgeport as shown on the accompanying map, having the following requirements:

1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;
2. The Floor Area Ratio applicable on any lot shall be limited to 1.0;
3. The maximum height of any building shall be 45 feet;
4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made hereto providing the following conditions are met:
 - a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 gross square feet, whichever is greater; and
 - b. All regulations and limitations of the base district shall be met.
5. This Section 3.14 shall be in effect through March 31, 1989.

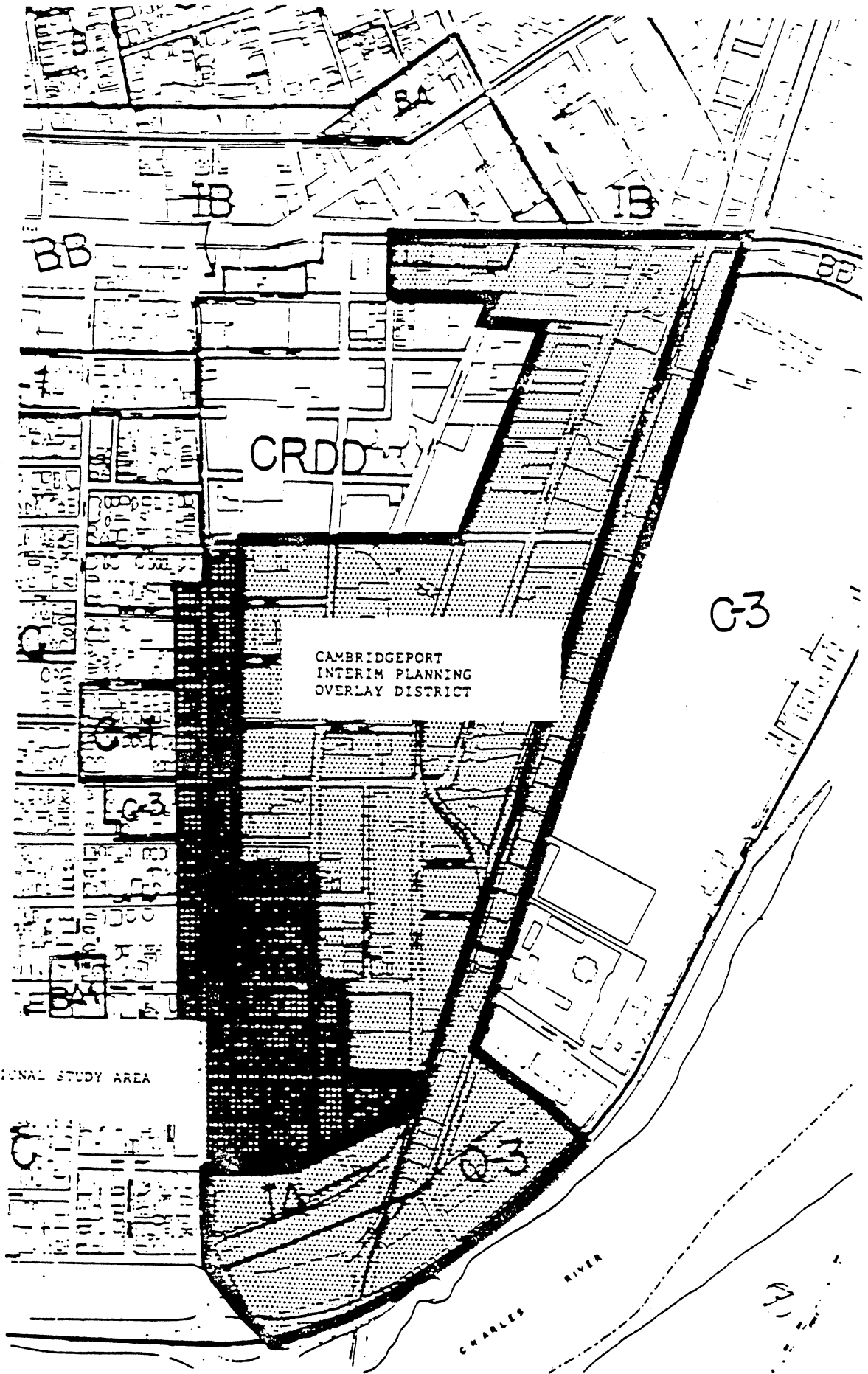
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor William H. Walsh,
Chairman.

CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA



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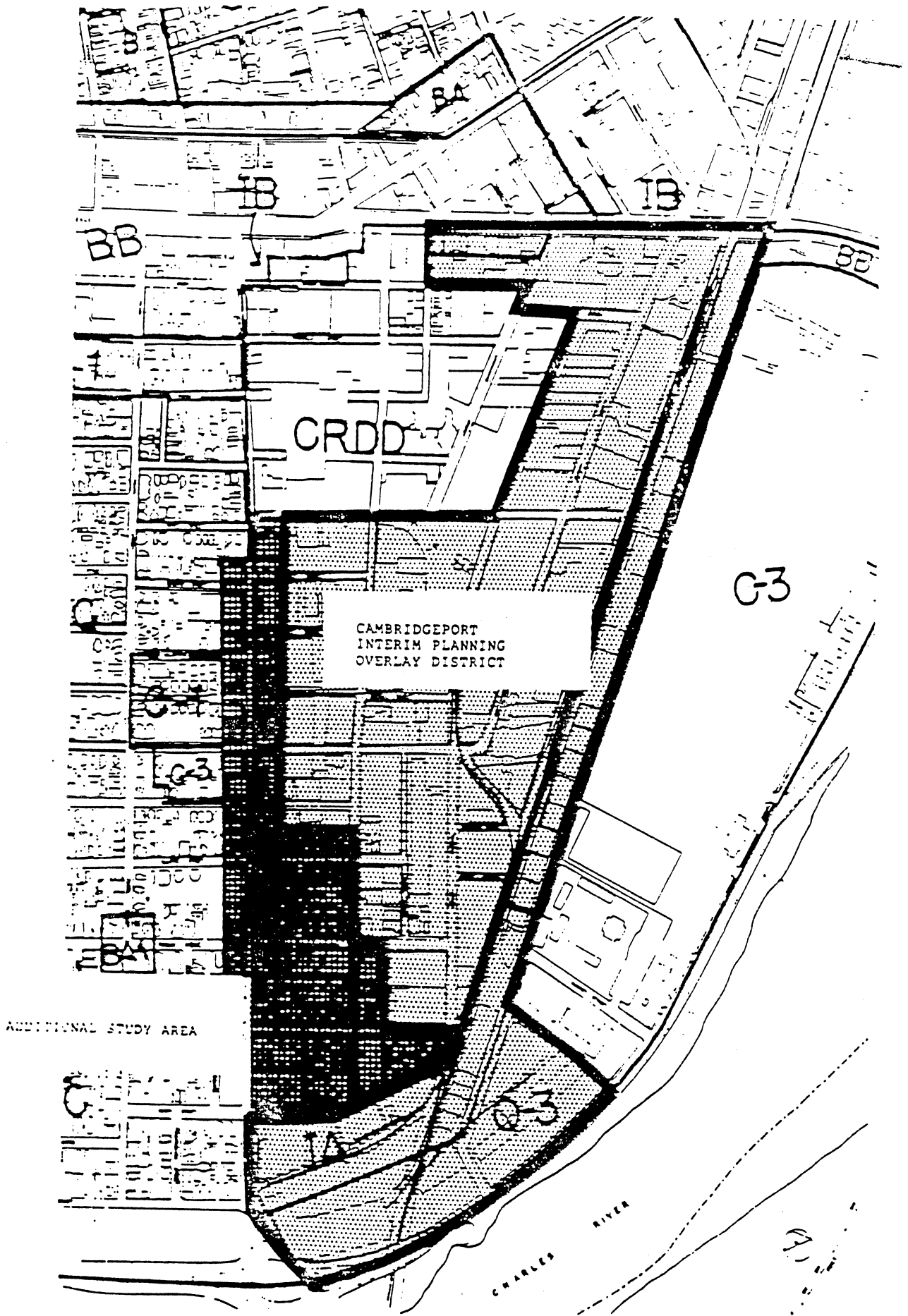
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For the Committee,

Councillor William H. Walsh,
Chairman.

CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA



I. Delete the existing Section 3.14 - North Point Temporary Building Moratorium and substitute therefor a new Section 3.14 as follows:

3.14 Cambridgeport Interim Planning Overlay District

WHEREAS, the Cambridgeport Industrial District has been the subject of considerable planning study in the past ten years; and

WHEREAS, it has been determined that the development permitted under the existing zoning is inappropriate given the district's close proximity to the residential neighborhood and the limited access available to the district; and

WHEREAS, a portion of the district has recently been comprehensively rezoned to a lower density; and

WHEREAS, additional analysis is necessary to determine the appropriate regulatory framework for future development elsewhere in the district.

THEREFORE, there is hereby established a Cambridgeport Interim Planning Overlay District in the area of Cambridgeport herein described, and shown on the map entitled "Cambridgeport Interim Planning-Overlay District and Proposed Study Area" having the following requirements:

1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;
2. The floor area ratio applicable on any lot shall be limited to 1.0;
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5. This Section 3.14 shall be in effect through March 31, 1989.

II. Amend the Zoning Map of the City of Cambridge as described below:

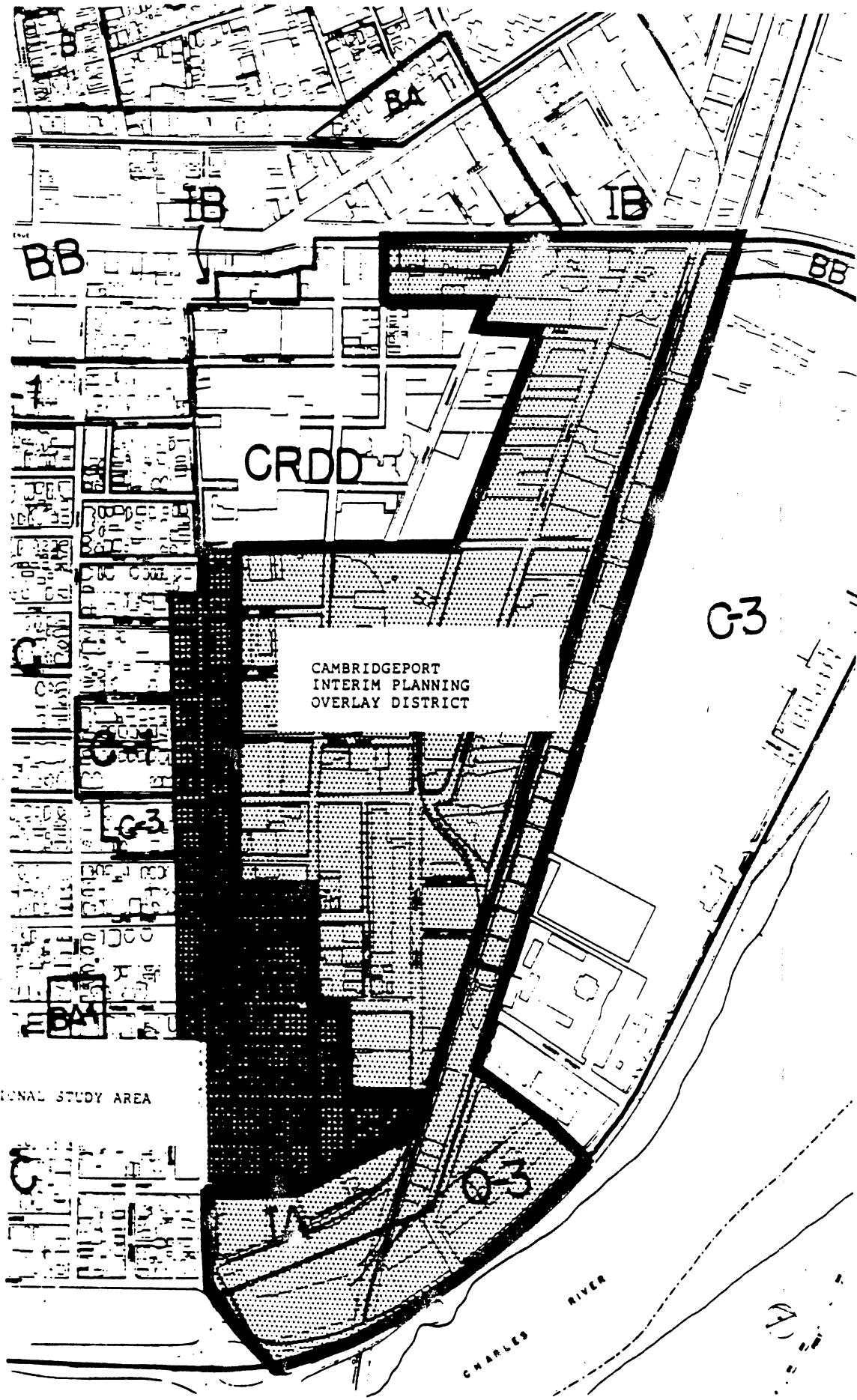
- 1.0 Amend the Zoning Map of the City of Cambridge by creating the Cambridgeport Interim Planning Overlay District in an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerlines of Henry Street and Brookline Street,
- 1.1 Proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 815 feet,
- 1.2 Thence turning and proceeding in an easterly direction along the centerline of Memorial Drive to the southeasterly extension of the centerline of Amesbury Street for a distance of approximately 1,500 feet,
- 1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the centerline of Amesbury Street, the centerline of Amesbury Street and the northwesterly extension of the centerline of Amesbury Street to the centerline of Vassar Street for a distance of approximately 530 feet,
- 1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Vassar Street to the centerline of Massachusetts Avenue for a distance of approximately 3,340 feet,
- 1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the northeasterly extension of the centerline of Blanchard Street for a distance of approximately 1,425 feet,
- 1.6 Thence turning and proceeding in a southwesterly direction along northeasterly extension of the centerline of Blanchard Street and the centerline of Blanchard Street to the centerline of Green Street for a distance of approximately 285 feet,
- 1.7 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and the southeasterly extension of the centerline of Green Street to the centerline of Landsdowne Street for a distance of approximately 400 feet,

- 1.8 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street to the northwesterly extension of the centerline of Cross Street for a distance of approximately 90 feet,
- 1.9 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline of Cross Street and the centerline of Cross Street to the northeasterly extension of the centerline of Purrington Street for a distance of approximately 250 feet,
- 1.10 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline of Purrington Street and the centerline of Purrington Street to the centerline of Pacific Street for a distance of approximately 880 feet,
- 1.11 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street to a point 100 feet distant from the easterly sideline of Brookline Street for a distance 900 feet,
- 1.12 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Brookline Street to a point 100 feet distant from the northerly sideline of Allston Street for a distance of approximately 1,250 feet,
- 1.13 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the northerly sideline of Allston Street and easterly extension of this line to the centerline of Sidney Street for a distance of approximately 525 feet,
- 1.14 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street to the centerline of Putnam Avenue for a distance of approximately 450 feet,
- 1.15 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue to a point 100 feet distant from the easterly sideline of Sidney Street for a distance of approximately 130 feet,
- 1.16 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street for a distance of approximately 350 feet,

- 1.17 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street to the centerline of Waverly Street for a distance of approximately 270 feet,
- 1.18 Thence turning and proceeding in a southwesterly direction along the centerline of Waverly Street to the centerline of Henry Street for a distance of approximately 110 feet,
- 1.19 Continuing in a southwesterly direction proceed along the centerline of Henry Street to the point of origin, a distance of approximately 940 feet.
- 1.01 Premises as shown on Assessor's Plat numbered 69:
all or parts of lots numbered 161, 162, 113, 111, 110, 109, 114, 115, 116, 117, 148, 163, 149, 103, 102, 101, 100, and 99, even numbers 266-234 Massachusetts Avenue, even numbers 4-22 Blanche Street, odd and even 10-43 Green Street, and 15 Landsdowne Street.
- 1.02 Premises as shown on Assessor's Plat numbered 62:
all or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, and 37, odd numbers 295-317 Vassar Street.
- 1.03 Premises as shown on Assessor's Plat numbered 54:
all lots, odd numbers 201-257 Vassar Street, even numbers 240-294 Albany Street, and 645 Erie Street.
- 1.04 Premises as shown on Assessor's Plat numbered 55:
all lots, odd numbers 121-201 Vassar Street, and even numbers 150-234 Albany Street.
- 1.05 Premises as shown on Assessor's Plat numbered 56:
all lots, odd numbers 93-119 Vassar Street, even numbers 114-144 Albany Street and even numbers 134-168 Massachusetts Avenue.
- 1.06 Premises as shown on Assessor's Plat numbered 68:
all or parts of lots numbered 60, 59, 58, 57, 56, 37, 34, 24, 19, 51, 50, and 47, odd numbers 115-207 Albany Street, even numbers 2-22 Cross Street and odd numbers 1-47 Cross Street, even numbers 2-86 Purrington Street, odd numbers 1-21 Pacific Street, and even numbers 180-256 Massachusetts Avenue.

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CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA



ADDITIONAL STUDY AREA

CHARLES RIVER



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

May 12, 1988

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Thursday, June 9, 1988 at 6:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinances by establishing Section 3.14 - The Cambridgeport Interim Planning Overlay District in the area of Cambridgeport.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,
Joseph E. Connarton

Joseph E. Connarton,
City Clerk.

JEC/d1

I. Delete the existing Section 3.14 - North Point Temporary Building Moratorium and substitute therefor a new Section 3.14 as follows:

3.14 Cambridgeport Interim Planning Overlay District

WHEREAS, the Cambridgeport Industrial District has been the subject of considerable planning study in the past ten years; and

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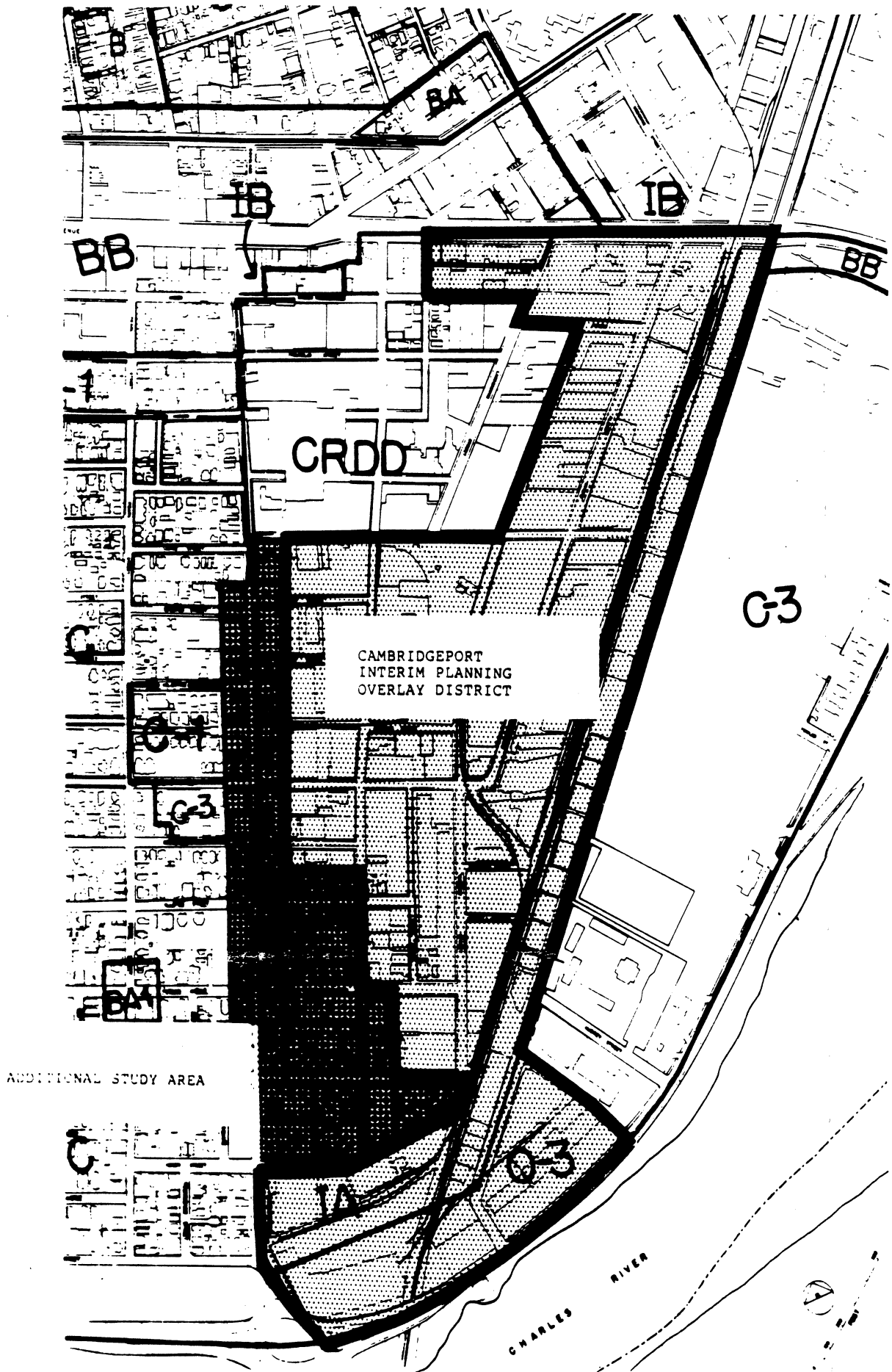
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CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA





CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

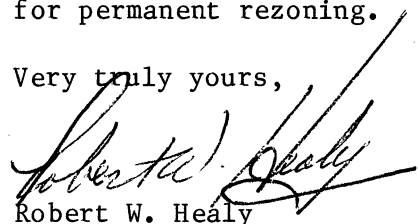
April 11, 1988

To the Honorable, the City Council:

Enclosed for your consideration is a Planning Board rezoning petition which will create an interim zoning district for that portion of the Cambridgeport industrial area not included in the recently adopted Cambridgeport Revitalization Development District or a part of the Central Square planning efforts.

Adoption of this recommended interim district will permit intensive planning efforts to proceed for this critical portion of Cambridgeport with the certainty that no new development in the area will preclude adoption of any final recommendations for permanent rezoning.

Very truly yours,


Robert W. Healy
City Manager

RWH/mbf
Enc.

Re: enclosed Planning Board rezoning petition to create an interim zoning district for that part of the Cambridgeport Industrial Area not included in the recently adopted Cambridgeport Revitalization Development District or as part of the Central Sq. planning efforts.

8/25/88

*Passed to be Ordained
as amended.
8-0-1*

In City Council,
April 11, 1988

*4-11-88
Referred to the Planning Board
& Ordinance Committee*

*Copy sent to Les Barber, Planning Board 4/13/88
copy sent to Councilor Walsh, Ordinance
Committee Chair 4/22/88 nlr*