

City of Cambridge

PETITION OF *Planning Board*
Cambridgeport Zoning Amendment

Petition filed with the City Clerk

March 26, 1981

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

1 day March
30 days April
31 days May
3 days June

65 days = June 3, 1981 = all hearings
March 30, 1981

In City Council

Referred to Planning Board for report

March 30, 1981

Planning Board Hearing

April 15, 1981

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *July 14, 1981*.)

15 days = April
31 days = May
30 days = June
14 days = July

90 days = July 14, 1981

~~City Council~~ Hearing published - *Joint hearing Planning Board / Com. on Ord.*
" *Herald - April 1, 1981*
Chronicle April 2, 1981
Hearing before ~~the City Council~~ *April 9, 1981*

Report to the City Council *April 27, 1981 - tabled pending report from Planning Board.*

Passed to a second reading
Published *Chronicle May 11, 1981*
May 14, 1981

Ready for Ordination
Published *6/29/81 failed of ordination*
4-3-0-2
July 15/81 / No to be taken to Council
~~*at file - Time Expired*~~

COMPLETION DATE: *July 14, 1981*

Tabled Item #11

City of Cambridge

MASSACHUSETTS

In City Council

6/29/

1981

*Reopening Petition of Planning Board
for the Cambridge Industrial Area*

Councillor Vellucci moved Ordination

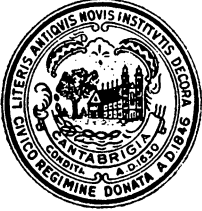
| | YEA | NAY | ABSENT | PRESENT |
|-------------------------|----------|----------|----------|----------|
| Mr. Kevin P. Crane | ✓ | | | |
| Mr. Thomas W. Danehy | ✓ | | | |
| Ms. Sandra Graham | | ✓ | | |
| Mr. Leonard J. Russell | ✓ | | | |
| Mr. David E. Sullivan | | ✓ | | |
| Mr. Walter J. Sullivan | ✓ | | | |
| Mr. Alfred Vellucci | | ✓ | | |
| Mr. David A. Wylie | | | | ✓ |
| Mayor Francis H. Duehay | | | | ✓ |
| | <i>4</i> | <i>3</i> | <i>0</i> | <i>2</i> |

- Failed of ordination -

#11
Tabled
Item

#11
Tabled Item
Failed of
Admission
4-3-0-8

R. V. Velloso



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

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

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

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

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

| <u>AREA</u> | <u>EXISTING ZONING</u> | <u>PROPOSED ZONING</u> |
|-------------|-------------------------------------|---|
| 1 | Industry B | Business B/PUD-6 |
| 2 | Business A | Business A-1 |
| 3 | Industry B | Industry B-2/PUD-6 |
| 4 | Industry B | Industry B-2 |
| 5 | Industry B, Industry A, Office 3 | Industry B-2/PUD-6 |
| 6 | Industry B | Industry B-2/Ft. Washington Overlay District |
| 7 | Industry A, Industry B | Residence C-1/PUD-6 |
| 8 | Business B | Business B/Pud-6 |

Subsection 5.34 of the Ordinance would be amended to change footnote (c) to require a 35 foot height limit within 100 feet of Residential Districts only.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

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

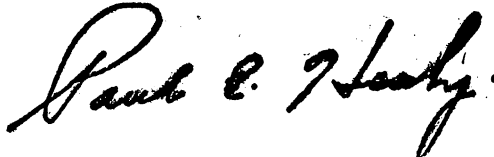
Article 13.000, Planned Development Districts, would be amended to create a new Planned Unit Development District (PUD-6). The purpose of these regulations is to provide for a high quality mixed use urban environment which permits development of general and technical offices with supporting commercial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

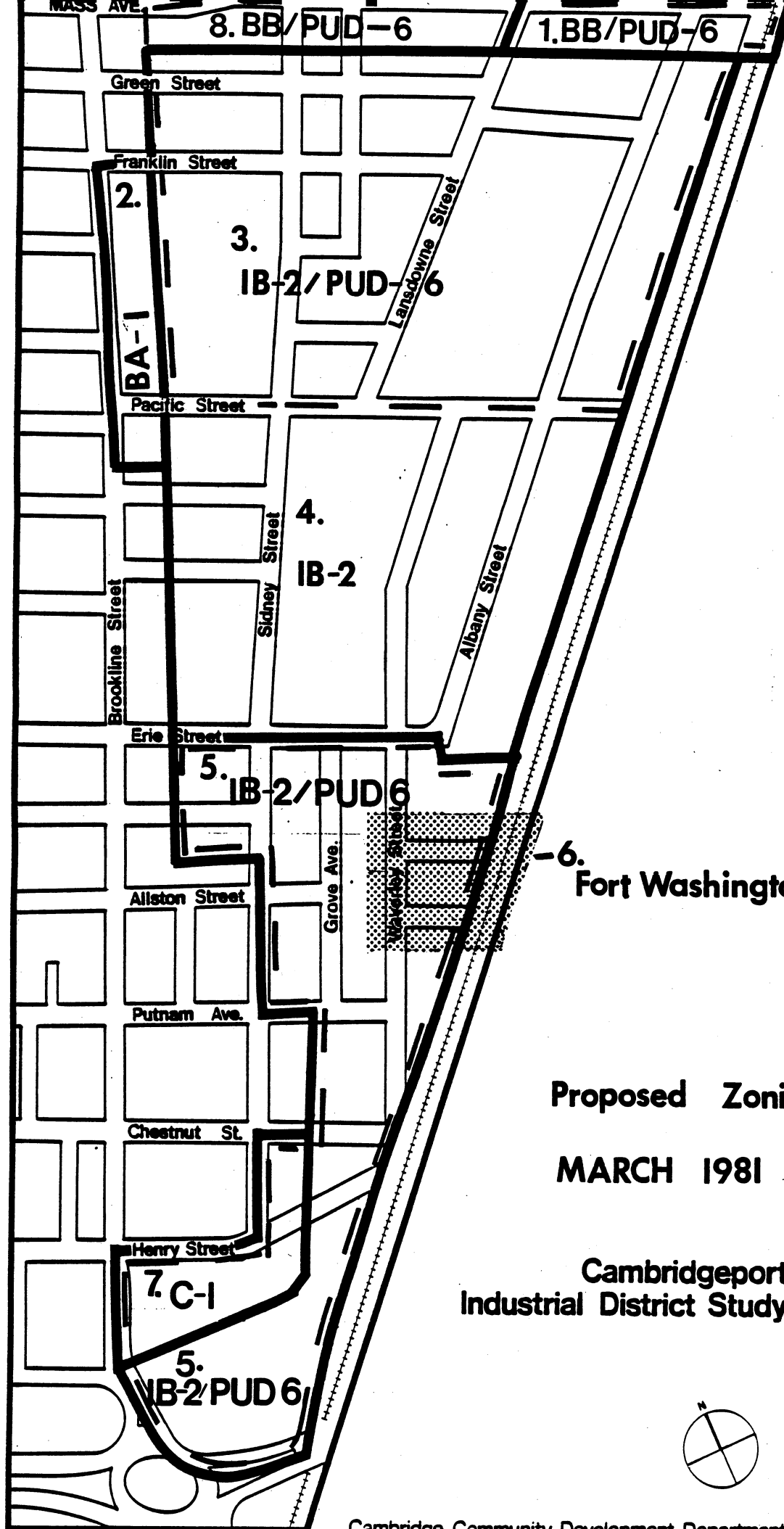
Copies of this petition are on file in the City Clerk's Office, City Hall Cambridge, MA.

In City Council June 29, 1981.
Failed of adoption by a ye and nay vote:-
Yeas 4; Nays 3; Absent 0; Present 2.
Attest:- Paul E. Healy, City Clerk.

A true copy;

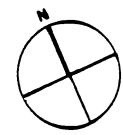
ATTEST:-

A handwritten signature in black ink that reads "Paul E. Healy". The signature is written in a cursive style and is positioned to the right of the printed name "Paul E. Healy, City Clerk." from the block above.



Proposed Zoning
 MARCH 1981

Cambridgeport
 Industrial District Study



MID-CAMBRIDGE Neighborhood Association

419 Broadway Cambridge Massachusetts 02138 547-8936

18 June 1981

Cambridge City Council
City Hall
Cambridge, Mass.

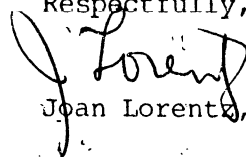
To the Honorable City Council:

A subcommittee of the Mid-Cambridge Neighborhood Association has studied the alternative zoning proposals for the Cambridgeport Industrial District and has asked me to record their strong endorsement of the Neighborhood Plan. They feel that this plan is superior to the proposed Community Development Department ordinance for the following reasons:

- 1) The overall density of development permitted is in keeping with the neighborhood's poor accessibility to public transit and narrow street network; by contrast, the CDD plan would allow high rise, high density development that would be inappropriate for this location.
- 2) The job mix of the permitted development in the Neighborhood Plan, if it actually comes about, is more consistent with the established character of the area and the job needs of Cambridge than the CDD proposal. (The emphasis in other major new development areas in the City already heavily favors high technology and office uses at the expense of industrial uses. The Neighborhood Plan, with its industrial zones, would contribute to a better overall citywide mix of new developments.)
- 3) The possibility of more new housing in the northern part of the district, along Massachusetts Avenue, is a clear plus for the Neighborhood Plan in light of the current tight housing situation.
- 4) The provision for open space and other "buffers" between low density residential areas and the industrial zones of the Neighborhood Plan will help preserve an attractive environment for the residential community; the best that can be hoped for the developments allowed by the CDD proposal is that enough barriers can be devised to isolate the adjoining neighborhood from the new developments, but geographic, social and economic divisions of this kind create severe frictions that are best avoided by farsighted zoning policies.

In closing, I urge you to listen closely to the voice of the affected neighborhood when you decide this important issue.

Respectfully,



Joan Lorent, Chairperson

cc: J.L. Sullivan
R. Healy
D. Vickery
W. Cavellini

Comm. from Joan Lorentz, Chairperson,
Mid-Cambridge Neighborhood Association, in
support of the neighborhood plan for the
Cambridgeport Industrial Zoning Amendment.

In City Council,

June 22, 1981

6/22/81

*- Placed on File -
Referred to the
petition*



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE

May 19, 1981

RECEIVED BY
OFFICE OF CITY CLERK
MAY 29 9 31 AM '81
02139
CAMBRIDGE, MASS.

To the Honorable, the City Council:

SUBJECT: Planning Board Recommendation on the Petitions to Rezone
the Cambridgeport Industrial Area.

In accordance with Chapter 40A of the General Laws, the Planning Board and the Committee on Ordinances held a joint public hearing on April 15, 1981, on a petition by the Planning Board and a petition by Rosemarie Quinton, et al to amend the Zoning Ordinance of Cambridge by rezoning the Cambridgeport Industrial Area.

THE AREA

The Cambridgeport Industrial District is bounded on the north by Massachusetts Avenue, on the west by Brookline Street, on the east by the MIT Campus and on the south by Memorial Drive. The District is now zoned Industrial B with some Business B, Business A, Industry A, and Office 3 along the edges. The industrial districts do not allow housing.

THE PETITIONS

Quinton - Submitted by a group of neighborhood residents, this petition would do the following:

- * Significantly reduce the amount of potential development by reducing the height and floor area permitted.
- * Restrict general and technical office uses to a very subsidiary role in most industrially zoned areas.
- * Rezone portions of the industrial district for exclusive residential use.

Planning Board - This petition would do the following:

- * Significantly reduce the amount of potential development in the district by reducing the height and floor area permitted as-of-right.

- * Permit somewhat increased development potential over that allowed as-of-right and introduce new uses like housing, after special review and approval by the Planning Board through the use of a Planned Unit Development District.

Planning Board and Staff Review - Since the Joint Hearing at which the two petitions were presented, the Planning Board and staff have had meetings and conversations with neighborhood residents, land owners, including MIT, Quinton Petitioners and other groups. A single petition agreeable to all was clearly not possible. However, the Planning Board believes that modifications to its petition will address many of the concerns raised and that the amended petition will be in the best interests of the City as a whole.

FINDINGS

General - Both petitions seek to meet many similar general objectives:

- * A significant reduction in the amount of potential development through limits on floor area and height.
- * Provision for new housing opportunities in the district, especially for low and moderate income families.
- * Improvement in traffic and circulation.
- * Preservation and expansion of a diversity of industrial jobs.
- * Provision of open space facilities for recreation and environmental quality.
- * New development activity to benefit the neighborhood and the city as a whole.

Quinton Petition - The Planning Board finds the Quinton Petition inadequate in the following areas:

- * Housing permitted as-of-right would ensure no units for low and moderate income persons and might encourage market rate luxury housing instead.
- * Severe limitations on general and technical office uses may make actual development infeasible.
- * Open space cannot be zoned and the petition provides for no other mechanism to gain it.
- * The zoning districts are generally too rigid in the uses permitted and dimensions required.

Planning Board - Through continued analysis of the Board's own petition, the following conclusions were reached:

- * This petition allows housing or industrial activity but does not mandate or guarantee it.
- * The petition does require that the developer provide 10% of any housing for low and moderate income families.
- * Development potential, as-of-right, is significantly reduced throughout the district.
- * A Planned Unit Development District (PUD) is provided to introduce flexibility and bonuses to encourage development in the community's best interest.
- * The objectives of the PUD district are not clearly articulated.
- * The criteria under which the PUD proposal is reviewed are unclear.

RECOMMENDATION

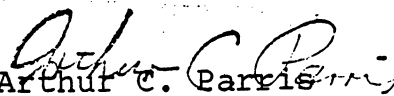
The Board finds that the flexibility of the Board's petition is necessary to permit and encourage desired development in Cambridgeport. However, some of the specificity expressed in the Quinton petition should be incorporated. Therefore, the Board suggests the following modifications to its petition:

- * A more explicit enumeration of the objectives of the PUD.
(page 20)
- * A requirement that under the PUD any development shall devote .5 FAR to housing or industry.
(page 22)
- * Establishment of review criteria for transportation, housing, open space, and industrial development upon which approval of a PUD will be based.
(page 27)
- * Expansion of the open space provision to require general public access.
(page 24)
- * A limit on the distance between non-contiguous lots in a development parcel to 1200 feet and a limit on their use to the area between Massachusetts Avenue and Pacific Street.
(page 23)
- * A limit on the total amount of floor area on any contiguous lot in a development parcel to 4.0.
(page 23)
- * Removal of the PUD district from the Residence C-1 area along Henry Street.
(page 18)

In light of the above, the Planning Board recommends APPROVAL of its petition as modified and recommends DISAPPROVAL of the Rosemarie Quinton, et al petition.

Respectfully submitted,

For the Planning Board


Arthur C. Parry
Chairman

ACP:jp

- Attachments: I. Record of the April 15 Joint Public Hearing
II. Detailed Analysis of both the Planning Board Petition and the Quinton Petition
III. Planning Board Rezoning Petition as Amended

-5-

Attachment I
Joint Public Hearing: April 15, 1981
Planning Board Petition
Quinton Petition

I. THE HEARING

Councillor Walter Sullivan opened the hearing for delayed Chairman Wylie and turned the meeting over to Planning Board Chairman Parris. Chairman Parris introduced David Vickery, Assistant City Manager for Community Development, who presented the Planning Board's petition.

THE PLANNING BOARD PETITION

Mr. Vickery summarized the Cambridgeport planning process undertaken by the Community Development Department which began in the fall of 1979. This included numerous meetings with the Cambridgeport neighborhood, 4-5 meetings with the Chamber of Commerce, the Committee of Elders, Ward 5's Democratic and Republican committees, RCCC, MIT and other landowners in the CID. Several technical reports on land use, employment, housing, economic development, open space and transportation were developed and mailed to over 400 people.

Unlike other major revitalization areas in Cambridge such as Alewife and East Cambridge where Urban Design plans were completed prior to zoning, rezoning would be the first step toward revitalization of this area. Mr. Vickery described the present zoning of the area which permits an unlimited height, an FAR of 4.0 and all uses except residential. The Planning Board's rezoning proposal was also described (see attachment). The rezoning would add two new districts to the zoning ordinance. The first is a PUD-6 district which permits, by special permit from the Planning Board, density bonuses and other flexible regulations in exchange for a well-planned, scrutinized development. The PUD-6 also creates an inclusionary zoning provision whereby 10% of all residential development must be allocated to low/moderate income housing. The developer has the option of creating the units within the development or substituting for them payments to the city. The other new district is the Fort Washington Overlay District which was created to protect Fort Washington by permitting uses by special permit only and restricting development to 35 feet in height. The petition would rezone most of the area from IB to IB-2 and make minor changes to periferal BB, BA-1 and C-1 districts. A graphic display of permitted development at 80% for all three scenarios, (existing zoning, Planning Board rezoning and the Quinton petition) was shown and explained.

Rosemarie Quinton, et al Petition

Rosemarie Quinton, the petitioner, turned the presentation over to four members of a neighborhood committee. Ilene Horowitz, 75 Green Street explained the reasons and priorities for the neighborhood petition. Stating that since 1974 neighborhood residents have been meeting and discussing Cambridgeport's future, they do not wish to see this last available area be developed like Alewife and East Cambridge. It is their contention that the Planning Board petition does not meet the needs of the neighborhood, specifically in jobs and low/moderate income housing. Bill Noble discussed the issue of housing needs in the Cambridgeport Area stating that rezoning the Simplex site to Residence C-1 is a cornerstone of the petition. The rezoning would provide more housing in an area which is located at a logical point and which would support the revitalization of Central Square. This rezoning might provide 300 new residential units at affordable prices. Mr. Noble stated that the PUD as proposed by the Planning Board would require too many compromises with neighborhood goals in order to achieve low/moderate income housing. By rezoning an area to Res. C-1, the land could be sold at a reasonable rate to a community corporation which could then provide affordable housing. Mr. Noble also discussed the issue of open space stating that the Planning Board petition requires open space yet does not guarantee it would be accessible to the public. The neighborhood petition would provide for a public park of approximately 2.7 acres. The park would create a buffer between the residential district and the industrial district. Mr. Noble suggested that land owners be compensated and the park taken by eminent domain or MIT, as the land owner, could sell the property to the city through installment payments in-lieu of taxes.

Gary Quinton presented the plan for industrial districts stating that the petition provides transition districts between the existing neighborhood and industry. It would also create more neighborhood jobs. The Quinton petition creates two new industrial districts: (1) the IB-3 district which permits an FAR of 1.75 and allows industrial uses with ancillary office (25%) and does not permit housing or institutional uses, and (2) the IA-3 district which permits housing or industry at a 2.0 FAR and does not permit institutional uses. The Quinton petition as well as the Planning Board petition requires compliance with the Cambridgeport Employment Plan.

Chris Weller, 160 Chestnut Street, described two areas of the Quinton petition along Massachusetts Avenue and the Riverfront. The area along Massachusetts Avenue would be rezoned to Business B-1 (a district created specifically for the Massachusetts Avenue - Green Street area) except for the Necco building which would be rezoned to permit reuse for housing or commercial use. The Riverfront would be rezoned to Res. C-1 and IA-3. The IA-3 over the Ford Assembly Plant would permit the continuance of appropriate industrial uses or conversion to housing at a Res. C-2 density. The area along Henry Street would be more appropriately zoned Residence C-1.

Chairman Wylie in opening the hearing to technical questions, indicated that he had received four communications on these rezoning petitions.

1. Statement from MIT/Landowners.
2. Letter to the Planning Board from the Chamber of Commerce.
3. Statement from RCCC.
4. Formal protest against the Quinton petition from 20%+ of landowners in the rezoning area. (Chairman Wylie subsequently indicated that he also received a formal protest against the Planning Board's petition.)

Councillor Sullivan asked David Vickery to explain the goals of the Board's inclusionary zoning provision. Mr. Vickery stated that the basic interest was to acquire some low and moderate-income housing from any private market rate housing development. Councillor Sullivan also questioned Mr. Noble as to his reaction to this provision. Mr. Noble stated that they had considered it and concluded that it produces housing inconsistent with neighborhood priorities and thus requires too great a compromise with neighborhood housing objectives.

Chairman Wylie questioned Mr. Vickery and Mr. Quinton as to the impact of their respective petitions on MIT. Mr. Vickery stated that the city had no authority to restrict or regulate non-profit educational institutions in areas other than low density residential districts (Chapter 565 areas). Gary Quinton stated that they had very obvious goals to limit institutional expansion in Cambridgeport.

Mayor Duehay questioned Mr. Noble as to their plans to insure low-moderate income housing and asked that he reflect on the issue and get more information to the Council prior to future discussion. Mayor Duehay also asked Mr. Vickery to submit any written report on the inclusionary zoning provision and any written argument that 25% will not work while 10% will.

Chairman Wylie opened the hearing to testimony.

Mark Orton, 52 Kinnaird Street, member of Riverside-Cambridgeport Community Corporation Task Force stated that the Quinton petition's proposed land use plan reflects the goals of RCCC although the corporation has some problems with the actual petition. Mr. Orton stated that a white paper had been submitted to the Planning Board by RCCC which discusses both petitions in very specific terms. Mr. Orton stated that there are two basic issues in the Planning Board petition to be addressed: (1) housing and (2) light industry (jobs).

The inclusionary provision in the PUD includes too many bail out clauses where no housing will be provided; and the 10% figure is too low. As for industrial development, the PUD discourages light industry and encourages office and commercial development. The recent survey done by RCCC indicated that there is a strong job base in the area which would like to stay and expand; this is not possible under the Planning Board's plan.

Henry Joseph, Executive Director, RCCC, 5 Florence Street, stated that an absolute number of low and moderate-income housing should be provided in Cambridgeport. An example cited was the River-Howard Development. Mayor Duehay asked Mr. Joseph how rezoning to Res. C-1 would achieve this goal. Mr. Joseph stated that public policy and a commitment from people and the community would help but that there are no guarantees.

Eleven people testified in favor of the Quinton rezoning petition: Robert LaTremouille, 4 Trowbridge Place; Peggy Lester, 200 Erie Street; Dorothy Lee, One Woodrow Wilson Court; Ruth McFarlande; 20 Cottage Street, Frances Spinx, 17 Bigelow Street; Chris Hagger, 14 Magnolia Avenue, Patricia Hnatiuk, 22 Whitney Avenue; Ken Carson, 52 Chestnut Street; Marie Dottin, 9 Woodrow Wilson Court; Ms. Simons, 175 Brookline Street; Gerald Bergman, Central Square. Two people testified in favor of the Planning Board petition: David Schultz, 18 Peter Street; and Peter Stynes; 46 Pearl Street. Joyce Bruckner, 3 Williams Street and Joel Mannion, 17 Magazine Street testified that there were good points to be found in each petition.

The major points of concern expressed included the following issues:

Housing -

- affordable housing needed
- PUD proposal -
 - 1) 10% too low
 - 2) too many bail-out clauses
 - 3) too many tradeoff's required
 - 4) absolute number low/moderate income needed

Open Space -

- "Publicly" accessible vs "private"
- neighborhood park needed
- neighborhood 5 is second neediest in open space

Jobs -

- creation of good jobs in Cambridgeport
- Planning Board discourages light industry and encourages office development
- Planning Board does not encourage the expansion of existing light industries

- Planning Board encourages high tech jobs thus generating neighborhood change, influx of commuters, traffic generation, etc...
- Planning Board plan forces out incubator industries
- Planning Board emphasis on office development is detrimental, long range effect would lead to overbuilding of office uses.

Transportation -

- Road improvements needed to meet demands of new development
- Planning Board plan does not address transportation issue

Physical Development -

- protection of sunlight
- preserve neighborhood scale
- restrict high rise development

The City Council passed the petitions out of Ordinance Committee to the full City Council.

Attachment II

Detailed Analysis of the Planning Board Petition and Quinton Petition

Introduction

On April 15, 1981, the Planning Board and the City Council held a joint hearing on two petitions which propose changes to the zoning regulations for the Cambridgeport Industrial District. One petition is sponsored by the Planning Board; the other, called the Quinton Petition, is sponsored by a group of Cambridge residents. At the hearing, the City Council asked the Planning Board to evaluate the Quinton Petition, to consider carefully all of the comments made at the public hearing, and if possible, to suggest modifications of the Planning Board Petition which would respond to the concerns raised during the hearing.

The rezoning petitions stem from the year-long Cambridgeport Industrial District Study, undertaken to help guide development in this area which has been underutilized for so long. Cambridgeport contains the last remaining large parcels of vacant land for which there is no clear development policy. Under existing zoning, any use except residential is allowed; there are no height limits, and the allowable density is the greatest allowed in the city.

The Planning Board Petition and the Quinton Petition are very much alike in their findings of need and point to reasons why a change in the zoning regulations for the district is desirable.

- Need to reduce the density of development permitted within the district.
- Need to establish height limits.
- Need for open space.
- Need to upgrade environmental quality through new development.
- Need to create appropriate transition between residential use and commercial and industrial use.
- Need to consider traffic implications of potential development.
- Need to provide housing for low and moderate income families.
- Need to assure a continued diversity of industrial and other jobs in the district.

However, the two petitions are quite different in approach and method of addressing these needs.

The Quinton Petition

The underlying concept of the Quinton Petition appears to be that zoning for the Cambridgeport Industrial District should be designed with the needs of low and moderate income neighborhood people in mind. These needs include affordable housing, jobs for unskilled, semi-skilled, and

skilled blue-collar workers, and open space. The proposed zoning districts attempt to mandate uses which would provide for these needs. The petition is very specific in prescribing which uses would be allowed and where. The specificity of detail leads to rigidity while the restrictiveness in use and density may make many aspects of the proposal politically and economically infeasible. The petition achieves a significant reduction in the amount of permitted development and would increase the amount of housing and industry if development occurs. Significant limitations on office uses are imposed.

The Planning Board Petition

The Planning Board believes that a different approach is needed, one which recognizes the unique ownership patterns present as well as the needs of the adjacent neighborhood. The Planning Board Petition proposes the Planned Unit Development (PUD) mechanism, to allow flexibility and coordination of development while maintaining control through the required site plan and design approval.

Under the PUD, a developer is allowed an increased amount of development and a broader range of uses in exchange for provision of public benefits. Benefits are negotiated and could include open space, housing for low and moderate income families, transportation and service improvements. The PUD process requires two public hearings and approval by the Planning Board of site plan and design before building permits are issued. The neighborhood has an opportunity to see the kind of development proposed and can present its views on uses and amount of development. In evaluating a proposal, the Planning Board is guided by the objectives and specific regulations in the PUD zoning. The PUD allows greater flexibility for the developer but reserves control over the development in the hands of the city through the review process. As an example, a proposal may be modified or turned down if the Planning Board feels that the perimeter of the development does not "complement and harmonize with adjacent land use with respect to use, scale, density, setback, bulk, height, landscaping and screening." If the proposal calls for heights greater than that allowed in the base district, the shadows that will be cast and the limitations on light and air reaching other buildings in the vicinity are evaluated to determine if the level of impact is acceptable. Extra height may be allowed in order to decrease the amount of ground coverage and increase the amount of open space.

The most frequently raised question concerns the amount of Planning Board and citizen control of the development under PUD zoning. The Planning Board is recommending that the language of the PUD-6 be developed in greater detail and specificity so that developers and the neighborhood understand that the density bonus is given in exchange for identified public benefits. Major public benefits include a requirement that 15% of each development be devoted to open space accessible to the public, and that 10% of the residential units constructed in the district be for low/moderate income families. Under the PUD-6, .5 FAR shall be devoted to either residential or light industrial uses. This would ensure that all new PUD development either adds to the housing stock or the industrial base in the Cambridgeport area. An additional

result of this provision will be the limitation on general office use since residential and/or industrial uses are required to trigger the 1.0 FAR bonus.

The PUD allows development parcels to contain non-contiguous lots, permitting the transfer of development rights which allows development potential to be moved from one site to another. To prevent the abuse of this flexibility the Board has recommended a maximum of 4.0 FAR on any portion of the development parcel and a restriction of 1200 feet as the maximum distance between non-contiguous lots.

Discussion and Recommendations

For the purpose of comparison and analysis of the two rezoning petitions the Cambridgeport Industrial District is divided into five sections.

- I. Massachusetts Avenue and Brookline Street
- II. Green Street to Pacific Street
- III. Pacific Street to Erie Street
- IV. Fort Washington
- V. Ford Assembly Plant Site

The zoning proposed under each of the petitions is discussed and evaluated and the Planning Board recommendation made.

I(a) Massachusetts Avenue

Discussion: The existing zoning is Business B and Industrial B, both of which have an FAR of 4 and no height restriction. The Quinton Petition proposes to rezone the Business B zone between Massachusetts Avenue and Green Street to a BB-1. This is a recently adopted zoning district which was designed as a transition between commercial development along Massachusetts Avenue and an established residential area along Green Street and extending into the Riverside community. However, there is no existing residential pattern in the Cambridgeport section of Green Street. The BB-1 zone would be appropriate only if the Quinton's proposed C-1 zone below Green Street were also adopted. The Planning Board does not believe the C-1 zoning is appropriate (as explained below), and therefore does not recommend the BB-1 zoning here.

The Quinton Petition proposes rezoning the remaining segment of the Massachusetts Avenue corridor (including the Necco Building) to IA-2 which has an FAR of 4.0 and the potential for re-use of existing buildings for residential development. The Planning Board finds the IA-2 is an appropriate zoning district for this area but believes that a Business B designation would achieve much the same results.

Recommendation: The Planning Board believes that high density commercial and retail uses should be concentrated along Massachusetts Avenue and therefore recommends that the Business B district be retained within 100 feet of the Avenue and that it be extended eastward along Massachusetts Avenue between Landsdowne and Vassar Streets. The Planning Board also recommends that the PUD overlay cover this area in order to coordinate development along the Avenue with development which would occur south of the Avenue.

I(b) Brookline Street

Discussion: The easterly side of Brookline Street is now zoned Business A which allows business uses and housing at 72 dwelling units per acre. The Quinton Petition proposes rezoning much of the Brookline Street corridor to a C-1 district to reinforce the current residential pattern and to encourage the spread of housing from the existing neighborhood across Brookline Street.

Recommendation: The Planning Board believes that a combination of low density commercial and residential use exists, is desirable, and should be encouraged. Therefore, the Planning Board recommends that the area continue to be zoned for business but that a 100 foot strip from Franklin Street south to Pacific be rezoned from BA to BA-1. This would reduce the allowed residential density from 72 du/acre (C-2) to 36 du/acre (C-1).

II. Green Street to Pacific Street

Discussion: This section is now zoned Industry B. The Quinton Petition proposes rezoning the Simplex land and adjacent sites to C-1. The Planning Board agrees that there is a need and an opportunity to provide a mix of housing in the Cambridgeport Industrial District. The question is whether such a zoning designation would encourage housing, and, if so, for whom. While the priorities of the neighborhood planning process call for housing for low and moderate income families, the C-1 designation would likely result in luxury townhouses, particularly given the high land costs in the area and the limited density allowed. Even with subsidies it would be almost impossible to provide affordable housing.

The Quinton Petition has rezoned part of the Simplex site for open space. The Planning Board agrees with the goal of additional open space but cannot recommend zoning private land for open space since the courts would consider such a designation to be a taking.

The Quinton Petition proposes an IB-3 zone in the rest of this section. This would be a new zoning category for light manufacturing uses with an FAR of 1.75 and a height limit of 70 feet. General and technical office uses would be permitted only as an accessory use (up to 25% on the same lot as the principal use).

A building constructed near to or somewhat less than the maximum FAR would have to be greater than two stories in height to allow provision of the required on-grade parking; structured parking is too expensive. On the other hand, a multi-story building is not unusual where a greater amount of space is devoted to office and technical R&D use. The Planning Board agrees that part of the Cambridgeport Industrial District should be developed for industrial use but believes that the IB-3 zone is too restrictive. It would discourage manufacturing companies having more than 25% of their floor area devoted to office use from locating in the area. Such companies might be very desirable employers offering good wages and upward mobility, and should be encouraged to locate in Cambridgeport.

Recommendation: The Planning Board recommends that the area be zoned to IB-2 with the PUD-6 overlay. The IB-2 allows both office and industry at a 1.5 FAR with an 85 foot height limit. This part of the district has acres of vacant land with the potential for a large amount of development but also a ten year history of no development. The PUD offers a bonus in density and range of uses to get development started but retains control over the kind of development that does occur through conditions spelled out in the PUD. The Planning Board believes that this part of the district is appropriate for a higher density of development of mixed uses as long as it is sensitive to the environment and has adequate buffering or transition to the residential neighborhood.

III. Pacific to Erie Street

Discussion: This section is also currently zoned Industry B over its entire area except for the Business A along Brookline Street. The Quinton Petition recommends that the IB-3 zone extend down to Erie Street east of Sidney Street and that an IA-1 zone be located west of Sidney Street. Comments on the IB-3 zone are given in the above section. The IA-1 zoning district was designed a few years ago to encourage housing by providing a bonus (an increase in the allowed number of dwelling units) when existing buildings are converted to residential use. The corollary of encouraging re-use for housing is to discourage continued industrial use when the present occupants leave. The Planning Board recognizes that this area represents the strongest core of industrial use and does not recommend rezoning to IA-1, an action which might encourage an alternative land use.

Recommendation: The Planning Board is aware of the traffic impacts associated with full development of the area and has stated its intent to encourage higher density developments towards Massachusetts Avenue and Memorial Drive and away from the residential neighborhood. Therefore, the Planning Board recommends that Erie to Pacific be zoned IB-2 with a 1.5 FAR with no PUD overlay density bonus provision.

IV. Fort Washington Area (Erie to Henry Street)

Discussion: Again, the section is currently zoned Industry B. The Quinton Petition proposes to rezone this area to IB-2 with the Fort Washington overlay which provides special height restrictions and design approval to protect this historic park. Most of this area adjoins a well-established residential neighborhood. The IB-2 zoning has a height restriction of 35 feet within 100 feet of a residential district providing a scale transition between potentially conflicting uses.

Recommendation: The Planning Board recommends the IB-2 zone with the PUD-6 overlay. The use of noncontiguous lots would not be permitted. The Planning Board also recommends the Fort Washington overlay.

V. The Ford Assembly Plant Site

Discussion: This section is zoned Office 3 and Industry A at the present time. The Quinton Petition proposes to rezone a section along Henry Street to C-1 and to rezone the Ford Assembly Plant site to IA-3. The IA-3 district would be a new zoning district and would allow light industry, housing and commercial use at an FAR of 2.0. The intent appears to be to encourage re-use of the old Ford Assembly Plant, which is already built to 1.5 FAR. Commercial use would be allowed as of right or by Special Permit. The Planning Board questions the development feasibility of this building for exclusively residential use since the lower floors look directly onto the Memorial Bridge Ramp.

Recommendation: The Planning Board recommends the C-1 zone along Henry Street and extending up Sidney Street to Chestnut. This seems an appropriate and desirable expansion of the existing residential neighborhood.

The Planning Board recommends the IB-2 zone with the PUD-6 overlay for the Ford Assembly Plant site. The intent is to encourage re-use of the existing building for a mixed-use development. The PUD-6 provides an opportunity to develop the upper floors for housing and the rest of the building for office and commercial use with specific uses and design approved by the Planning Board. After further study the Planning Board does not recommend that the PUD be extended over the C-1 zone. The overlay would provide too great a concentration of development rights on the Ford Assembly Plant site.

Attachment III

Planning Board Rezoning Petition as Amended.

(Note: Areas underlined are proposed changes to
the March 1981 petition.)



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

CAMBRIDGEPORT AREA REZONING PETITION

March 26 1981

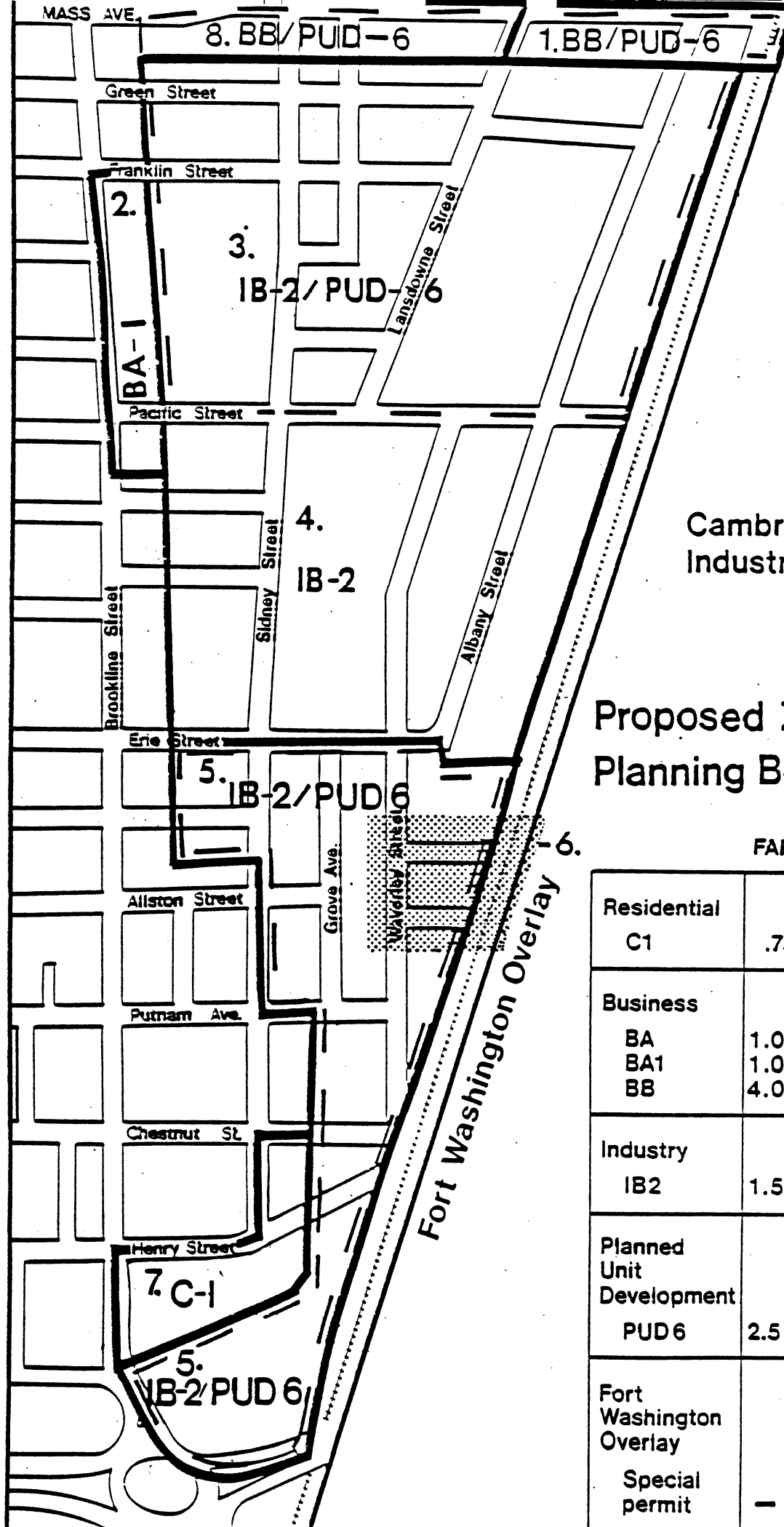
Revised May 1981

A. MAP CHANGES

1. Massachusetts Avenue Area: Industry B to Business B with a Planned Unit Development Overlay (PUD-6)
2. Brookline Street Area: Business A to Business A-1
3. South of Massachusetts Avenue to Pacific Street: Industry B to Industry B-2 with a Planned Unit Development Overlay (PUD-6)
4. Pacific Street to Erie Street: Industry B to Industry B-2
5. Erie Street to Memorial Drive: Industry B, Industry A and Office 3 to Industry B-2 with a Planned Unit Development Overlay District (PUD-6)
6. Fort Washington Area: Industry B to Industry B-2 with a Fort Washington Overlay District.
7. East Sidney/Brookline Streets: Industry A and Industry B to Residence C-1 ~~with a Planned Unit Development Overlay (PUD-6)~~
8. Massachusetts Avenue Area: Business B with a Planned Unit Development Overlay District-6 (PUD-6)

B. TEXT CHANGES

1. Requires special permit for any use within the Fort Washington Overlay District.
2. Establishes PUD-6 District Regulations.
3. Requires compliance with the Employment Plan Compliance Procedure.
4. Removes special setback provision from "residential structures" in the IB-2 district. Special setbacks from residential district lines will not change.
5. Deletes the two hundred pound limit for assembly articles within the light industrial category.



Cambridgeport Industrial District

Proposed Zoning Planning Board Petition

| | FAR | Max Ht. | Du/Acre |
|---|-------------------|---------------|-----------------|
| Residential C1 | .75 | 35 | 36 |
| Business BA BA1 BB | 1.0 1.0 4.0 | 35 35 — | 72 36 145 |
| Industry IB2 | 1.5 | 85 | — |
| Planned Unit Development PUD 6 | 2.5 | 120 | 72 |
| Fort Washington Overlay Special permit | — | 35 | — |

Revised May 19, 1981

B. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

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

"11.80 FORT WASHINGTON OVERLAY DISTRICT

- 11.81 Establishment and Scope. There is hereby established a Fort Washington Overlay District which shall be governed by the regulations specified in this Section 11.80. It is the intent of this section that these regulations will apply to a single area described generally as Fort Washington and portions of certain abutting lots.
- 11.82 Purpose. It is the purpose of this Section 11.80 to augment existing zoning regulations in order to encourage development which will (1) recognize the historic significance of Fort Washington, (2) protect and enhance the use and enjoyment of Fort Washington, (3) articulate Fort Washington as a well defined urban park and (4) promote residential uses and limit off-street parking adjacent to Fort Washington.
- 11.83 Applicability. The Fort Washington Overlay District shall be an overlay district on the zoning map established in Section 3.20.
- 11.831 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning districts, except as modified by the requirements of this Section 11.80 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.80, the stricter provisions shall apply.
- 11.832 Buildings and land uses which are controlled by the regulations of Section 13.70 (PUD-6) shall also meet the development regulations of this Section 11.80. However, special permits required in this Section 11.80 may be allowed by the Planning Board within the scope of the special permit review for Section 13.70 and shall not require a separate review process.
- 11.84 Land use standards in the Fort Washington Overlay District.
- 11.841 No building, structure or land in the Fort Washington Overlay District may be used, erected or designed to be used, in whole or in part, for any use without a special permit from the Planning Board.
- 11.842 The Planning Board shall determine that the proposed use will meet the purposes of this Section 11.80 and that the criteria specified in Section 10.43 will be satisfied.

11.85 Dimensional standards in the Fort Washington Overlay District.

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

2. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Cambridgeport Revitalization District:

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, and residential uses at a larger scale than the Industry B-2 base zone. The PUD-6 district is also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefit. Specific objectives of the PUD-6 district include, but are not limited to, the following:

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

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

13.721 Residential Uses.

(1) Townhouse development. Any special permits for parking arrangements for townhouse development required by section 11.10 shall be granted by the Planning Board in a planned unit development in a PUD-6 District.

(2) Multi-family dwellings.

(3) Hotels and Motels

13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed or conditionally allowed in the base zoning district.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments.

(1) Stationery and office supply store

(2) Printing and reproduction service establishment, photography studio.

(3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% gross floor area of the structure and that no manufacturing, assembly or packaging occur on the premises.

(4) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry or other similar establishments.

(5) Restaurants or other eating and drinking establishments listed in subsection 4.35 e, f, and g.

(6) Theater or hall for public gatherings.

(7) Bowling alley, skating rink, tennis center or other commercial recreation establishments.

13.725 Light Industrial Uses.

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

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

13.73 Uses Required in the PUD-6 District. The uses listed in this section 13.73 alone or in combination with each other, or other uses permitted in the PUD, shall be required within any planned unit development.

(1) Residential Uses;

Townhouse development
Multifamily dwellings

(2) Light Industrial Uses;

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

A minimum floor area ratio of .5 of the total development parcel shall be devoted to either of the above uses.

13.74 District Dimensional Regulations

13.741 The maximum ratio of floor area to the total area of the development parcel shall be 2.5. However, where the base zoning regulations differs from this requirement, the less restrictive provision shall apply to part or all of the development parcel in that location.

But in no instance shall the floor area ratio of any contiguous portion of a Development Parcel exceed an FAR of 4.0.

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

However in no instance shall non-contiguous lots be separated by more than 1200 feet measured in a straight line from lot to lot.

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

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

13.745 A development parcel which is located in the Fort Washington Overlay District shall meet the development regulations of that Section 11.80. The Board may waive this requirement only upon written determination that such variation does not contradict the planning objectives of the PUD-6 district and the Fort Washington Overlay District.

13.75 Height

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

13.76 Open Space Requirements

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

13.762 Minimum Open Space Requirements

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

- 13.77 Special Requirements for Townhouse and Multi-Family Dwellings PUD-6.
- 13.771 Any townhouse or multi-family development containing ten or more dwelling units shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least ten (10) percent of the total number of units authorized.
- 13.772 To fulfill the requirements of this sub-section 13.77 any one or combination of the following mechanisms may be employed:
- (1) Participation in any federal, state or city program which will guarantee the provision of housing units for low- and moderate-income households.
 - (2) Cash payment to the City of Cambridge administered by the Community Development Department to be used to make available housing units for low- and moderate-income households in a manner and at locations approved by or in conformance with guidelines adopted by the Cambridge City Council.
The amount of such payment shall be satisfactory to the Board but in no case shall it exceed the equivalent in value of the units which would otherwise have been provided within the development.
 - (3) Any other mechanism satisfactory to the Board. Provision of the required low- and moderate-income units may be satisfied by the applicant with the construction or purchase of alternate units outside the development parcel, the location of which shall be satisfactory to the Board. In general such units shall be constructed or purchased in city neighborhoods determined by the Board to have insufficient numbers of low- and moderate-income housing units.
- 13.773 The required low- and moderate-income units shall be intended and designed for families and shall contain a minimum of two bedrooms. Dwelling units intended principally to serve the elderly shall not fulfill the requirements of this sub-section 13.77. It is preferred that the units be located in townhouse or mid-rise residential structures.
- 13.774 The units shall be dispersed throughout the development and not concentrated in any one location.
- 13.775 For the purpose of this section, low- and moderate-income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency.

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

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

13.777 Where the housing is to be constructed in stages the required low- and moderate-income units shall be provided in each stage in the same proportion as required for the total development.

13.78 Parking and Loading Requirements

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

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

(1) Townhouse and Multi-family: 1 space per dwelling unit

(2) Transient Accommodations:

Hotel: 1 space per 2 sleeping rooms

Motel: 1 space per motel unit

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

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

(4) Public Assembly: 1 space per 15 seats

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

- 27 -

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

13.791 Development Criteria.

(1) Open Space. To the maximum extent possible the required open space shall:

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

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

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

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

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

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

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

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

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

- (3) Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street, public open space, residential zoning district line, or any other zoning district which limits the intensity of development to a level well below that permitted in the PUD, shall be so designed as to compliment and harmonize with adjacent land uses with respect to use, scale, density, setback, bulk, height, landscaping and screening.
- (4) Pedestrian Circulation. Walkways shall form a logical, safe and convenient system for pedestrian access to all dwelling units, project facilities and principal off-site pedestrian destinations.
- (5) Site Planning. The site plan shall provide for safe, effecient, convenient, and harmonious grouping of structures, uses, and facilities; for appropriate relation of space inside and outside buildings to intended uses and structural features, and for preservation of desirable natural or historic features.
- (6) Scale.

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

- (a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent than if the building height did not exceed the base district height;
- (b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space and monotonous development;
- (c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;
- (d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area;
- (e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development;
- (f) that the orientation and location of the proposed structure is designed so as to achieve maximum energy efficiency.

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

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

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

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

4. Amend Footnote (c) in subsection 5.34 to read as follows;

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

5. Amend Article 4.000, Section 4.40 Footnotes, 33 and 34 by deleting the following;

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

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



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 26, 1981

To the Honorable, The City Council

Subject: Cambridgeport Area Rezoning Petition

The Planning Board is filing for your consideration a comprehensive rezoning proposal for the Cambridgeport Industrial Area. This petition is the result of a thorough planning process undertaken by the Community Development Department which began in the fall of 1979.

As part of the planning process, a study program was completed which resulted in several technical reports on land use, employment, housing, economic development and other related planning issues in the study area. A series of public meetings were held to discuss the reports and provide a continuing opportunity for input from the neighborhood, businessmen, landowners, individuals and interested groups.

It is generally agreed by this Board and everyone involved in the planning process that there is an overriding need for positive change, including revitalization and improved economic development in the Cambridgeport Industrial Area.

This underutilized area is primarily zoned for heavy industry with very few restrictions on how development occurs. This rezoning petition proposes eight new districts. Two of these districts are overlay districts not presently existing in the ordinance. The first is a planned unit development overlay (PUD-6) allowing development subject to the base zoning district regulations or to the optional PUD-6 development controls. The second is the Fort Washington Overlay District where any development would be subject to special permit review. While the proposed rezoning would reduce the total amount of development potentially allowed in the area, it will create a more predictable and orderly regulatory framework which will encourage economic development and improve the deteriorated physical environment.

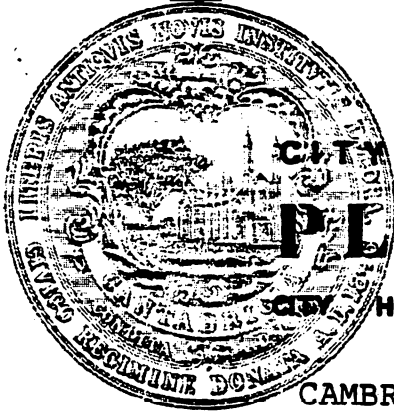
We firmly believe that the proposed rezoning plan is a critical step toward the revitalization and economic development of the Cambridgeport Industrial Area. We look forward to the formal review process of this rezoning proposal.

Respectfully submitted,
for the Planning Board,

Arthur C. Parris

Arthur C. Parris
Chairman

ACP:lf



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

CAMBRIDGEPORT AREA REZONING PETITION

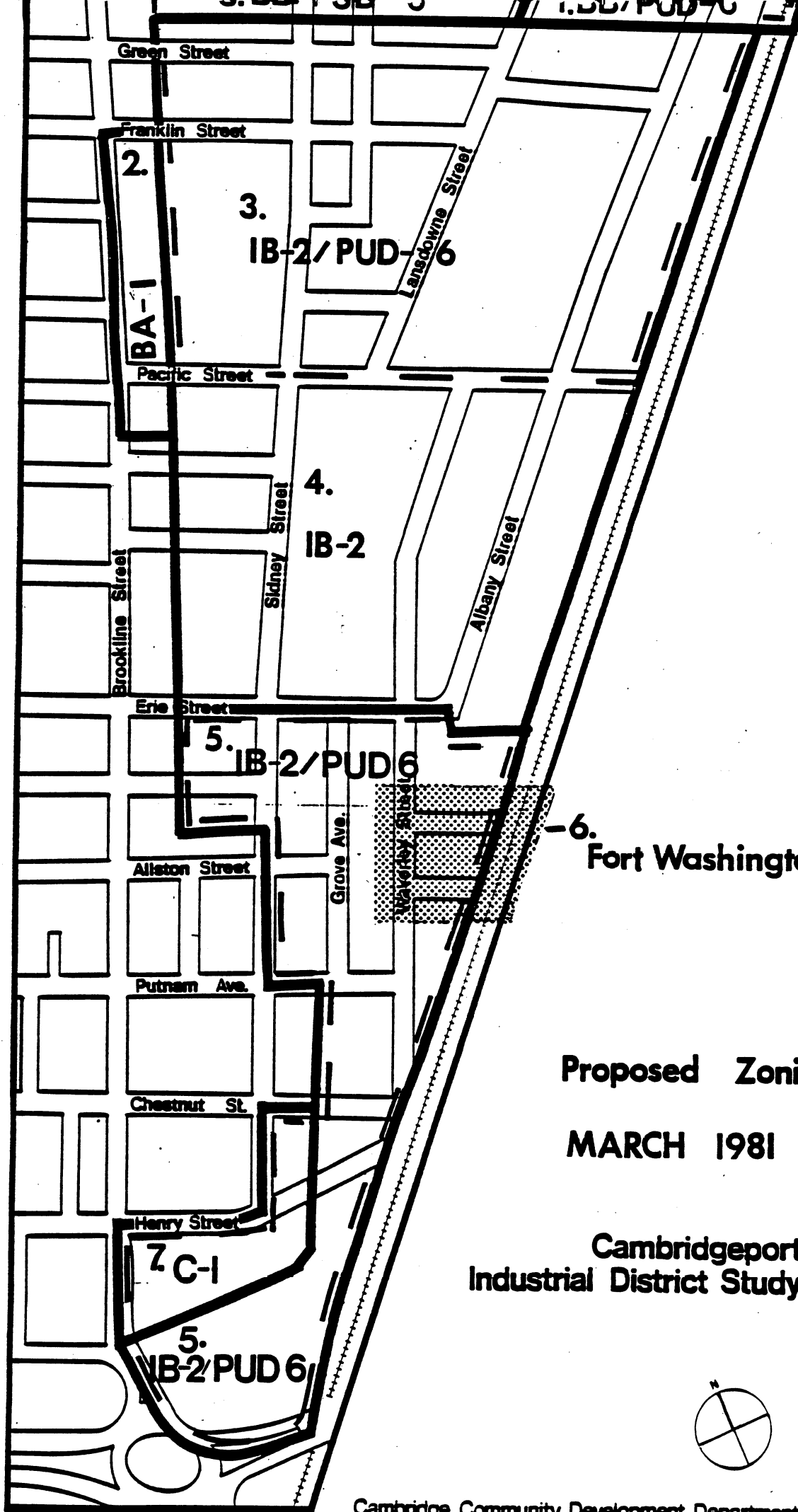
March 26 1981

A. MAP CHANGES

1. Massachusetts Avenue Area: Industry B to Business B with a Planned Unit Development Overlay (PUD-6)
2. Brookline Street Area: Business A to Business A-1
3. South of Massachusetts Avenue to Pacific Street: Industry B to Industry B-2 with a Planned Unit Development Overlay (PUD-6)
4. Pacific Street to Erie Street: Industry B to Industry B-2
5. Erie Street to Memorial Drive: Industry B, Industry A and Office 3 to Industry B-2 with a Planned Unit Overlay District (PUD-6)
6. Fort Washington Area: Industry B to Industry B-2 with a Fort Washington Overlay District.
7. East Sidney/Brookline Streets: Industry A and Industry B to Residence C-1 with a Planned Unit Development Overlay (PUD-6)
8. Massachusetts Avenue Area: Business B to Business B with a Planned Unit Development District-6 (PUD-6)

B. TEXT CHANGES

1. Requires special permit for any use within the Fort Washington Overlay District.
2. Establishes PUD-6 District Regulations.
3. Requires compliance with the Employment Plan Compliance Procedure.
4. Removes special setback provision from "residential structures" in the IB-2 district. Special setbacks from residential district lines will not change.



6. Fort Washington Overlay

Proposed Zoning
 MARCH 1981

Cambridgeport
 Industrial District Study

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

The undersigned respectfully pray

that the Zoning Ordinance of the City of Cambridge be amended as follows:

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

- 1.0 Rezone to Business B (with a Planned Unit Development District-6) that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Landsdowne Street and Massachusetts Avenue;
- 1.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 930 feet to its intersection with the northeasterly projection of the centerline of Vassar Street, as shown on Assessor's Plats 68 and 56;
- 1.2 Thence turning and proceeding in a southwesterly direction along the centerline of Vassar Street and its projection for approximately 150 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue, as shown on Assessor's Plat #56;
- 1.3 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue for approximately 395 feet to its intersection with the centerline of Albany Street;
- 1.4 Thence proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwestern sideline of Massachusetts Avenue for approximately 540 feet to its intersection with the centerline of Landsdowne St. as shown on Assessor's Plat #68
- 1.5 Thence turning and proceeding in an easterly direction along the centerline of Landsdowne Street and its extension for approximately 150 feet to its intersection with the centerline of Massachusetts Avenue, the point of origin.
- 1.00 Said area includes all or parts of the following parcels of land: (total area is approximately 2 acres)
 - 1.01 Premises shown on Assessor's Plat #68:
Even numbers 180 through 256 Massachusetts Avenue, number 2 Landsdowne Street, number 115 Albany Street, which include all or parts of lots numbered 47, 50, 51 and 19.
 - 1.02 Premises located on Assessor's Plat #56:
Even numbers 134 through 168 Massachusetts Avenue, number 114 Albany Street, and 93 Vassar Street, which include all or parts of lots numbered 4, 9, 7 and 5.

- 2.0 Rezone to Business A-1 that area presently zoned Business A and which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Franklin Street;
- 2.1 Thence proceeding in a southerly direction along the centerline of Brookline Street for approximately 730 feet to its intersection with the northwesterly projection of the centerline of Pacific Street, as shown on Assessor's Plat 92;
- 2.2 Thence turning and proceeding in a southeasterly direction along the centerline of Pacific Street and its projection for approximately 120 feet to its intersection with a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;
- 2.3 Thence turning and proceeding in a northeasterly direction along a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street for approximately 730 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plat #92;
- 2.4 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street and its extension for approximately 120 feet to its intersection with the centerline of Brookline Street, the point of origin.
- 2.00 Said area includes all or parts of the following parcels of land. (total area is approximately 1.7 acres)
- 2.01 Premises shown on Assessor's Plat #92:
Even numbers 46 through 104 Brookline Street, 119 Pacific Street, 41-47 Pilgrim Street, 154 Franklin Street, which includes all or parts of lots numbered 112, 115, 22, 105, 106, 19, 114, 82, 91, 4, 3, 116.

- 3.0 Rezone to Industry B-2 (with a Planned Unit Development Overlay District-6) that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of a line 100 feet southwest of and parallel to the southwestern sideline of Massachusetts Avenue and a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;
- 3.1 Thence proceeding in an easterly direction along a line 100 feet southwest of and parallel to the southwestern sideline of Massachusetts Avenue for approximately 1865 feet to its intersection with the northwesterly sideline of the Boston Albany Branch Railroad right-of-way, as shown on Assessor's Plat #92, #68, #69 and #56;
- 3.2 Thence turning and proceeding in a westerly direction along the northwesterly sideline of the Boston Albany Branch Railroad right-of-way for approximately 1140 feet to its intersection with the southwesterly sideline of lot #7 on Assessor's Plat #55;
- 3.3 Thence turning and proceeding in a northwesterly direction along the southwesterly sideline of lot #7 and its extension on Assessor's Plat #55 for approximately 270 feet to its intersection with the centerline of Pacific Street;
- 3.4 Thence continuing in a northwesterly direction along the centerline of Pacific Street for approximately 1175 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street;
- 3.5 Thence turning and proceeding in a northeasterly direction along a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street for approximately 1,065 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue; the point of origin.
- 3.00 Said area includes all or parts of the following parcels of land: (total area is approximately 45 acres)
- 3.01 Premises shown on Assessor's Plat #92:
Numbers 78 through 144 Green Street, 109 through 155 Franklin Street, 115 Pacific Street, 7 through 63 Sidney Street, which include all or parts of the following lots numbered 69, 89, 66, 117, 62, 95, 96, 103, 33, 34, 31, 35, 36, 90, 84, 85, 40, 41, 42, 43, 44, 115, 19, 112, 114, 4, 3, 116.
- 3.02 Premises shown on Assessor's Plat #69:
Even numbers 20 through 96 Sidney Street, odd numbers 15 through 85 Pacific Street, numbers 49 through 95 Franklin Street, numbers 10 through 56 Green Street, numbers 4 through 81 Blanche Street and numbers 12 through 30 Auburn Street which include all or parts of lots numbered 160, 159, 101, 100, 99, 149, 148, 109, 117, 116, 115, 114, 110, 111, 113, 102, 62, 147, 146, 61, 60, 58, 77, 78, 124, 125, 80, 129, 130, 131, 133, 132, 164, 53, 54, 51, 50, 49, 156, 155, 158, 157, 150, 153, 57, 138.

3.03 Premises which are located on Assessor's Plat #68:

Even numbers 22 through 82 Landsdowne Street, odd numbers 21 through 49 Pacific Street, odd numbers 115 through 207 Albany Street, numbers 1 through 48 Cross Street, and numbers 2 through 87 Purrington Street (Private Way), which includes all or parts of lots numbered 51,50,47,24,34,37,56,57,58,59,60,30,31,43,61,62,54,2, and a 45 foot common way.

3.04 Premises which are located on Assessor's Plat #56:

Even numbers 114 through 144 Albany Street, which includes all or parts of lots numbered 5,7,8,2,1.

3.05 Premises which are located on Assessor's Plat #55:

Even numbers 150 through 190 Albany Street which includes all or parts of lots numbered 9,21,20,7.

- 5-
- 4.0 Rezone to Industry B-2 that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Pacific Street and the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street as shown on Assessor's Plat #95 and proceeding in a southeasterly direction along the centerline of Pacific Street for approximately 395 feet to its intersection of Sidney Street;
 - 4.1 Thence continuing in a southeasterly direction along the centerline of Pacific Street and its projection for approximately 1040 feet to its intersection with the northerly sideline of the Boston and Albany Branch Railroad right-of-way as shown on Assessor's Plat #55, and #67;
 - 4.2 Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of the Boston and Albany Branch Railroad right-of-way for approximately 1190 feet to its intersection with the westerly sideline of lot #12, as shown on Assessor's Plats #55 and #54;
 - 4.3 Thence turning and proceeding in a northwesterly direction along the westerly sideline of lot #12 and its projection, on Assessor's Plat #54 for approximately 275 feet to its intersection with the centerline of Anglim Street, as shown on Assessor's Plat #66;
 - 4.4 Thence turning and proceeding in a northerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the centerline of Erie Street, as shown on Assessor's Plat #66;
 - 4.5 Thence turning and proceeding in a northwesterly direction along the centerline of Erie Street for approximately 770 feet to its intersection with the southwesterly projection of a line 100 feet southeast of and parallel to the southeast sideline of Brookline Street, as shown on Assessor's Plat #95;
 - 4.6 Thence turning and proceeding in a northeasterly direction along a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street for approximately 970 feet to its intersection with the centerline of Pacific Street, the point of origin.
 - 4.00 Said area includes all or parts of the following parcels of land: (total area is approximately 30 acres)
 - 4.01 Premises shown on Assessor's Plat #95:
Even numbers 82 through 112 Pacific Street, numbers 2 through 34 Tudor Street, numbers 7 and 12 Emily Street, odd numbers 97 through 175 Sidney Street, odd numbers 71 through 103 Erie Street which includes all parts of lots numbered 59, 58, 48, 57, 49, 60, 53, 61, 66, 73, 72, 71, 70, 5, 75, and 44.

4.02 Premises shown on Assessor's Plat #96:

Even numbers 80 through 100 Erie Street, numbers 51 through 90 Hamilton Street, odd numbers 179 through 201 Sidney Street and which includes all or parts of lots numbered 127,126,118, 117,124,109,110,102, and 98.

4.03 Premises shown on Assessor's Plat #54:

Even numbers 240 through 294 Albany Street, number 645 Erie Street and which includes all or parts of lots numbered 7, 16, 19,18,10 and 12.

4.04 Premises shown on Assessor's Plat #67:

Even numbers 2 through 68 Pacific Street, even numbers 98 through 176 Sidney Street, numbers 1 through 64 Waverly Street, odd numbers 221 through 295 Albany Street, odd numbers 9 through 69 Erie Street and which includes all or parts of lots numbered 44,29,47,48,45,46,58,49,52,54,55,33,32,30,12,64,63,62,24,14,61, and 56.

4.05 Premises shown on Assessor's Plat #55:

Even numbers 224 through 234 Albany Street and which includes all or parts of lots numbered 19, 18 and a portion of a 20 foot right-of-way for sewer.

- 5.0 Rezone to Industry B-2 (with a Planned Unit Development Overlay-6) that area presently zoned Industry B, Industry A and Office 3, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Erie Street and a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street, as shown on Assessor's Plat #96;
- 5.1 Thence proceeding in a southwesterly direction along a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street for approximately 365 feet to its intersection with the southwestern sideline of lot #109, on Assessor's Plat #96;
- 5.2 Thence turning and proceeding in a southeasterly direction along the southwestern sidelines of lots #109, 110, 102, 98 and its projection for approximately 325 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's 96 and 66;
- 5.3 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 460 feet to the centerline of Putnam Avenue;
- 5.4 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue for approximately 120 feet to its intersection with the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Sidney Street;
- 5.5 Thence turning and proceeding in a southwesterly direction along a line 100 feet southeast of and parallel to the southeasterly sideline of Sidney Street and its projection for approximately 340 feet to its intersection with the centerline of Chestnut Street;
- 5.6 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 5 feet to its intersection with the northeasterly projection of the northwesterly sideline of lot 45 on Assessor's Plat #65;
- 5.7 Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of lot 45 and its projection and extension on Assessor's Plat #65 for approximately 250 feet to its intersection with the centerline of Henry Street;
- 5.8 Thence turning and proceeding in a westerly direction along the centerline of Henry Street for approximately 25 feet to its intersection with the northeasterly projection of the northwesterly sideline of lot 46 on Assessor's Plat #65;
- 5.9 Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of lot 46 and its projection on Assessor's Plat #65 for approximately 140 feet to its intersection with the northerly sideline of said lot;

- 5.10 Thence turning and proceeding in a westerly direction along the northerly sideline of lot #46 for approximately 20 feet to its intersection with the westerly sideline of said lot;
- 5.11 Thence turning and proceeding in a southerly direction along the westerly sideline of lot #46 on Assessor's Plat #65 for approximately 24 feet to its intersection with the north-easterly sideline of lot 6 on Assessor's Plat #64;
- 5.12 Thence turning and proceeding in a northwesterly direction along the northeasterly sideline of lot 6 and its extension on Assessor's Plat #64 for approximately 630 feet to its intersection with the centerline of Brookline Street;
- 5.13 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street and its extension for approximately 400 feet to its intersection with the northwesterly projection of the centerline of Memorial Drive as shown on Assessor's Plat #64;
- 5.14 Thence turning and proceeding in a southeasterly direction along the centerline of Memorial Drive and its projection for approximately 400 feet to its intersection with the northwesterly sideline of the Boston Albany Branch Railroad right-of-way;
- 5.15 Thence turning and proceeding in a northeasterly direction along the northwesterly sideline of the Boston-Albany Branch Railroad right-of-way for approximately 2045 feet to its intersection with the northeasterly sideline of lot 82 on Assessor's Plat #66;
- 5.16 Thence turning and proceeding in a northwesterly direction along the northeasterly sideline of lot 82 and its extension on Assessor's Plat #66 for approximately 275 feet to its intersection with the centerline of Anglim Street;
- 5.17 Thence turning and proceeding in a northerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the centerline of Erie Street;
- 5.18 Thence turning and proceeding in a northwesterly direction along the centerline of Erie Street for approximately 780 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street on Assessor's Plat #96, the point of origin.
- 5.00 Said area includes all or parts of the following parcels of land: (total land area is approximately 23 acres)
- 5.01 Premises located on Assessor's Plat #96:

Even numbers 80 through 100 Erie Street, numbers 51 through 90 Hamilton Street, odd numbers 179 through 201 Sidney Street, which includes all or parts of lots 126,127,124,117, 118,109,110,102,98.

5.02 Premises located on Assessor's Plat #66:

Even numbers 20 through 62 Erie Street, even numbers 178 through 244 Sidney Street, even numbers 604 through 610 Putnam Avenue, numbers 613 through 640 Putnam Avenue, numbers 1 through 24 Grove Avenue (private way), numbers 30 through 52 Allston Street, numbers 65 through 170 Waverly Street, Talbot Street, Anglim Street and Reardon Street (private way), 13 through 25 Chestnut Street, which includes all or parts of lots numbered, 101,82,81, 99,100,74,73,113,95,94,42,29,30,32,96,43,53,108,135,127, 126,125,121,122,123,11,10,124,106,105,1,14, and 12.

5.03 Premises located on Assessor's Plat #65:

Numbers 2 through 32 Henry, even numbers 2 through 20 Chestnut Street, which includes all or parts of lots numbered, 45,39, 46 and part of Waverly Street (private way).

5.04 Premises located on Assessor's Plat #64:

Even numbers 634 through 653 Memorial Drive, 400 Brookline Street, which includes all or parts of lot number 6.

- 6.0 Establish an overlay zone designated "Fort Washington Overlay District" over the existing district designations for the following described area of land:
 - 6.1 Beginning at a point, said point being the intersection of the northwesterly projection of a line 100 feet northwest of and parallel to the northwesterly sideline of lot 74 on Assessor's Plat #66 and the southwesterly projection of a line 100 feet southwest of and parallel to the southwesterly sideline of lot 74 on said plat;
 - 6.2 Thence proceeding in a northeasterly direction along a line 100 feet northwest of and parallel to the northwestern sideline of lot 74 and its projection and extension on Assessor's Plat #66 for approximately 380 feet to its intersection with the northwesterly projection of a line 100 feet northeast of and parallel to the northeast sideline of lot #74 on Assessor's Plat #66;
 - 6.3 Thence turning and proceeding in a southeasterly direction along a line 100 feet northeast of and parallel to the northeast sideline of lot 74 and its projection and extension on Assessor's Plat #66 and #61 for approximately 490 feet to its intersection with the easterly projection of a line 100 feet south of and parallel to the southerly sideline of lot #74 on said plat;
 - 6.4 Thence turning and proceeding in a westerly direction along a line 100 feet south of and parallel to the southerly sideline of lot 74 and its projection and extension on Assessor's Plat #66 and #61 for approximately 400 feet to its intersection with the southeasterly projection of a line 100 feet southwest of and parallel to the southwesterly sideline of lot #74 on Assessor's Plat #66 and #61;
 - 6.5 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of lot 74 and its projection and extension on Assessor's Plat #66 and #61 for approximately 380 feet to its intersection with the southwesterly projection of a line 100 feet northwest of and parallel to the northwest sideline of lot 74 on Assessor's Plat #66, the point of origin.
- 6.00 Said area includes all or parts of the following parcels of land: (total land area is approximately 4.5 acres)
 - 6.01 Premises located on Assessor's Plat #66:

Odd numbers 91 through 117 Waverly Street, all of Talbot Street and Reardon Street (private way) which includes all or parts of the following lots numbered 81,99,74,73,138 and a portion of the Boston Albany Branch Railroad right-of-way.
 - 6.02 Premises located on Assessor's Plat #61:

Odd numbers 269 through 289 Vassar Street, which includes all or parts of lots numbered 11,12,13,9 and a portion of the Boston Albany Branch Railroad right-of-way.

- 7.0 Rezone the Residence C-1 (with a Planned Unit Development Overlay District-6) that area presently zoned Industry B and Industry A-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Chestnut Street and northeasterly projection of southeasterly sideline of lot 44 on Assessor's Plat #65;
- 7.1 Thence proceeding in a southwesterly direction along the southeasterly sideline of lot 44 and its projection and extension for approximately 250 feet to its intersection with the centerline of Henry Street as shown on Assessor's Plat #65;
- 7.2 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street for approximately 25 feet to its intersection with the northerly projection of the easterly sideline of lot #47 on Assessor's Plat #65;
- 7.3 Thence turning and proceeding in a southwesterly direction along the easterly sideline of lot #47 and its projection for approximately 140 feet to its intersection with the southwesterly sideline of said lot on Assessor's Plat #65;
- 7.4 Thence turning and proceeding in a westerly direction along the southwesterly sideline of lot #47 on Assessor's Plat #65 for approximately 20 feet to its intersection with the easterly sideline of lot #51 on said plat;
- 7.5 Thence turning and proceeding in a southerly direction along the eastern sideline of lot #51 on Assessor's Plat #65 for approximately 24 feet to its intersection with the southwesterly sideline of said lot;
- 7.6 Thence turning and proceeding in a westerly and northwesterly direction along the southwesterly sideline of lot 51, 49 and its extension on Assessor's Plat #65 for approximately 650 feet to its intersection with the centerline of Brookline Street;
- 7.7 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 320 feet to its intersection with the centerline of Henry Street;
- 7.8 Thence turning and proceeding in a southeasterly and easterly direction along the centerline of Henry Street for approximately 430 feet to its intersection with the southwesterly projection of the centerline of Sidney Street;
- 7.9 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street and its projection for approximately 310 feet to its intersection with the centerline of Chestnut Street;

7.10 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 125 feet to its intersection with the northeasterly projection of the southeasterly sideline of lot 44 on Assessor's Plat #65, the point of origin.

7.00 Said area includes all of or parts of the following parcels of land: (total land area is approximately 3.6 acres)

7.01 Premises located on Assessor's Plat #65:

Even numbers 346 through 354 Brookline Street, even numbers 32 through 42 Henry Street, even numbers 276 through 300 Sidney Street, and number 38 Chestnut Street, which includes all or parts of the following lots numbered 44, 47, 51, 49 and 48.

- 8.0 Establish an overlay zone designation Planned Unit Development District-6 (PUD-6) over the existing Business B district for the following described area of land:
- 8.1 Beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;
- 8.2 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 1300 feet to its intersection with the northeasterly projection of the centerline of Lansdowne Street;
- 8.3 Thence turning and proceeding in a southwesterly direction along the centerline of Lansdowne Street and its projection for approximately 150 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue;
- 8.4 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue for approximately 1145 feet to its intersection with a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street
- 8.5 Thence turning and proceeding in a northeasterly direction along a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street and its northeasterly projection for approximately 150 feet to its intersection with the centerline on Massachusetts Avenue, the point of origin.
- 8.00 said area includes all or parts of the following parcels of land: (total area is approximately 4 acres)
- 8.01 Premises shown on Assessor's Plat #92:
Even numbers 372 through 458 Massachusetts Avenue, which include all or parts of lots numbered 58,57,117,89, and 51.
- 8.02 Premises shown on Assessor's Plat #69:
Even numbers 266 through 358 Massachusetts Avenue and 4 through 14 Blanche Street, which includes all or parts of lots numbered 161,102,111,110,109,148,163,149,103,102,101, 72,159,160.

B. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

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

"11.80 FORT WASHINGTON OVERLAY DISTRICT

- 11.81 Establishment and Scope. There is hereby established a Fort Washington Overlay District which shall be governed by the regulations specified in this Section 11.80. It is the intent of this section that these regulations will apply to a single area described generally as Fort Washington and portions of certain abutting lots.
- 11.82 Purpose. It is the purpose of this Section 11.80 to augment existing zoning regulations in order to encourage development which will (1) recognize the historic significance of Fort Washington, (2) protect and enhance the use and enjoyment of Fort Washington, (3) articulate Fort Washington as a well defined urban park and (4) promote residential uses and limit off-street parking adjacent to Fort Washington.
- 11.83 Applicability. The Fort Washington Overlay District shall be an overlay district on the zoning map established in Section 3.20.
- 11.831 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning districts, except as modified by the requirements of this Section 11.80 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.80, the stricter provisions shall apply.
- 11.832 Buildings and land uses which are controlled by the regulations of Section 13.70 (PUD-6) shall also meet the development regulations of this Section 11.80. However, special permits required in this Section 11.80 may be allowed by the Planning Board within the scope of the special permit review for Section 13.70 and shall not require a separate review process.
- 11.84 Land use standards in the Fort Washington Overlay District.
- 11.841 No building, structure or land in the Fort Washington Overlay District may be used, erected or designed to be used, in whole or in part, for any use without a special permit from the Planning Board.
- 11.842 The Planning Board shall determine that the proposed use will meet the purposes of this Section 11.80 and that the criteria specified in Section 10.43 will be satisfied.

11.85 Dimensional standards in the Fort Washington Overlay District.

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

2. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Cambridgeport Revitalization District:

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities and residential uses at a larger scale than the Industry B-2 base zone. The intent of these regulations is to encourage coordinated developments which maximize efficiency of energy consumption and which provides open space amenities.

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

13.721 Residential Uses.

(1) Townhouse development. Any special permits for parking arrangements for townhouse development required by section 11.10 shall be granted by the Planning Board in a planned unit development in a PUD-6 District.

(2) Multi-family dwellings.

(3) Hotels and Motels

13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed or conditionally allowed in the base zoning district.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments.

(1) Stationery and office supply store

- (2) Printing and reproduction service establishment, photography studio.
 - (3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% gross floor area of the structure and that no manufacturing, assembly or packaging occur on the premises.
 - (4) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry or other similar establishments.
 - (5) Restaurants or other eating and drinking establishments listed in subsection 4.35 e, f, and g.
 - (6) Theater or hall for public gatherings.
 - (7) Bowling alley, skating rink, tennis center or other commercial recreation establishments.
- 13.725 Other Uses. Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is necessary to support the predominant uses in the district.
- 13.73 District Dimensional Regulations
- 13.731 The maximum ratio of floor area to the total area of the development parcel shall be 2.5. However, where the base zoning regulations differs from this requirement, the less restrictive provision shall apply to part or all of the development parcel in that location.
- 13.732 The minimum size of the development parcel for PUD shall be one (1) acre. The Planning Board may allow development parcels containing less than one acre but at least 25,000 square feet if the predominant use of the development is devoted to multi-family or townhouse use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 district may contain non-contiguous lots.
- 13.733 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.
- 13.734 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear and side yard requirements for a development parcel or for lots located within a

development parcel. The Planning Board shall approve all such building setbacks.

- 13.735 A development parcel which is located in the Fort Washington Overlay District shall meet the development regulations of that Section 11.80. The Board may waive this requirement only upon written determination that such variation does not contradict from the planning objectives of the PUD-6 district and the Fort Washington Overlay District.

13.74 Height

- 13.741 The maximum height of any building shall be 120 feet, except as modified in Section 13.742.

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

- (a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent than if the building height did not exceed the base district height;
- (b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space and monotonous development;
- (c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;
- (d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area;
- (e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development;
- (f) that the orientation and location of the proposed structure is designed so as to achieve maximum energy efficiency.

13.75 Open Space Requirements

- 13.751 Definition of Open Space. For the purpose of this subsection 13.75 open space shall mean a part or parts of a development parcel, lot or building reserved for the purpose of providing light and air, or scenic, recreational or similar purposes. Such open space shall, in

general be available for entry and use by the occupants of the building(s) with which it is associated or the general public. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452 and active and passive recreation areas, including playgrounds and swimming pools.

13.752 Minimum Open Space Requirements

- (1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.
- (2) Required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10%.
- (3) Open space at other levels must be open to the sky and, except for balconies, generally accessible to the public. These areas shall have a minimum dimension of ten (10) feet and a minimum area of 200 square feet.
- (4) At least 50 percent of the open space required in this subsection 13.752 shall be provided at finished grade level.

13.76 Special Requirements for Townhouse and Multi-Family Dwellings PUD-6.

13.761 Any townhouse or multi-family development containing ten or more dwelling units shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least ten (10) percent of the total number of units authorized.

13.762 To fulfill the requirements of this sub-section 13.76 any one or combination of the following mechanisms may be employed:

- (1) Participation in any federal, state or city program which will guarantee the provision of housing units for low- and moderate-income households.
- (2) Cash payment to the City of Cambridge administered by the Community Development Department to be used to make available housing units for low- and moderate-income households in a manner and at locations approved by or in conformance with guidelines adopted by the Cambridge City Council.

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

- (3) Any other mechanism satisfactory to the Board. Provision of the required low- and moderate-income units may be satisfied by the applicant with the construction or purchase of alternate units outside the development parcel, the location of which shall be satisfactory to the Board. In general such units shall be constructed or purchased in city neighborhoods determined by the Board to have insufficient numbers of low- and moderate-income housing units.
- 13.763 The required low- and moderate-income units shall be intended and designed for families and shall contain a minimum of two bedrooms. Dwelling units intended principally to serve the elderly shall not fulfill the requirements of this sub-section 13.76. It is preferred that the units be located in townhouse or mid-rise residential structures.
- 13.764 The units shall be dispersed throughout the development and not concentrated in any one location.
- 13.765 For the purpose of this section, low- and moderate-income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency.
- 13.766 In granting approval to construct housing under this sub-section 13.76 the Board shall be satisfied that the units to be provided to low- and moderate-income households, or equivalent units, shall be available for a period of at least fifteen (15) years.
- 13.767 Where the housing is to be constructed in stages the required low- and moderate-income units shall be provided in each stage in the same proportion as required for the total development.
- 13.77 Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street, public open space, or residential zoning district line, should be so designed as to complement and harmonize with adjacent land uses with respect to use, scale, density, setback, bulk, height, landscaping and screening. Developments in the PUD-6 district should provide integrated pedestrian circulation systems.

13.771 Transition to Residential Districts. Any part of a development parcel which has a residential base zone shall be subject to the regulations of that base district, including use and dimensional regulations.

13.78 Parking and Loading Requirements

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

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

(1) Townhouse and Multi-family: 1 space per dwelling unit

(2) Transient Accommodations:

Hotel: 1 space per 2 sleeping rooms

Motel: 1 space per motel unit

Additional parking spaces shall be provided for public restaurants in excess of 2000 square feet for a hotel or motel containing up to 100 rooms, in excess of 5000 square feet for one containing between 101 and 250 rooms, and 8000 square feet in one containing more than 250 rooms. The number of such spaces shall be 1 space per 30 seats.

Additional parking spaces shall also be provided for function rooms in amount equal to 1 space per 300 square feet of floor area contained in such rooms.

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

(4) Public Assembly: 1 space per 15 seats

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

- 20
3. Amend subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

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

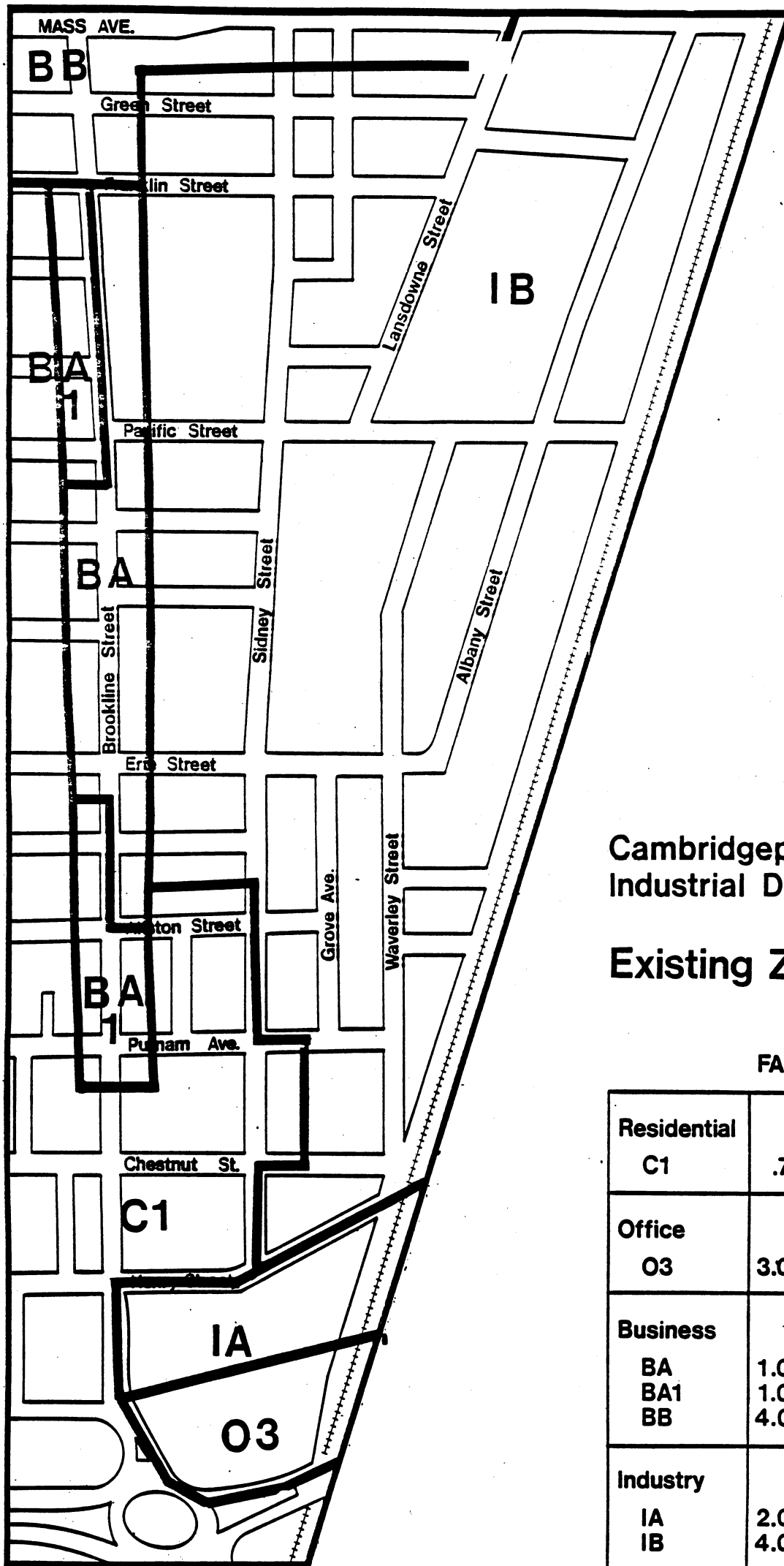
4. Amend Footnote (c) in subsection 5.34 to read as follows;

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

5. Amend Article 4.000, Section 4.40 Footnotes, 33 and 34 by deleting the following;

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

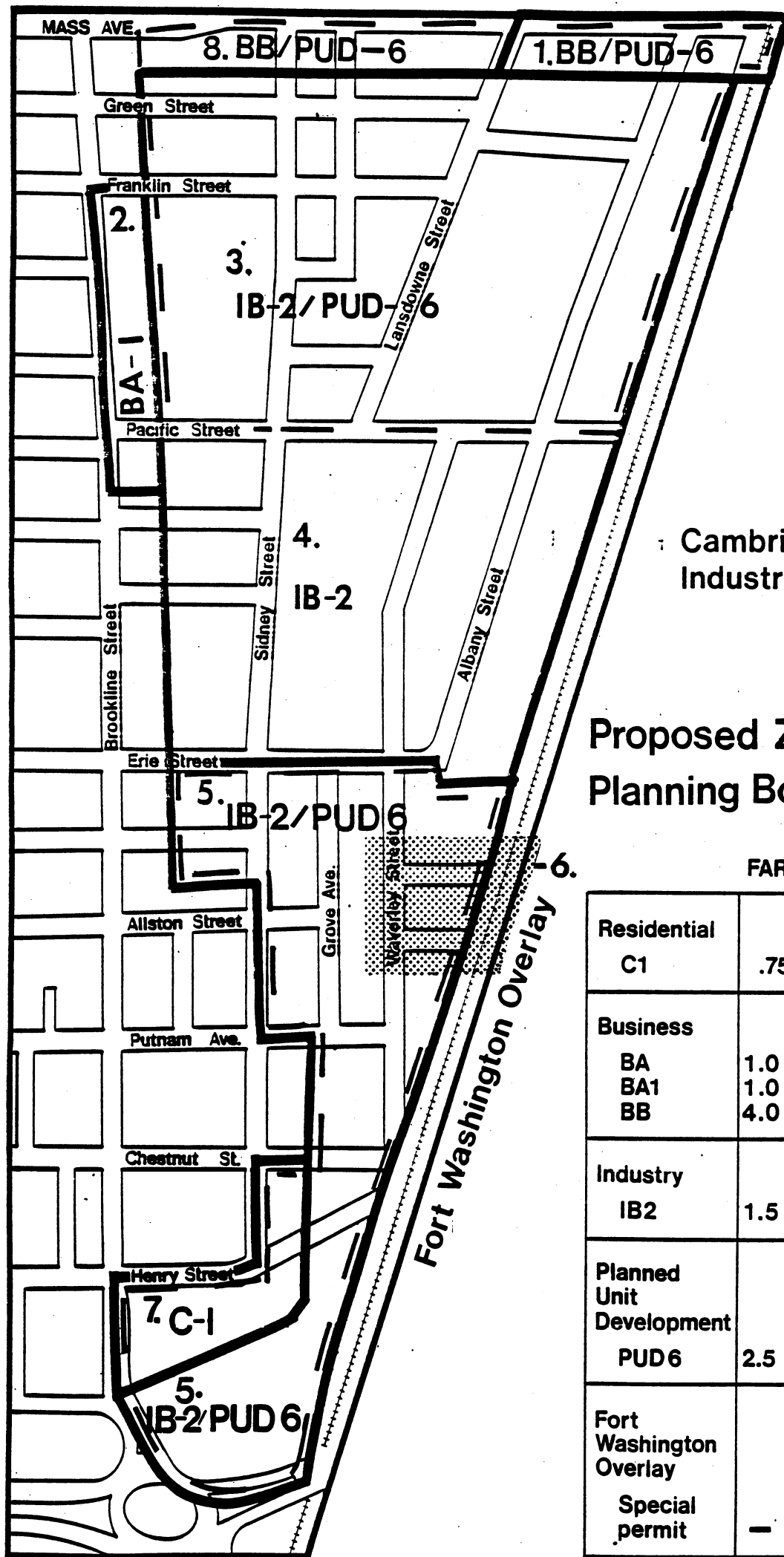
34. "(a) in Industry A, A-1, A-2 and B-2 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight,"



**Cambridgeport
Industrial District**

Existing Zoning

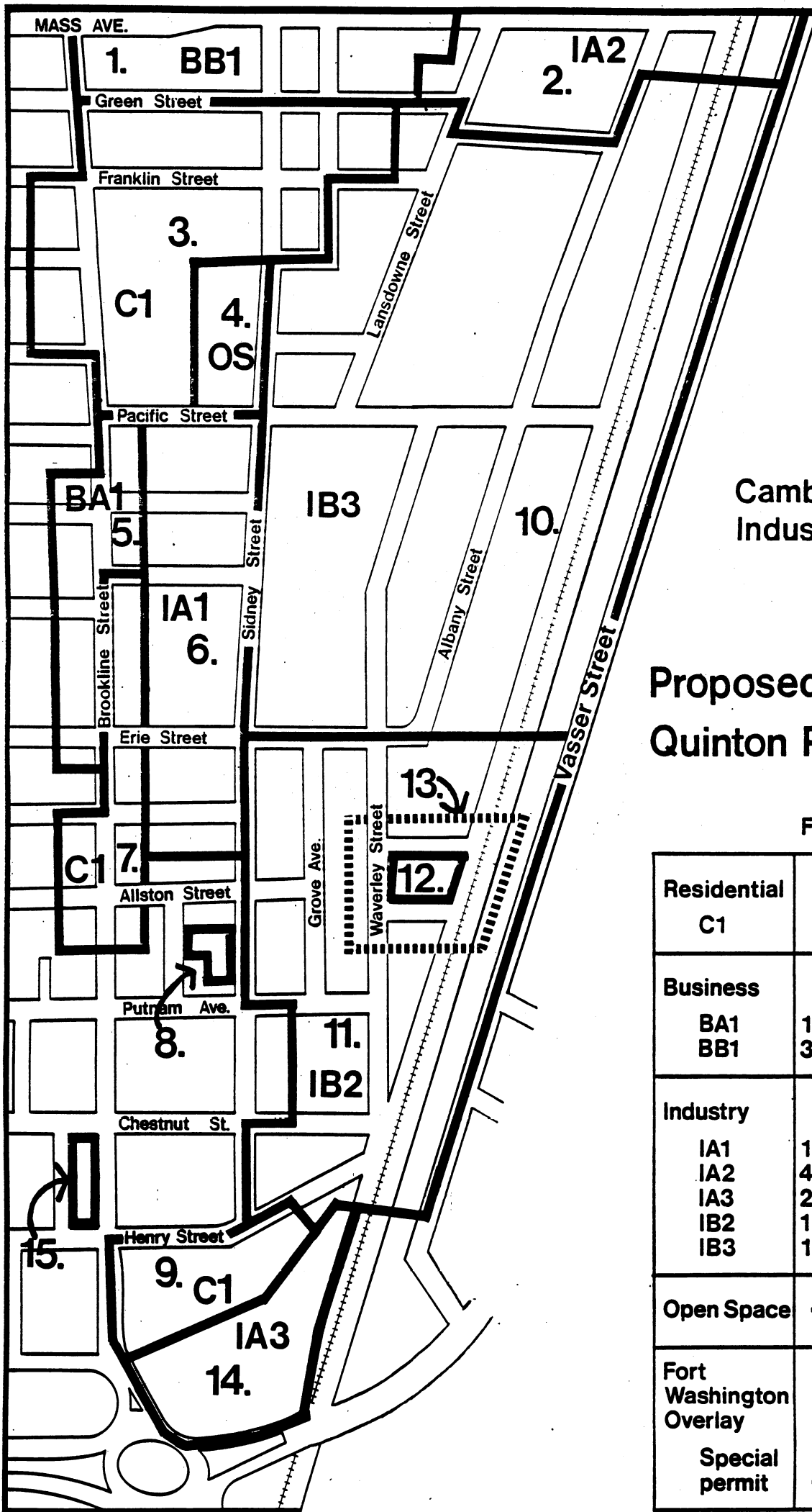
| | FAR | Max Ht. | Du/ Acre |
|--------------------|-----|------------|-------------|
| Residential | | | |
| C1 | .75 | 35 | 36 |
| Office | | | |
| O3 | 3.0 | — | 145 |
| Business | | | |
| BA | 1.0 | 35 | 72 |
| BA1 | 1.0 | 35 | 36 |
| BB | 4.0 | — | 145 |
| Industry | | | |
| IA | 2.0 | — | — |
| IB | 4.0 | — | — |



Cambridgeport Industrial District

**Proposed Zoning
Planning Board Petition**

| | FAR | Max Ht. | Du/Acre |
|---------------------------------|-----|---------|---------|
| Residential | | | |
| C1 | .75 | 35 | 36 |
| Business | | | |
| BA | 1.0 | 35 | 72 |
| BA1 | 1.0 | 35 | 36 |
| BB | 4.0 | — | 145 |
| Industry | | | |
| IB2 | 1.5 | 85 | — |
| Planned Unit Development | | | |
| PUD6 | 2.5 | 120 | 72 |
| Fort Washington Overlay | | | |
| Special permit | — | 35 | — |



Cambridgeport
Industrial District

Proposed Zoning Quinton Petition

| | FAR | Max Ht. | Du/ Acre |
|--------------------------------|------|------------|-------------|
| Residential | | | |
| C1 | .75 | 35 | 36 |
| Business | | | |
| BA1 | 1.0 | 35 | 36 |
| BB1 | 3.0 | 90 | 145 |
| Industry | | | |
| IA1 | 1.25 | 45 | 36 |
| IA2 | 4.0 | 70 | 36 |
| IA3 | 2.0 | 85 | 72 |
| IB2 | 1.5 | 85 | — |
| IB3 | 1.75 | 70 | — |
| Open Space | — | — | — |
| Fort Washington Overlay | | | |
| Special permit | — | 35 | — |



CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9094

March 30, 1981

The Honorable, the City Council:

Councillor David Wylie has asked me to inform you of an Ordinance Committee meeting that will take place on April 15, 1981 at 7:30 PM in the Council Chambers.

The Ordinance Committee will meet jointly with the Planning Board pertaining to the two petitions in conjunction with the Cambridgeport industrial area.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Susan".

Susan Cruickshank
Secretary to the City Council



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To The Honorable, the City Council

Date April 16, 1981

From Joseph E. Connarton
Deputy City Clerk *JEC*

Reference

Subject Attached Documents regarding Cambridgeport Rezoning Petitions

Pursuant to the request of Councillor Wylie, I am forwarding copies of letters received by him as Chairman of the Ordinance Committee and by this office regarding the Zoning petition of Rosemarie Quinton et al and the Planning Board's alternative.

Both petitions have been referred to the City Council without recommendation.

COMMONWEALTH OF MASSACHUSETTS

APR 15 4 35 PM '81

MIDDLESEX, SS.

CAMBRIDGE, MASS.

CAMBRIDGE CITY COUNCIL

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

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by the Planning Board dated March 26, 1981, and entitled Cambridgeport Area Rezoning Petition.

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

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

2. The proposed amendments do not recognize the unique ownership pattern, land and development costs and the range of needs of the City and of the adjacent neighborhood.
3. The proposed amendments will result in a pattern of development that will be disruptive internally to the existing industrial operations and one that does not allow a desirable transition from the adjacent neighborhood to the new development.
4. The proposed amendments should take this opportunity to make the zoning map more workable by drawing zoning district lines along lot lines, specifically the Business B line should be extended to Green Street.
5. The proposed amendments discourage the desired residential development surrounding Fort Washington Park.

The above objection submitted respectfully by:

1. Steve H. Rye, Treas. Lawrence Metal Forming Corp.
77 Blanche Street, Cambridge
2. Louis A. Colb, Treasurer Atlantic Paper Box Co.
270 Albany Street, Cambridge
3. Business in State Park Russell's Engine Rebuilding, Inc.
88-94 Brookline St., Cambridge
4. Robert S. Sulski, v. c. p. r. s. Lynn-Sign Moulded Plastic Co., Inc.
230 Albany Street, Cambridge
5. Frank W. Dorothy, President Central Pipe & Supply Co., Inc.
98-100 Erie Street, Cambridge
6. Peter P. Neshe, Plant Manager Erie Street Realty & Trust
21 Erie Street, Cambridge
7. Charles Adhoy, President West Side Realty
W. S. Corp
Norma Trust
288-295 Albany Street, Cambridge
8. Paul S. Stymon, Trustee Harry F. Stimpson Trust
175-195 Albany Street
148, 149, 171 Sidney Street
101 Erie Street
9. C. Vincent Vappi, President Vappi & Co., Inc.
216 Sidney Street
9-13, 15-23 Grove Street
10. Arthur Gilbert, Trustee Enline Realty Trust
Arthur Gilbert
122-124, 126-144 Brookline St.
11. Glenn P. Strehle, Treasurer Glenn P. Strehle
MIT Treasurer
12. _____

I. RCCC General Goals for the development of the Cambridgeport Industrial District

A. Protecting Existing Neighborhood

Development should positively affect the existing neighborhood in terms of greatly improving traffic, lessening pressure on the housing market, encouraging uses (retail, etc.) that are neighborhood oriented, creating good jobs for low and moderate income residents, etc.

RCCC does not favor office development, major commercial/retail development, or other intense uses in the area. Any such commercial or office development that does take place over time, should be along and concentrated close to Massachusetts Avenue.

RCCC is concerned that all development be consistent with the scale and visual character of the neighborhood, and that the quality of life in the neighborhood be maintained and improved by providing for open space.

B. Maximize Development of Affordable Housing

- homeownership and rental opportunities
- for low - and moderate-income
- low-rise and low density
- for families and special needs groups
- location of new housing be related to existing housing, services and transportation and not isolated from existing residential areas

C. Encourage Employment Opportunities

- RCCC is concerned that Cambridge maintain a diversified economic and employment base

- Increased good employment opportunities for neighborhood and Cambridge residents be created
- Specifically, jobs which offer entry-level opportunities and which provide job security, training, and advancement potential
- especially light industrial jobs

D. Encourage the expansion of existing business in this area

- maintain and increase the tax base
- retain existing jobs
- capture new jobs through business expansion
- assure availability of space for expansion

E. Traffic and Transportation

- whatever development occurs should provide improved traffic routes focussing traffic flow away from residential areas
- improve pedestrian and bicycle routes

II. Response to CDD'S Proposal

A. General Comments

- given horizontal nature of CDD'S proposed zoning, traffic planning on the CDD'S part is inadequate. RCCC sees the need for traffic improvements to focus traffic generated by new development away from residential areas.
- minimal incentive/opportunity for affordable housing
- minimal incentive/opportunity for light industrial development; discourages retention or creation of good employment opportunities for neighborhood and Cambridge residents

- no support for existing business activities or for business expansion, perhaps even pressure on businesses to move out of area
- excessive incentive/opportunity for office development - consequently pressure and negative effect on surrounding neighborhoods (parking, traffic, increased city services, increased housing demand, minimum good employment opportunities, etc.)
- existing residential areas inadequately buffered, potentially isolated and fragmented as a result of proposed horizontal zoning scheme
- too much PUD - which is a problem because 1) PUD process discourages many small developers, 2) proposed PUD language provides inadequate community control to assure development desired by the community, and 3) large scale PUD fails to focus more intensive development to preferred areas.

B. Zone-by-Zone- Specific Comments

Upper PUD

- inadequate buffering
- language too vague, doesn't adequately set priorities for development under PUD; language doesn't encourage trade-offs for housing, light industrial development, job creation, etc
- too much land area is included in this PUD. Land development is too intense and should only be concentrated toward Massachusetts Avenue and MIT and not extended as far into the neighborhood as the CDD'S plan allows
- PUD language leaves too much initiative to developer and insufficient involvement of community in determining land's use
- too big, includes too much of the developable land which will effectively preclude light industrial development in this zone
- want to see certain sites developed for housing and light industrial uses (e.g. Simplex site for housing, sites along Pacific Street between Sidney and Albany for light industrial development)

1B-2

- need more effective buffering around existing housing
- no discussion of adequate traffic planning which RCCC sees as a key to the area's successful development
- 1B-2 zone includes too few "developable parcels" relative to total developable space in the full Cambridgeport Industrial District
- allows such intensive office use that industrial development in the area may be precluded
- need (new) zoning category which only allows light industrial development and ancillary office

Lower PUD-6

- inadequate buffering
- too intensive, especially in Putnam/Allston/Erie Street(s) area and Henry/Chestnut area
- no traffic planning reflected
- does not mandate housing in the Henry and Chestnut Street(s) area
- does not mandate low density housing surrounding the Ford Assembly site

III. Response to Proposal by Simplex Steering Committee

A. General Comments

The RCCC Task Force reviewed the zoning and land use plans proposed by the Simplex Steering Committee. The goals that guided their plans are in total agreement with RCCC's goals. RCCC's committee expressed strong support for almost all of the proposed Simplex Land Use Plan.

B. Specific Comments - positive

Major aspects of the proposed Simplex plans that the task force supports include but are not limited to the following:

- RCCC agrees with the stated priority sites for major new housing development, Area 3 and along Henry Street (Area 9);
- In both of these areas, RCCC supports a FAR that reflects existing Cambridgeport residential densities;
- RCCC supports continued mixed use and improved buffering in areas 5 and 7;
- RCCC strongly supports the 1B-3 industrial zoning category which excludes office and housing;
- RCCC supports the proposed re-routing of traffic off of Henry Street, and agrees that major traffic re-routing in the whole area is necessary;
- RCCC agrees that business and industry should be concentrated toward the railroad tracks, and that housing is inappropriate in that area;
- RCCC agrees that adequate buffering of residential areas is of major importance.

C. Specific Comments - concerns

The task force expressed a few concerns with Simplex's proposed plans. The major concerns include: the absence of any (%) requirement for low and moderate

IV. Recommendations

A. Introduction

RCCC wants the CID developed with a neighborhood oriented perspective. To secure these interests any development that occurs should work to stabilize and benefit the existing residential and business communities. Essential to the fulfillment of this goal is the development of good job opportunities and housing for low- and moderate-income neighborhood residents.

B. General

- RCCC is pro-development
- most "developable sites" (see attached map) should be designated for two uses: first, development of affordable housing; second, for light industrial development. The eventual zoning language should encourage or mandate appropriate trade offs to encourage such development.
- adequate buffering and setbacks are needed around existing residential areas and also around future housing developments
- RCCC can support the use of PUDs which concentrate development in specific areas and contain language which ensures uses preferred by the community
- RCCC supports and seeks to retain and assist existing light industrial concerns in the area. The availability of space at reasonable (industrial) rates is critical to the continued health of the diverse Cambridgeport economy
- light industry is critical to the City and neighborhood because it provides a spectrum of semi-skilled and skilled job opportunities for Cambridge and neighborhood residents, and flexible space for future industrial development.

C. Specific Recommendations

1. Buffering to Protect Existing Neighborhood

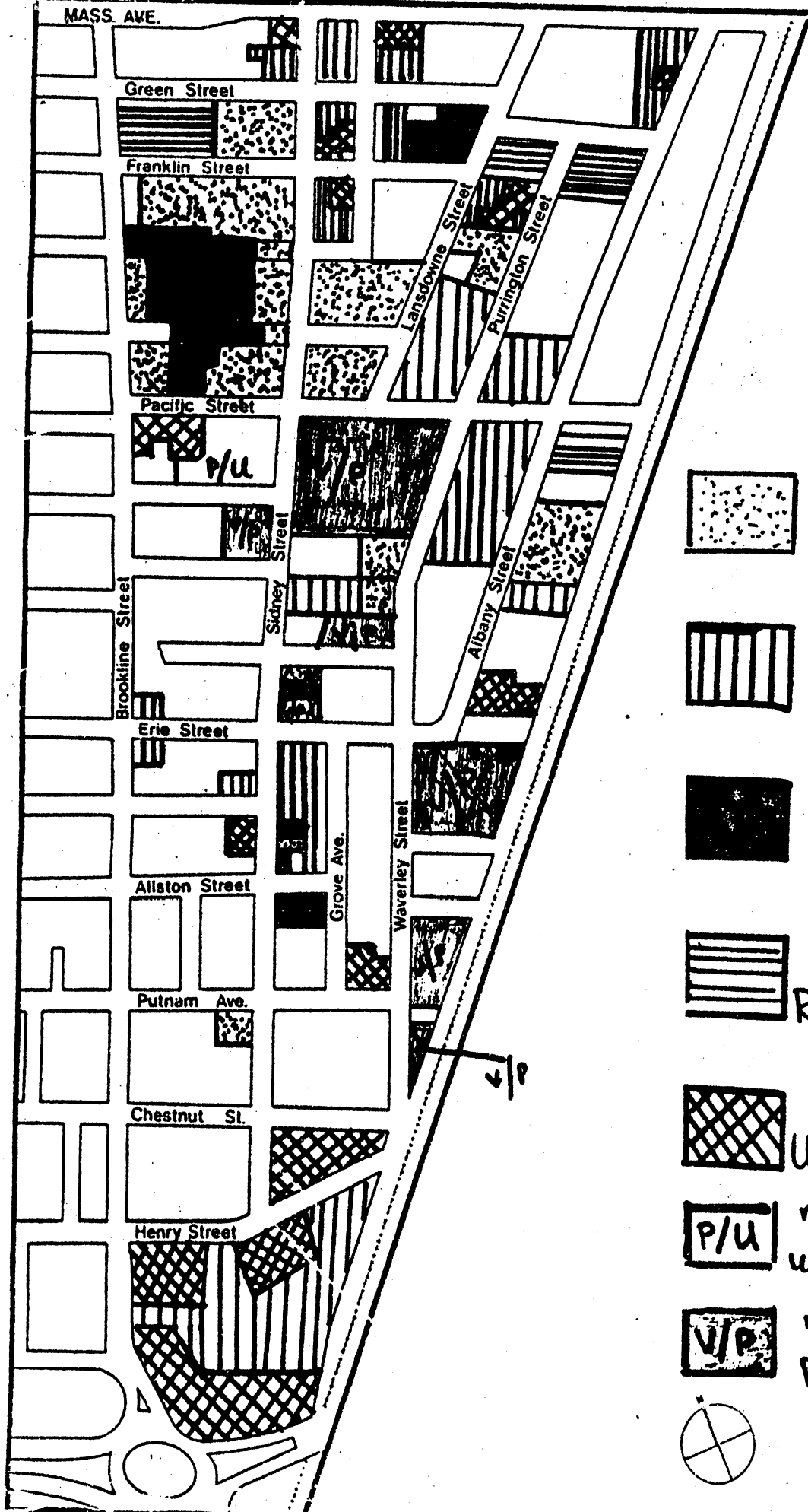
- Adequate buffering and setbacks are needed around existing residential areas and also around future housing developments. Reasonable setbacks would be a minimum of a 35 ft. height limit within 100 ft. of a residential zone and a residential structure.
- Allowances for non-polluting business development that abuts or is across the street from existing residential structures (restrictions against polluting business development close to residential structures).
- Wherever possible, RCCC would like "borderline areas" along Brookline Street to be turned into housing to accentuate the buffer between housing and other uses. Such borderline development should not displace existing businesses along Brookline Street.
- To improve buffering around housing areas, RCCC suggests that zone changes be along interior lot lines and not across streets.




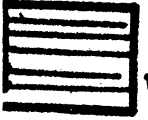
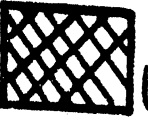


2. Maximize Development of Affordable Housing

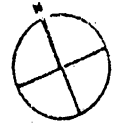
- RCCC supports zoning which emphasizes and encourages the development of affordable housing.
- The zoning language should require a more substantial percentage of low and moderate income housing that is to be traded off for all major development initiatives.
- RCCC supports zoning which targets such housing in locations that are accessible to amenities (parks, river, etc.), services, transportation and locations that are not isolated from existing residential uses.
- The two locations that are RCCC priorities for housing are the Simplex Site and the Henry Street, Chestnut Street areas.
- zoning language that encourages and sets as a priority the development of family and elderly housing, including elderly rest homes

- zoning language that encourages and sets as a priority the development of homeownership and rental units that are affordable by neighborhood residents
 - RCCC supports low density housing development (FAR consistent with surrounding or adjacent residential neighborhood).
 - Zoning language that both allows and encourages small developers to become involved in the area's development.
3. Encourage Employment Opportunities and Support/
Retain existing business
- RCCC supports a light industrial zone that allows only light industry with ancillary office and does not allow unrestricted office.
 - This light industrial zone should include more developable parcels than those allowed for in the CDD's proposed 1B-2 zone - to allow desperately needed space for business expansion, relocation and incubation. RCCC's priority locations include the parcels between Auburn, Sidney, Pacific and Purrington Streets, and Pat's Towing.
 - RCCC's position includes the limitation of office and other high density/intensity development. Consequently, RCCC would like to see any such eventual development limited to and concentrated in the "L" shaped region along and close to Mass. Ave. and along the district edge adjoining MIT from Mass. Ave. to Pacific Street (northeast section of the CID). Such intense development should be in locations that are farthest from residential (existing and future) areas, and are along existing major area roadways.
 - For the area from Mass. Ave. to Pacific Street, RCCC supports the notion of a graduated FAR where the FAR is lower near Brookline Street and higher near MIT (toward Vassar Street), higher near Massachusetts Avenue and lower near Pacific Street
4. Protect Existing Neighborhood
- RCCC opposes major commercial development (such as malls, and regionally-oriented commercial development) in the area.

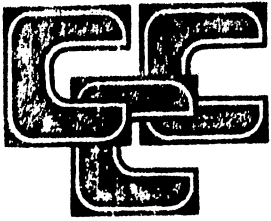
- RCCC supports 'Mom and Pop', neighborhood-oriented commercial development along Brookline Street, and existing scale commercial/retail development along Mass. Ave.
- RCCC supports and seeks protection of existing area small retail/commercial businesses.
- RCCC encourages low density development of any sort, consistent with surrounding area.
- RCCC recommends a requirement that 15% of all residential and mixed use developments be allocated to carefully planned open space.
- Recognizing the need for improved traffic flow and to channel traffic away from residential areas, RCCC supports traffic improvements such as a connector road from the B.U. Bridge Rotary to Waverly Street.
- RCCC supports improved pedestrian and bicycle routes, and safe pedestrian access to the Riverfront.



-  Vacant Lunc
-  Parking
-  Vacant Struc
-  Likely Rehabed Struc
-  Underused Sit
-  mixed parking underused site
-  mixed parking/vacu



Developable Sites
RCCC 3/81



Cambridge Chamber of Commerce

(617) 876-4100

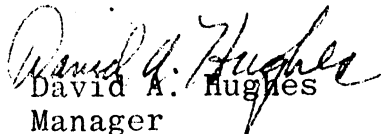
April 10, 1981

Planning Board
City of Cambridge
Community Development Department
57 Inman Street
Cambridge, MA 02139

Dear Members of
the Planning Board:

Whereas, the Cambridgeport Industrial District is the subject of rezoning proposals before the City Council, for the purpose of defining the development agenda for the future of this area, the Cambridge Chamber of Commerce wishes to be recorded as endorsing the position of the principal Cambridgeport landowners, as set forth in the April 7, 1981 memorandum (attached) to the Planning Board.

Sincerely,


David A. Hughes
Manager

DAH/kt

cc: Members of the City Council,
The Cambridge Chronicle, Boston Globe,
Herald American

TO: Cambridge Planning Board
FROM: M.I.T./Landowners
DATE: April 7, 1981

After reviewing the current rezoning petition for the Cambridgeport area currently before the Planning Board, M.I.T. wishes to make the following responses:

Numerous goals for the Cambridgeport area have been articulated throughout the rezoning process. The goals around which most attention is focussed are:

1. new development respect the adjacent neighborhoods - particularly in the treatment of areas adjacent to existing residential areas.
2. a variety of housing types for a variety of users be accommodated in the future development of the area.
3. density of development be sufficiently flexible to allow a variety of uses and for the intensity of use to increase as it proceeds toward Massachusetts Avenue, the railroad tracks and the river.
4. that density and use be reviewed in the context of proposed development, and not be restricted to abstract zoning categories.

While statements of these goals have differed in emphasis, they can all be accommodated within such a large area if a spirit of mutual accommodation prevails. In order to reach that accommodation, changes in the existing zoning proposal will be required.

An acceptable proposal must recognize 1) the unique ownership pattern here, 2) land costs and development costs, and 3) the needs of the adjacent neighborhood.

In addition, given a development horizon of 15 - 20 years and other uncertainties surrounding ultimate use of this area, M.I.T. and other Cambridge landowners recommend a zoning approach which offers sufficient

flexibility to respond to changes over time while protecting the variety of interests in this area, with adequate review and controls processes. The PUD designation is an appropriate tool to accomplish these ends. Specifically, we recommend that the PUD designation be extended to Brookline Street between Green and Pacific and to the area between Pacific and Erie Streets. The critical issues of edge and boundary treatments, density allocation and providing a range of uses which imply different land values and return can be dealt with responsibility in this context. The PUD process insures that each development parcel will be reviewed for its specific design characteristics and immediate impacts, at the time when those details are known.

The present proposal with an IB-2 use designation and FAR of 1.5 for the Pacific to Erie Street district will require that all other sites be used to their maximum density in order to compensate for those limits.

In effect, the entire area will bear the negative impacts of this designation.

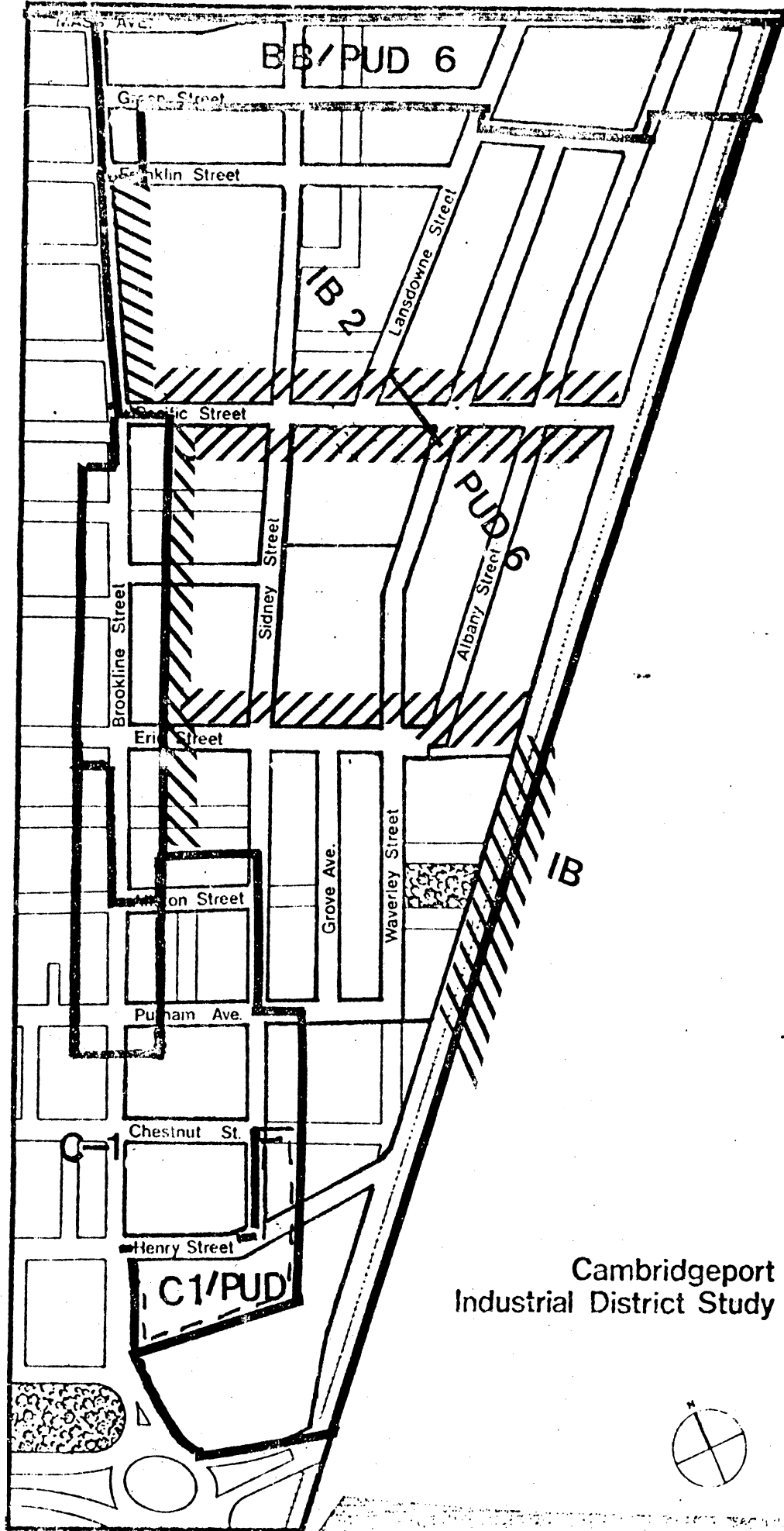
Fort Washington and its adjacent properties are left as an undeveloped island in the proposed petition. Limited by the IB-2 district on the Erie edge, the IB district on Vassar Street, and AS & F and California Paint, the site does not lend itself easily to the housing use so strongly preferred by the city.

Similarly the Brookline Street edge is an area of critical concern. New development introduced along Brookline Street will benefit from incorporation into a larger scheme. The present proposal excludes the Brookline Street edge from the PUD process. Our recommendation is to include Brookline Street within the PUD with either the BA or the IB 2 base zoning.

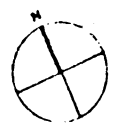
Finally, a rezoning petition offers the opportunity to make the zoning map more workable. By drawing the Business B district line along Green Street, the zoning district applies to building lots rather than to arbitrary areas. M.I.T. suggests that the Business B district be so changed.

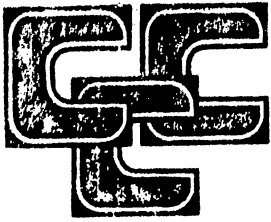
In summary, these changes modify the petition so that it can endure a twenty-year development period and so that it can encompass numerous development approaches. M.I.T. hopes that the Planning Board will recommend these changes in its report to the City Council.

Attachment



Cambridgeport
Industrial District Study





Cambridge Chamber of Commerce

(617) 876-4100

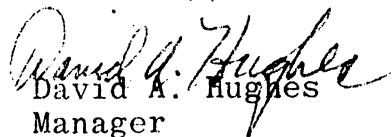
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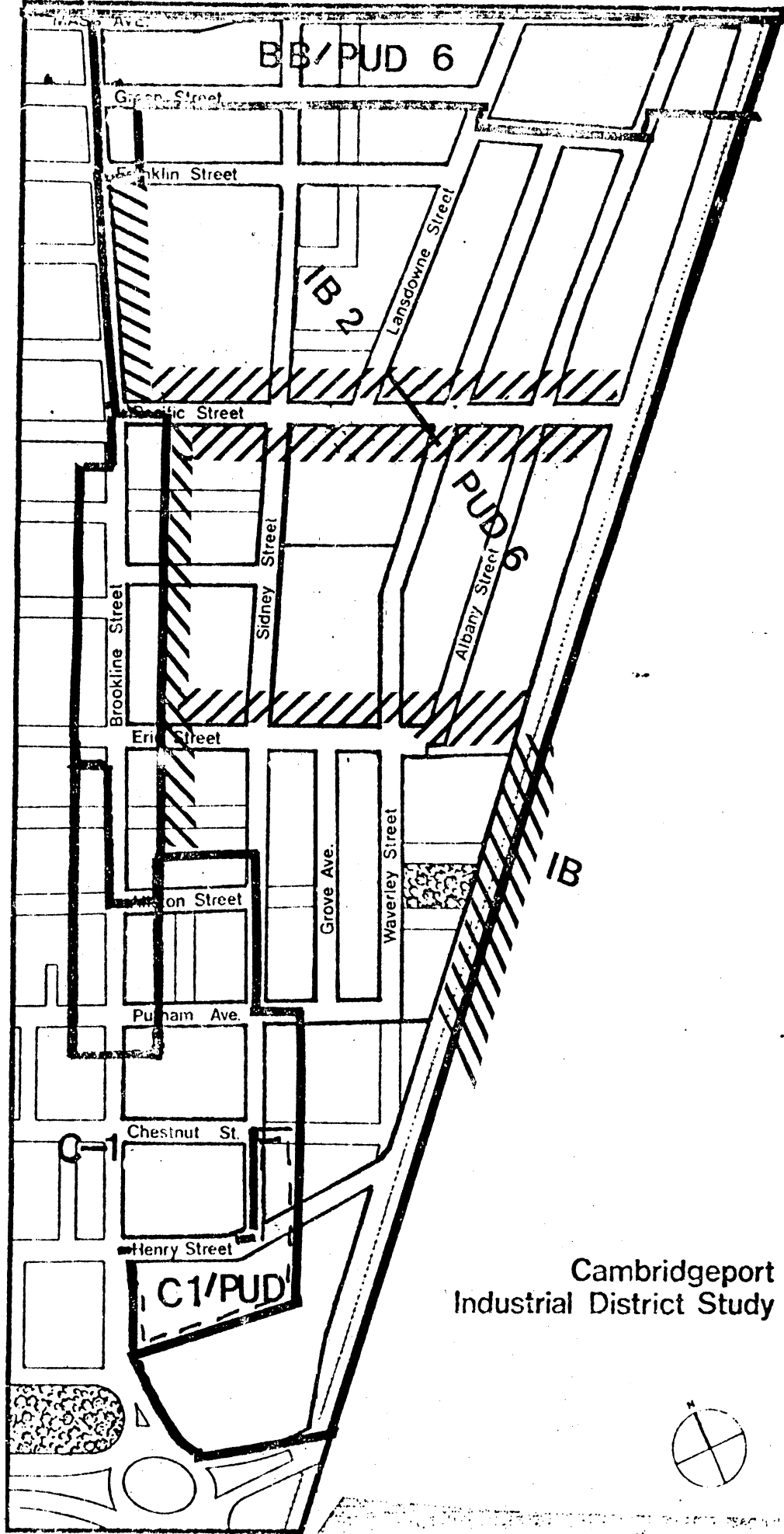
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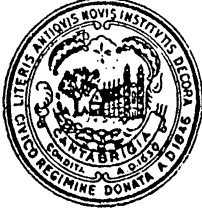
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Attachment



Cambridgeport
Industrial District Study





City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

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

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

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

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

| <u>AREA</u> | <u>EXISTING ZONING</u> | <u>PROPOSED ZONING</u> |
|-------------|-------------------------------------|---|
| 1 | Industry B | Business B/PUD-6 |
| 2 | Business A | Business A-1 |
| 3 | Industry B | Industry B-2/PUD-6 |
| 4 | Industry B | Industry B-2 |
| 5 | Industry B, Industry A, Office 3 | Industry B-2/PUD-6 |
| 6 | Industry B | Industry B-2/Ft. Washington Overlay District |
| 7 | Industry A, Industry B | Residence C-1/PUD-6 |
| 8 | Business B | Business B/Pud-6 |

Subsection 5.34 of the Ordinance would be amended to change footnote (c) to require a 35 foot height limit within 100 feet of Residential Districts only.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

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

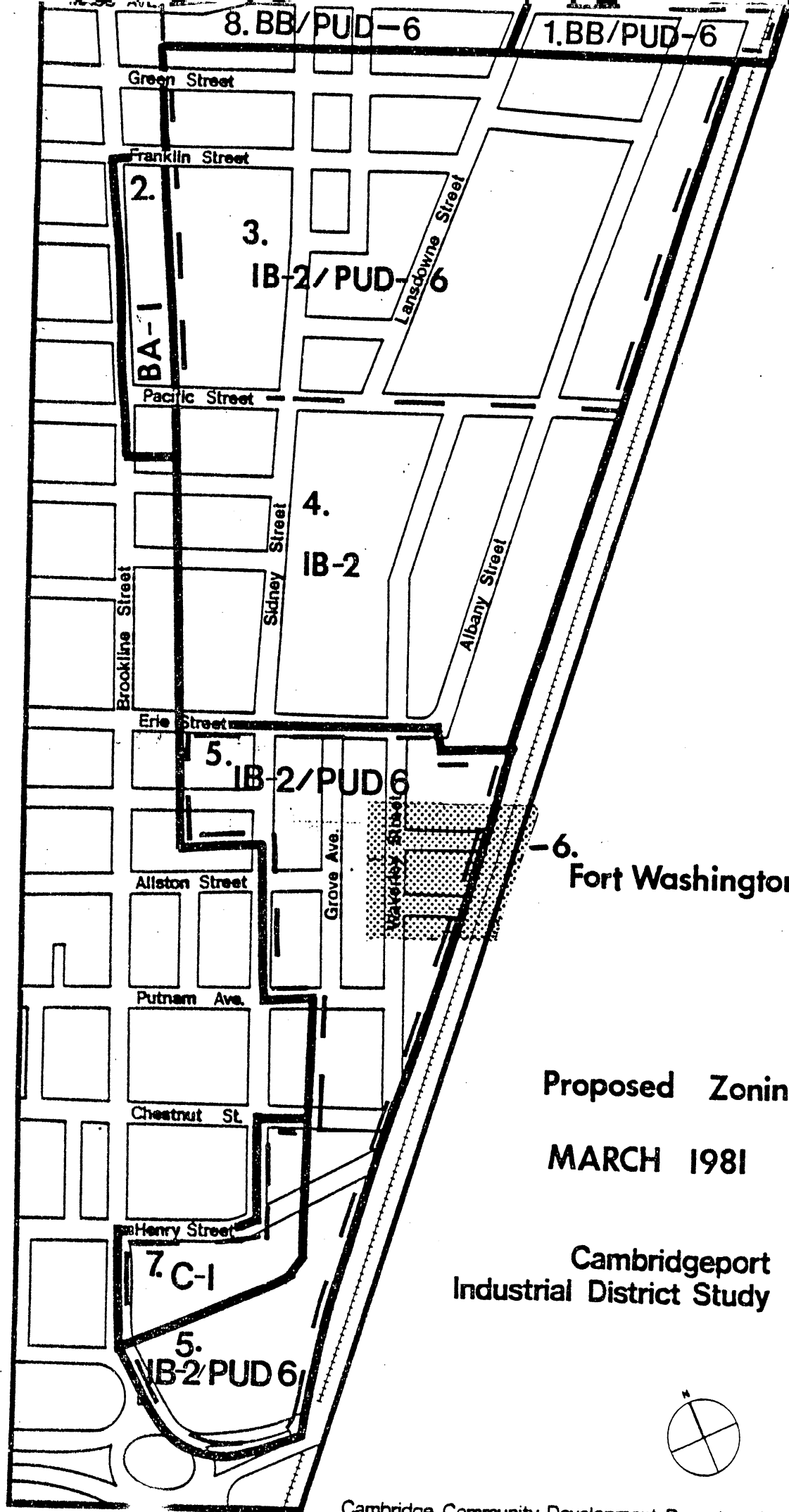
Article 13.000, Planned Development Districts, would be amended to create a new Planned Unit Development District (PUD-6). The purpose of these regulations is to provide for a high quality mixed use urban environment which permits development of general and technical offices with supporting commercial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

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

Passed to a second reading at the City Council meeting held on May 11, 1981 and on or after May 25, 1981 the question comes on passing to be ordained.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the City with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting of the second publication.

ATTEST:- Paul E. Healy, City Clerk.

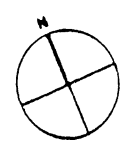


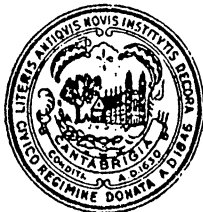
6. Fort Washington Overlay

Proposed Zoning

MARCH 1981

Cambridgeport Industrial District Study





City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

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

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

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

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

| <u>AREA</u> | <u>EXISTING ZONING</u> | <u>PROPOSED ZONING</u> |
|-------------|-------------------------------------|---|
| 1 | Industry B | Business B/PUD-6 |
| 2 | Business A | Business A-1 |
| 3 | Industry B | Industry B-2/PUD-6 |
| 4 | Industry B | Industry B-2 |
| 5 | Industry B, Industry A, Office 3 | Industry B-2/PUD-6 |
| 6 | Industry B | Industry B-2/Ft. Washington Overlay District |
| 7 | Industry A, Industry B | Residence C-1/PUD-6 |
| 8 | Business B | Business B/Pud-6 |

Subsection 5.34 of the Ordinance would be amended to change footnote (c) to require a 35 foot height limit within 100 feet of Residential Districts only.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

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

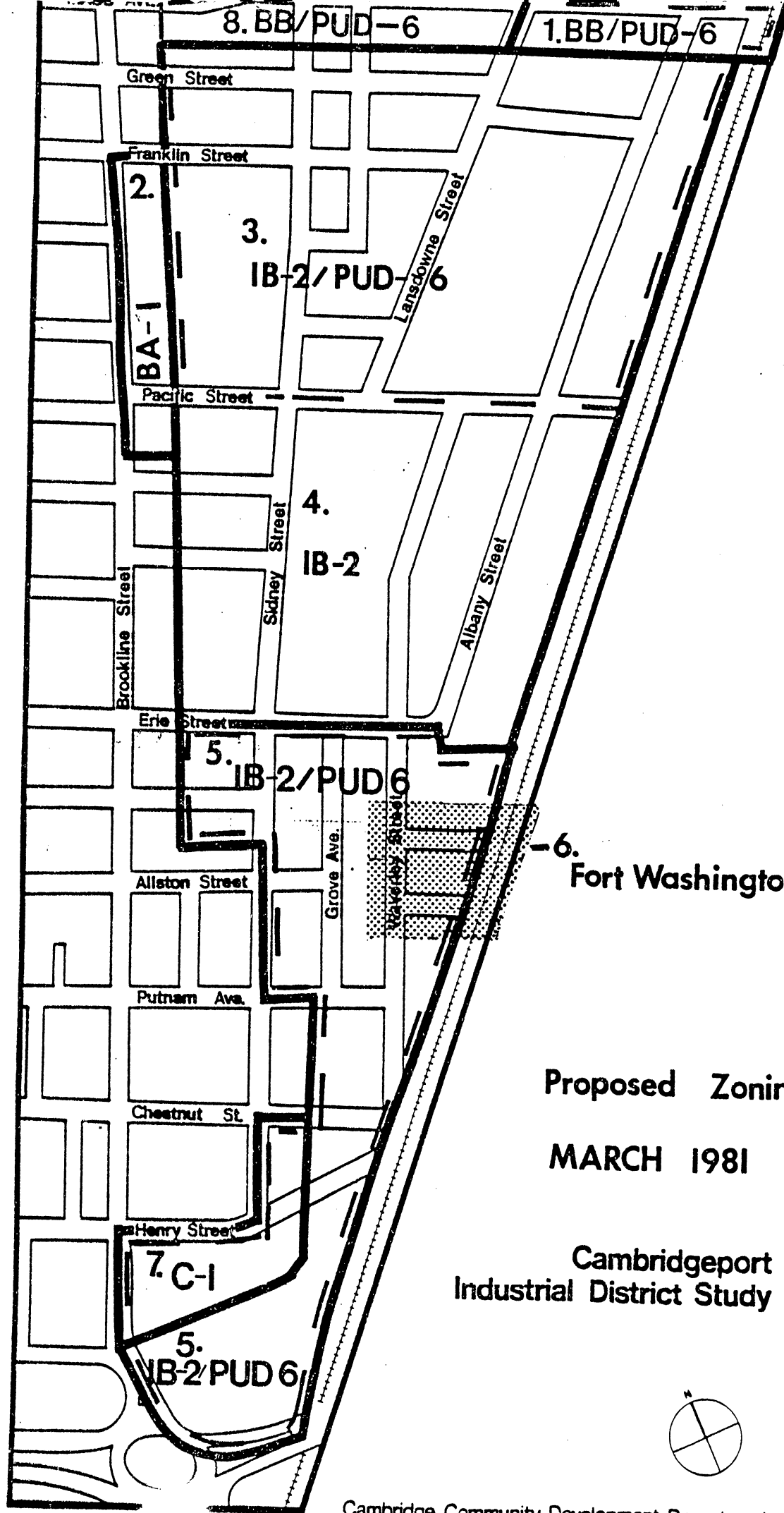
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Copies of this petition are on file in the City Clerk's Office, City Hall Cambridge, MA.

Passed to a second reading at the City Council meeting held on May 11, 1981 and on or after May 25, 1981 the question comes on passing to be ordained.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the City with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting of the second publication.

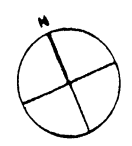
ATTEST:- Paul E. Healy, City Clerk.



6. Fort Washington Overlay

Proposed Zoning
 MARCH 1981

Cambridgeport
 Industrial District Study



COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

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CAMBRIDGE CITY COUNCIL
MAY 19 2 23 PM '81

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

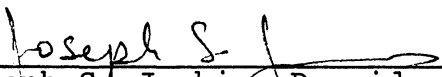
There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by Planning Board dated March 26, 1981, and entitled Cambridgeport Area Rezoning Petition.

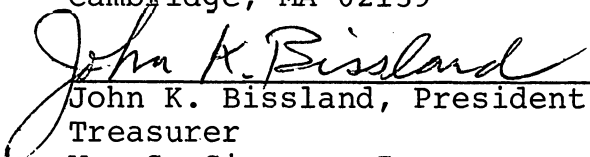
The undersigned, being the owner of an area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest and object to said proposed amendment in accordance with Section 5 of Chapter 40A of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

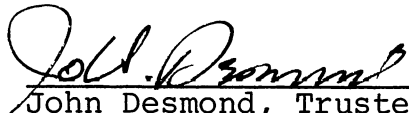
1. The proposed amendments do not meet the development prospects for the area insofar as they fail to provide adequate density and flexibility to guide new development over a twenty year period.
2. The proposed amendments do not recognize the unique ownership pattern, land and development costs and the range of needs of the City and of the adjacent neighborhood.
3. The proposed amendments will result in a pattern of development that will be disruptive internally to the existing industrial operations and one that does not allow a desirable transition from the adjacent neighborhood to the new development.

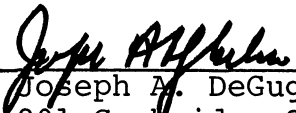
4. The proposed amendments should take this opportunity to make the zoning map more workable by drawing zoning district lines along lot lines, specifically the Business B line should be extended to Green Street and the Industry B-2 (IB-2) line should be extended along Sidney Street.
5. The proposed amendments discourage the desired residential development surrounding Fort Washington Park.
6. The proposed amendments constitute spot zoning.
7. The proposed amendments fail to allow for the reasonable use and enjoyment of the undersigned's land area and unreasonably restricts the future use of said land area.

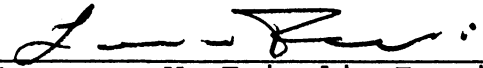
By their Attorneys:


Joseph S. Junkin, President
California Products Corporation
169 Waverly Street
Cambridge, MA 02139


John K. Bissland, President,
Treasurer
Wm. S. Simpson, Inc.
300 Sidney Street
20 Chestnut Street
Cambridge, MA


John Desmond, Trustee
Cox Realty Trust
252 Sidney Street
625 Putnam Avenue
Cambridge, MA


Joseph A. DeGuglielmo, Esquire
801 Cambridge Street
Cambridge, MA 02141
354-2220


Lawrence W. Frisoli, Esquire
801 Cambridge Street
Cambridge, MA 02141
354-2220

COMMONWEALTH OF MASSACHUSETTS

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CAMBRIDGE, MASS.

MIDDLESEX, SS.

CAMBRIDGE CITY COUNCIL

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

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by Rosemarie Quinton et al dated March 23, 1981, and entitled Cambridgeport Area Rezoning Petition.

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

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

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

The above objection submitted respectfully by:

1. Steven R. Vige, 1/210. Lawrence Metal Forming Corp.
77 Blanche Street, Cambridge
2. Louis A. Colb, Treasurer Atlantic Paper Box Co.
270 Albany Street, Cambridge
3. James W. Gale, Pres. Russell's Engine Rebuilding, Inc.
88-94 Brookline St., Cambridge
4. Robert S. Suleski, vice pres Lynn-Sign Moulded Plastic Co., Inc.
230 Albany Street, Cambridge
5. Manford W. Dorothy, President Central Pipe & Supply Co., Inc.
98-100 Erie Street, Cambridge
6. Peter P. Neshe, Plant Manager Erie Street Realty & Trust
21 Erie Street, Cambridge
7. Charlie Goldboy, President West Side Realty
W. S. Corp
Norma Trust
288-295 Albany Street, Cambridge
8. Edward S. Segan, Trustee Harry F. Stimpson Trust
175-195 Albany Street
148, 149, 171 Sidney Street
101 Erie Street
9. C. Vincent Vappi, President Vappi & Co., Inc.
216 Sidney Street
9-13, 15-23 Grove Street
10. Arthur Gilbert, Trustee Emline Realty Trust
Arthur Gilbert
122-124, 126-144 Brookline St.
11. Glenn P. Strehle, Treasurer Glenn P. Strehle
MIT Treasurer
12. _____

COMMONWEALTH OF MASSACHUSETTS

APR 15 4 55 PM '81

CAMBRIDGE, MASS.

MIDDLESEX, SS.

CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE
IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT
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MIT Treasurer
12. _____



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 26, 1981

To the Honorable, The City Council

Subject: Cambridgeport Area Rezoning Petition

The Planning Board is filing for your consideration a comprehensive rezoning proposal for the Cambridgeport Industrial Area. This petition is the result of a thorough planning process undertaken by the Community Development Department which began in the fall of 1979.

As part of the planning process, a study program was completed which resulted in several technical reports on land use, employment, housing, economic development and other related planning issues in the study area. A series of public meetings were held to discuss the reports and provide a continuing opportunity for input from the neighborhood, businessmen, landowners, individuals and interested groups.


It is generally agreed by this Board and everyone involved in the planning process that there is an overriding need for positive change, including revitalization and improved economic development in the Cambridgeport Industrial Area.

This underutilized area is primarily zoned for heavy industry with very few restrictions on how development occurs. This rezoning petition proposes eight new districts. Two of these districts are overlay districts not presently existing in the ordinance. The first is a planned unit development overlay (PUD-6) allowing development subject to the base zoning district regulations or to the optional PUD-6 development controls. The second is the Fort Washington Overlay District where any development would be subject to special permit review. While the proposed rezoning would reduce the total amount of development potentially allowed in the area, it will create a more predictable and orderly regulatory framework which will encourage economic development and improve the deteriorated physical environment.

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CAMBRIDGE, MASS.

We firmly believe that the proposed rezoning plan is a critical step toward the revitalization and economic development of the Cambridgeport Industrial Area. We look forward to the formal review process of this rezoning proposal.

Respectfully submitted,
for the Planning Board,

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

Arthur C. Parris
Chairman

ACP:lf



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

CAMBRIDGEPORT AREA REZONING PETITION

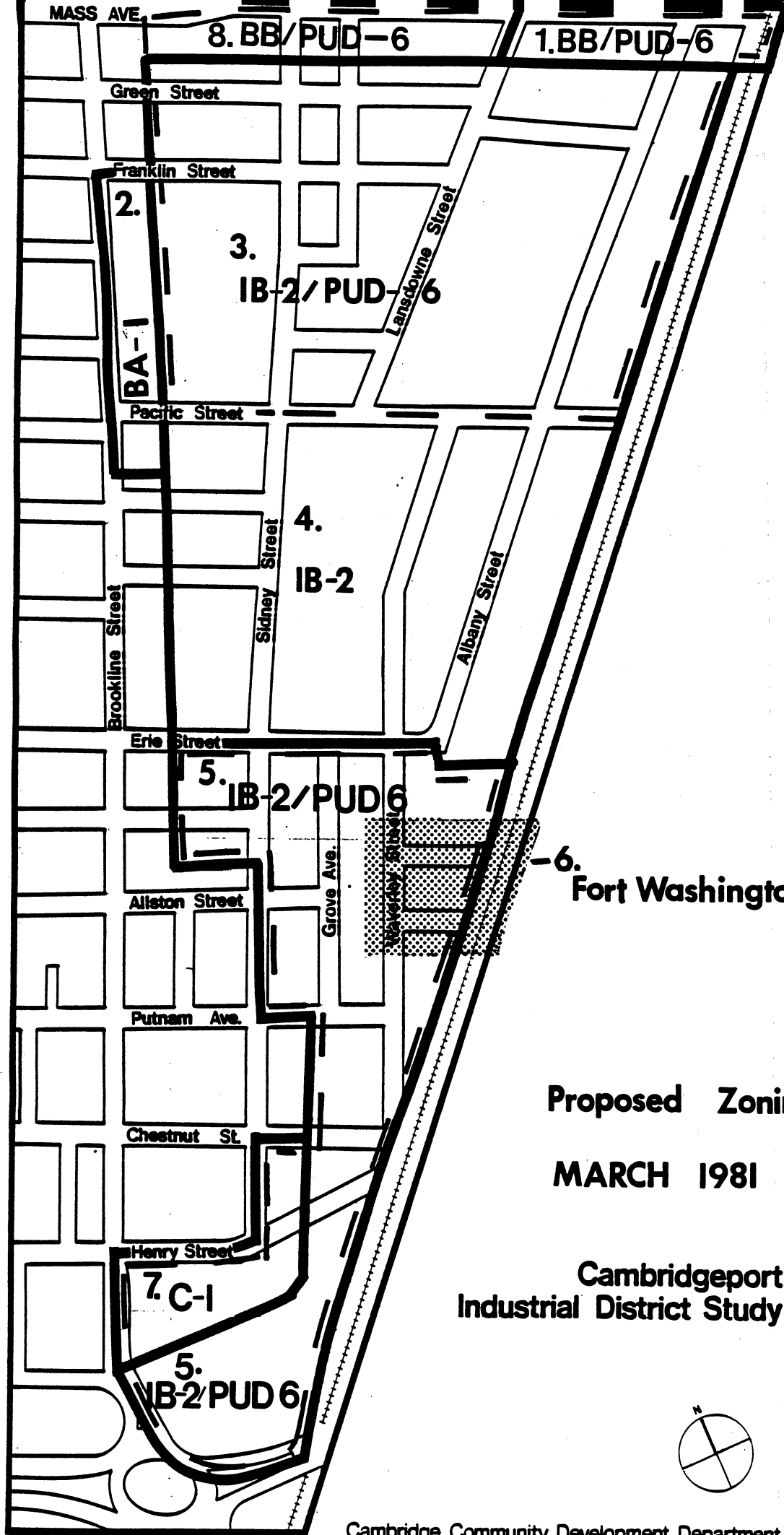
March 26, 1981

A. MAP CHANGES

1. Massachusetts Avenue Area: Industry B to Business B with a Planned Unit Development Overlay (PUD-6)
2. Brookline Street Area: Business A to Business A-1
3. South of Massachusetts Avenue to Pacific Street: Industry B to Industry B-2 with a Planned Unit Development Overlay (PUD-6)
4. Pacific Street to Erie Street: Industry B to Industry B-2
5. Erie Street to Memorial Drive: Industry B, Industry A and Office 3 to Industry B-2 with a Planned Unit Overlay District (PUD-6)
6. Fort Washington Area: Industry B to Industry B-2 with a Fort Washington Overlay District.
7. East Sidney/Brookline Streets: Industry A and Industry B to Residence C-1 with a Planned Unit Development Overlay (PUD-6)
8. Massachusetts Avenue Area: Business B to Business B with a Planned Unit Development District-6 (PUD-6)

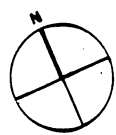
B. TEXT CHANGES

1. Requires special permit for any use within the Fort Washington Overlay District.
2. Establishes PUD-6 District Regulations.
3. Requires compliance with the Employment Plan Compliance Procedure.
4. Removes special setback provision from "residential structures" in the IB-2 district. Special setbacks from residential district lines will not change.



Proposed Zoning
MARCH 1981

**Cambridgeport
 Industrial District Study**



Cambridge,..... March 26 , 19 81

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

The undersigned respectfully pray

that the Zoning Ordinance of the City of Cambridge be amended as follows:

- A. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:
- 1.0 Rezone to Business B (with a Planned Unit Development District-6) that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Landsdowne Street and Massachusetts Avenue;
 - 1.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 930 feet to its intersection with the northeasterly projection of the centerline of Vassar Street, as shown on Assessor's Plats 68 and 56;
 - 1.2 Thence turning and proceeding in a southwesterly direction along the centerline of Vassar Street and its projection for approximately 150 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue, as shown on Assessor's Plat #56;
 - 1.3 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue for approximately 395 feet to its intersection with the centerline of Albany Street;
 - 1.4 Thence proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwestern sideline of Massachusetts Avenue for approximately 540 feet to its intersection with the centerline of Landsdowne St. as shown on Assessor's Plat #68;
 - 1.5 Thence turning and proceeding in an easterly direction along the centerline of Landsdowne Street and its extension for approximately 150 feet to its intersection with the centerline of Massachusetts Avenue, the point of origin.
- 1.00 Said area includes all or parts of the following parcels of land: (total area is approximately 2 acres)
- 1.01 Premises shown on Assessor's Plat #68:
Even numbers 180 through 256 Massachusetts Avenue, number 2 Landsdowne Street, number 115 Albany Street, which include all or parts of lots numbered 47, 50, 51 and 19.
 - 1.02 Premises located on Assessor's Plat #56:
Even numbers 134 through 168 Massachusetts Avenue, number 114 Albany Street, and 93 Vassar Street, which include all or parts of lots numbered 4, 9, 7 and 5.

- 2.0 Rezone to Business A-1 that area presently zoned Business A and which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Franklin Street;
- 2.1 Thence proceeding in a southerly direction along the centerline of Brookline Street for approximately 730 feet to its intersection with the northwesterly projection of the centerline of Pacific Street, as shown on Assessor's Plat 92;
- 2.2 Thence turning and proceeding in a southeasterly direction along the centerline of Pacific Street and its projection for approximately 120 feet to its intersection with a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;
- 2.3 Thence turning and proceeding in a northeasterly direction along a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street for approximately 730 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plat #92;
- 2.4 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street and its extension for approximately 120 feet to its intersection with the centerline of Brookline Street, the point of origin.
- 2.00 Said area includes all or parts of the following parcels of land. (total area is approximately 1.7 acres).
- 2.01 Premises shown on Assessor's Plat #92:
Even numbers 46 through 104 Brookline Street, 119 Pacific Street, 41-47 Pilgrim Street, 154 Franklin Street, which includes all or parts of lots numbered 112, 115, 22, 105, 106, 19, 114, 82, 91, 4, 3, 116.

- 3.0 Rezone to Industry B-2 (with a Planned Unit Development Overlay District-6) that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of a line 100 feet southwest of and parallel to the southwestern sideline of Massachusetts Avenue and a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;
- 3.1 Thence proceeding in an easterly direction along a line 100 feet southwest of and parallel to the southwestern sideline of Massachusetts Avenue for approximately 1865 feet to its intersection with the northwesterly sideline of the Boston Albany Branch Railroad right-of-way, as shown on Assessor's Plat #92, #68, #69 and #56;
- 3.2 Thence turning and proceeding in a westerly direction along the northwesterly sideline of the Boston Albany Branch Railroad right-of-way for approximately 1140 feet to its intersection with the southwesterly sideline of lot #7 on Assessor's Plat #55;
- 3.3 Thence turning and proceeding in a northwesterly direction along the southwesterly sideline of lot #7 and its extension on Assessor's Plat #55 for approximately 270 feet to its intersection with the centerline of Pacific Street;
- 3.4 Thence continuing in a northwesterly direction along the centerline of Pacific Street for approximately 1175 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street;
- 3.5 Thence turning and proceeding in a northeasterly direction along a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street for approximately 1,065 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue; the point of origin.
- 3.00 Said area includes all or parts of the following parcels of land: (total area is approximately 45 acres)
- 3.01 Premises shown on Assessor's Plat #92:
Numbers 78 through 144 Green Street, 109 through 155 Franklin Street, 115 Pacific Street, 7 through 63 Sidney Street, which include all or parts of the following lots numbered 69, 89, 66, 117, 62, 95, 96, 103, 33, 34, 31, 35, 36, 90, 84, 85, 40, 41, 42, 43, 44, 115, 19, 112, 114, 4, 3, 116.
- 3.02 Premises shown on Assessor's Plat #69:
Even numbers 20 through 96 Sidney Street, odd numbers 15 through 85 Pacific Street, numbers 49 through 95 Franklin Street, numbers 10 through 56 Green Street, numbers 4 through 81 Blanche Street and numbers 12 through 30 Auburn Street which include all or parts of lots numbered 160, 159, 101, 100, 99, 149, 148, 109, 117, 116, 115, 114, 110, 111, 113, 102, 62, 147, 146, 61, 60, 58, 77, 78, 124, 125, 80, 129, 130, 131, 133, 132, 164, 53, 54, 51, 50, 49, 156, 155, 158, 157, 150, 153, 57, 138.

3.03 Premises which are located on Assessor's Plat #68:

Even numbers 22 through 82 Landsdowne Street, odd numbers 21 through 49 Pacific Street, odd numbers 115 through 207 Albany Street, numbers 1 through 48 Cross Street, and numbers 2 through 87 Purrington Street (Private Way), which includes all or parts of lots numbered 51,50,47,24,34,37,56,57,58,59, 60,30,31,43,61,62,54,2, and a 45 foot common way.

3.04 Premises which are located on Assessor's Plat #56:

Even numbers 114 through 144 Albany Street, which includes all or parts of lots numbered 5,7,8,2,1.

3.05 Premises which are located on Assessor's Plat #55:

Even numbers 150 through 190 Albany Street which includes all or parts of lots numbered 9,21,20,7.

- 4.0 Rezone to Industry B-2 that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Pacific Street and the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street as shown on Assessor's Plat #95 and proceeding in a southeasterly direction along the centerline of Pacific Street for approximately 395 feet to its intersection of Sidney Street;
- 4.1 Thence continuing in a southeasterly direction along the centerline of Pacific Street and its projection for approximately 1040 feet to its intersection with the northerly sideline of the Boston and Albany Branch Railroad right-of-way as shown on Assessor's Plat #55, and #67;
- 4.2 Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of the Boston and Albany Branch Railroad right-of-way for approximately 1190 feet to its intersection with the westerly sideline of lot #12, as shown on Assessor's Plats #55 and #54;
- 4.3 Thence turning and proceeding in a northwesterly direction along the westerly sideline of lot #12 and its projection, on Assessor's Plat #54 for approximately 275 feet to its intersection with the centerline of Anglim Street, as shown on Assessor's Plat #66;
- 4.4 Thence turning and proceeding in a northerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the centerline of Erie Street, as shown on Assessor's Plat #66;
- 4.5 Thence turning and proceeding in a northwesterly direction along the centerline of Erie Street for approximately 770 feet to its intersection with the southwesterly projection of a line 100 feet southeast of and parallel to the southeast sideline of Brookline Street, as shown on Assessor's Plat #95;
- 4.6 Thence turning and proceeding in a northeasterly direction along a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street for approximately 970 feet to its intersection with the centerline of Pacific Street, the point of origin.
- 4.00 Said area includes all or parts of the following parcels of land: (total area is approximately 30 acres)
- 4.01 Premises shown on Assessor's Plat #95:
Even numbers 82 through 112 Pacific Street, numbers 2 through 34 Tudor Street, numbers 7 and 12 Emily Street, odd numbers 97 through 175 Sidney Street, odd numbers 71 through 103 Erie Street which includes all parts of lots numbered 59, 58, 48, 57, 49, 60, 53, 61, 66, 73, 72, 71, 70, 5, 75, and 44.

4.02 Premises shown on Assessor's Plat #96:

Even numbers 80 through 100 Erie Street, numbers 51 through 90 Hamilton Street, odd numbers 179 through 201 Sidney Street and which includes all or parts of lots numbered 127,126,118, 117,124,109,110,102, and 98.

4.03 Premises shown on Assessor's Plat #54:

Even numbers 240 through 294 Albany Street, number 645 Erie Street and which includes all or parts of lots numbered 7, 16, 19,18,10 and 12.

4.04 Premises shown on Assessor's Plat #67:

Even numbers 2 through 68 Pacific Street, even numbers 98 through 176 Sidney Street, numbers 1 through 64 Waverly Street, odd numbers 221 through 295 Albany Street, odd numbers 9 through 69 Erie Street and which includes all or parts of lots numbered 44,29,47,48,45,46,58,49,52,54,55,33,32,30,12,64,63,62,24,14,61, and 56.

4.05 Premises shown on Assessor's Plat #55:

Even numbers 224 through 234 Albany Street and which includes all or parts of lots numbered 19, 18 and a portion of a 20 foot right-of-way for sewer.

- 5.0 Rezone to Industry B-2 (with a Planned Unit Development Overlay-6) that area presently zoned Industry B, Industry A and Office 3, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Erie Street and a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street, as shown on Assessor's Plat #96;
- 5.1 Thence proceeding in a southwesterly direction along a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street for approximately 365 feet to its intersection with the southwestern sideline of lot #109, on Assessor's Plat #96;
- 5.2 Thence turning and proceeding in a southeasterly direction along the southwestern sidelines of lots #109, 110, 102, 98 and its projection for approximately 325 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's 96 and 66;
- 5.3 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 460 feet to the centerline of Putnam Avenue;
- 5.4 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue for approximately 120 feet to its intersection with the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Sidney Street;
- 5.5 Thence turning and proceeding in a southwesterly direction along a line 100 feet southeast of and parallel to the southeasterly sideline of Sidney Street and its projection for approximately 340 feet to its intersection with the centerline of Chestnut Street;
- 5.6 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 5 feet to its intersection with the northeasterly projection of the northwesterly sideline of lot 45 on Assessor's Plat #65;
- 5.7 Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of lot 45 and its projection and extension on Assessor's Plat #65 for approximately 250 feet to its intersection with the centerline of Henry Street;
- 5.8 Thence turning and proceeding in a westerly direction along the centerline of Henry Street for approximately 25 feet to its intersection with the northeasterly projection of the northwesterly sideline of lot 46 on Assessor's Plat #65;
- 5.9 Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of lot 46 and its projection on Assessor's Plat #65 for approximately 140 feet to its intersection with the northerly sideline of said lot;

- 5.10 Thence turning and proceeding in a westerly direction along the northerly sideline of lot #46 for approximately 20 feet to its intersection with the westerly sideline of said lot;
- 5.11 Thence turning and proceeding in a southerly direction along the westerly sideline of lot #46 on Assessor's Plat #65 for approximately 24 feet to its intersection with the north-easterly sideline of lot 6 on Assessor's Plat #64;
- 5.12 Thence turning and proceeding in a northwesterly direction along the northeasterly sideline of lot 6 and its extension on Assessor's Plat #64 for approximately 630 feet to its intersection with the centerline of Brookline Street;
- 5.13 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street and its extension for approximately 400 feet to its intersection with the northwesterly projection of the centerline of Memorial Drive as shown on Assessor's Plat #64;
- 5.14 Thence turning and proceeding in a southeasterly direction along the centerline of Memorial Drive and its projection for approximately 400 feet to its intersection with the northwesterly sideline of the Boston Albany Branch Railroad right-of-way;
- 5.15 Thence turning and proceeding in a northeasterly direction along the northwesterly sideline of the Boston-Albany Branch Railroad right-of-way for approximately 2045 feet to its intersection with the northeasterly sideline of lot 82 on Assessor's Plat #66;
- 5.16 Thence turning and proceeding in a northwesterly direction along the northeasterly sideline of lot 82 and its extension on Assessor's Plat #66 for approximately 275 feet to its intersection with the centerline of Anglim Street;
- 5.17 Thence turning and proceeding in a northerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the centerline of Erie Street;
- 5.18 Thence turning and proceeding in a northwesterly direction along the centerline of Erie Street for approximately 780 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street on Assessor's Plat #96, the point of origin.
- 5.00 Said area includes all or parts of the following parcels of land: (total land area is approximately 23 acres)
- 5.01 Premises located on Assessor's Plat #96:
Even numbers 80 through 100 Erie Street, numbers 51 through 90 Hamilton Street, odd numbers 179 through 201 Sidney Street, which includes all or parts of lots 126,127,124,117, 118,109,110,102,98.

5.02 Premises located on Assessor's Plat #66:

Even numbers 20 through 62 Erie Street, even numbers 178 through 244 Sidney Street, even numbers 604 through 610 Putnam Avenue, numbers 613 through 640 Putnam Avenue, numbers 1 through 24 Grove Avenue (private way), numbers 30 through 52 Allston Street, numbers 65 through 170 Waverly Street, Talbot Street, Anglim Street and Reardon Street (private way), 13 through 25 Chestnut Street, which includes all or parts of lots numbered, 101,82,81, 99,100,74,73,113,95,94,42,29,30,32,96,43,53,108,135,127, 126,125,121,122,123,11,10,124,106,105,1,14, and 12.

5.03 Premises located on Assessor's Plat #65:

Numbers 2 through 32 Henry, even numbers 2 through 20 Chestnut Street, which includes all or parts of lots numbered, 45,39, 46 and part of Waverly Street (private way).

5.04 Premises located on Assessor's Plat #64:

Even numbers 634 through 653 Memorial Drive, 400 Brookline Street, which includes all or parts of lot number 6.

- 6.0 Establish an overlay zone designated "Fort Washington Overlay District" over the existing district designations for the following described area of land:
 - 6.1 Beginning at a point, said point being the intersection of the northwesterly projection of a line 100 feet northwest of and parallel to the northwesterly sideline of lot 74 on Assessor's Plat #66 and the southwesterly projection of a line 100 feet southwest of and parallel to the southwesterly sideline of lot 74 on said plat;
 - 6.2 Thence proceeding in a northeasterly direction along a line 100 feet northwest of and parallel to the northwestern sideline of lot 74 and its projection and extension on Assessor's Plat #66 for approximately 380 feet to its intersection with the northwesterly projection of a line 100 feet northeast of and parallel to the northeast sideline of lot #74 on Assessor's Plat #66;
 - 6.3 Thence turning and proceeding in a southeasterly direction along a line 100 feet northeast of and parallel to the northeast sideline of lot 74 and its projection and extension on Assessor's Plat #66 and #61 for approximately 490 feet to its intersection with the easterly projection of a line 100 feet south of and parallel to the southerly sideline of lot #74 on said plat;
 - 6.4 Thence turning and proceeding in a westerly direction along a line 100 feet south of and parallel to the southerly sideline of lot 74 and its projection and extension on Assessor's Plat #66 and #61 for approximately 400 feet to its intersection with the southeasterly projection of a line 100 feet southwest of and parallel to the southwesterly sideline of lot #74 on Assessor's Plat #66 and #61;
 - 6.5 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of lot 74 and its projection and extension on Assessor's Plat #66 and #61 for approximately 380 feet to its intersection with the southwesterly projection of a line 100 feet northwest of and parallel to the northwest sideline of lot 74 on Assessor's Plat #66, the point of origin.
- 6.00 Said area includes all or parts of the following parcels of land: (total land area is approximately 4.5 acres)
 - 6.01 Premises located on Assessor's Plat #66:

Odd numbers 91 through 117 Waverly Street, all of Talbot Street and Reardon Street (private way) which includes all or parts of the following lots numbered 81,99,74,73,138 and a portion of the Boston Albany Branch Railroad right-of-way.
 - 6.02 Premises located on Assessor's Plat #61:

Odd numbers 269 through 289 Vassar Street, which includes all or parts of lots numbered 11,12,13,9 and a portion of the Boston Albany Branch Railroad right-of-way.

- 7.0 Rezone the Residence C-1 (with a Planned Unit Development Overlay District-6) that area presently zoned Industry B and Industry A-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Chestnut Street and northeasterly projection of southeasterly sideline of lot 44 on Assessor's Plat #65;
- 7.1 Thence proceeding in a southwesterly direction along the southeasterly sideline of lot 44 and its projection and extension for approximately 250 feet to its intersection with the centerline of Henry Street as shown on Assessor's Plat #65;
- 7.2 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street for approximately 25 feet to its intersection with the northerly projection of the easterly sideline of lot #47 on Assessor's Plat #65;
- 7.3 Thence turning and proceeding in a southwesterly direction along the easterly sideline of lot #47 and its projection for approximately 140 feet to its intersection with the southwesterly sideline of said lot on Assessor's Plat #65;
- 7.4 Thence turning and proceeding in a westerly direction along the southwesterly sideline of lot #47 on Assessor's Plat #65 for approximately 20 feet to its intersection with the easterly sideline of lot #51 on said plat;
- 7.5 Thence turning and proceeding in a southerly direction along the eastern sideline of lot #51 on Assessor's Plat #65 for approximately 24 feet to its intersection with the southwesterly sideline of said lot;
- 7.6 Thence turning and proceeding in a westerly and northwesterly direction along the southwesterly sideline of lot 51, 49 and its extension on Assessor's Plat #65 for approximately 650 feet to its intersection with the centerline of Brookline Street;
- 7.7 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 320 feet to its intersection with the centerline of Henry Street;
- 7.8 Thence turning and proceeding in a southeasterly and easterly direction along the centerline of Henry Street for approximately 430 feet to its intersection with the southwesterly projection of the centerline of Sidney Street;
- 7.9 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street and its projection for approximately 310 feet to its intersection with the centerline of Chestnut Street;

- 7.10 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 125 feet to its intersection with the northeasterly projection of the southeasterly sideline of lot 44 on Assessor's Plat #65, the point of origin.
- 7.00 Said area includes all of or parts of the following parcels of land: (total land area is approximately 3.6 acres)
- 7.01 Premises located on Assessor's Plat #65:
Even numbers 346 through 354 Brookline Street, even numbers 32 through 42 Henry Street, even numbers 276 through 300 Sidney Street, and number 38 Chestnut Street, which includes all or parts of the following lots numbered 44,47,51,49 and 48.

- 8.0 Establish an overlay zone designation Planned Unit Development District-6 (PUD-6) over the existing Business B district for the following described area of land:
- 8.1 Beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the north-easterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;
- 8.2 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 1300 feet to its intersection with the northeasterly projection of the centerline of Lansdowne Street;
- 8.3 Thence turning and proceeding in a southwesterly direction along the centerline of Lansdowne Street and its projection for approximately 150 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue;
- 8.4 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue for approximately 1145 feet to its intersection with a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;
- 8.5 Thence turning and proceeding in a northeasterly direction along a line 100 feet southeast of and parallel to the south-easterly sideline of Brookline Street and its northeasterly projection for approximately 150 feet to its intersection with the centerline on Massachusetts Avenue, the point of origin.
- 8.00 said area includes all or parts of the following parcels of land: (total area is approximately 4 acres)
- 8.01 Premises shown on Assessor's Plat #92:
Even numbers 372 through 458 Massachusetts Avenue, which include all or parts of lots numbered 58,57,117,89, and 51.
- 8.02 Premises shown on Assessor's Plat #69:
Even numbers 266 through 358 Massachusetts Avenue and 4 through 14 Blanche Street, which includes all or parts of lots numbered 161,102,111,110,109,148,163,149,103,102,101, 72,159,160.

B. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

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

"11.80 FORT WASHINGTON OVERLAY DISTRICT

- 11.81 Establishment and Scope. There is hereby established a Fort Washington Overlay District which shall be governed by the regulations specified in this Section 11.80. It is the intent of this section that these regulations will apply to a single area described generally as Fort Washington and portions of certain abutting lots.
- 11.82 Purpose. It is the purpose of this Section 11.80 to augment existing zoning regulations in order to encourage development which will (1) recognize the historic significance of Fort Washington, (2) protect and enhance the use and enjoyment of Fort Washington, (3) articulate Fort Washington as a well defined urban park and (4) promote residential uses and limit off-street parking adjacent to Fort Washington.
- 11.83 Applicability. The Fort Washington Overlay District shall be an overlay district on the zoning map established in Section 3.20.
- 11.831 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning districts, except as modified by the requirements of this Section 11.80 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.80, the stricter provisions shall apply.
- 11.832 Buildings and land uses which are controlled by the regulations of Section 13.70 (PUD-6) shall also meet the development regulations of this Section 11.80. However, special permits required in this Section 11.80 may be allowed by the Planning Board within the scope of the special permit review for Section 13.70 and shall not require a separate review process.
- 11.84 Land use standards in the Fort Washington Overlay District.
- 11.841 No building, structure or land in the Fort Washington Overlay District may be used, erected or designed to be used, in whole or in part, for any use without a special permit from the Planning Board.
- 11.842 The Planning Board shall determine that the proposed use will meet the purposes of this Section 11.80 and that the criteria specified in Section 10.43 will be satisfied.

11.85 Dimensional standards in the Fort Washington Overlay District.

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

2. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Cambridgeport Revitalization District:

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities and residential uses at a larger scale than the Industry B-2 base zone. The intent of these regulations is to encourage coordinated developments which maximize efficiency of energy consumption and which provides open space amenities.

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

13.721 Residential Uses.

(1) Townhouse development. Any special permits for parking arrangements for townhouse development required by section 11.10 shall be granted by the Planning Board in a planned unit development in a PUD-6 District.

(2) Multi-family dwellings.

(3) Hotels and Motels

13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed or conditionally allowed in the base zoning district.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments.

(1) Stationery and office supply store

- (2) Printing and reproduction service establishment, photography studio.
- (3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% gross floor area of the structure and that no manufacturing, assembly or packaging occur on the premises.
- (4) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry or other similar establishments.
- (5) Restaurants or other eating and drinking establishments listed in subsection 4.35 e, f, and g.
- (6) Theater or hall for public gatherings.
- (7) Bowling alley, skating rink, tennis center or other commercial recreation establishments.

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

13.73 District Dimensional Regulations

- 13.731 The maximum ratio of floor area to the total area of the development parcel shall be 2.5. However, where the base zoning regulations differs from this requirement, the less restrictive provision shall apply to part or all of the development parcel in that location.
- 13.732 The minimum size of the development parcel for PUD shall be one (1) acre. The Planning Board may allow development parcels containing less than one acre but at least 25,000 square feet if the predominant use of the development is devoted to multi-family or townhouse use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 district may contain non-contiguous lots.
- 13.733 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.
- 13.734 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear and side yard requirements for a development parcel or for lots located within a

development parcel. The Planning Board shall approve all such building setbacks.

13.735 A development parcel which is located in the Fort Washington Overlay District shall meet the development regulations of that Section 11.80. The Board may waive this requirement only upon written determination that such variation does not contradict from the planning objectives of the PUD-6 district and the Fort Washington Overlay District.

13.74 Height

13.741 The maximum height of any building shall be 120 feet, except as modified in Section 13.742.

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

- (a) that increased height will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent than if the building height did not exceed the base district height;
- (b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space and monotonous development; -
- (c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;
- (d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area;
- (e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development;
- (f) that the orientation and location of the proposed structure is designed so as to achieve maximum energy efficiency.

13.75 Open Space Requirements

13.751 Definition of Open Space. For the purpose of this subsection 13.75 open space shall mean a part or parts of a development parcel, lot or building reserved for the purpose of providing light and air, or scenic, recreational or similar purposes. Such open space shall, in

general be available for entry and use by the occupants of the building(s) with which it is associated or the general public. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452 and active and passive recreation areas, including playgrounds and swimming pools.

13.752 Minimum Open Space Requirements

- (1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.
- (2) Required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10%.
- (3) Open space at other levels must be open to the sky and, except for balconies, generally accessible to the public. These areas shall have a minimum dimension of ten (10) feet and a minimum area of 200 square feet.
- (4) At least 50 percent of the open space required in this subsection 13.752 shall be provided at finished grade level.

13.76 Special Requirements for Townhouse and Multi-Family Dwellings PUD-6.

13.761 Any townhouse or multi-family development containing ten or more dwelling units shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least ten (10) percent of the total number of units authorized.

13.762 To fulfill the requirements of this sub-section 13.76 any one or combination of the following mechanisms may be employed:

- (1) Participation in any federal, state or city program which will guarantee the provision of housing units for low- and moderate-income households.
- (2) Cash payment to the City of Cambridge administered by the Community Development Department to be used to make available housing units for low- and moderate-income households in a manner and at locations approved by or in conformance with guidelines adopted by the Cambridge City Council.

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

- (3) Any other mechanism satisfactory to the Board. Provision of the required low- and moderate-income units may be satisfied by the applicant with the construction or purchase of alternate units outside the development parcel, the location of which shall be satisfactory to the Board. In general such units shall be constructed or purchased in city neighborhoods determined by the Board to have insufficient numbers of low- and moderate-income housing units.
- 13.763 The required low- and moderate-income units shall be intended and designed for families and shall contain a minimum of two bedrooms. Dwelling units intended principally to serve the elderly shall not fulfill the requirements of this sub-section 13.76. It is preferred that the units be located in townhouse or mid-rise residential structures.
 - 13.764 The units shall be dispersed throughout the development and not concentrated in any one location.
 - 13.765 For the purpose of this section, low- and moderate-income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency.
 - 13.766 In granting approval to construct housing under this sub-section 13.76 the Board shall be satisfied that the units to be provided to low- and moderate-income households, or equivalent units, shall be available for a period of at least fifteen (15) years.
 - 13.767 Where the housing is to be constructed in stages the required low- and moderate-income units shall be provided in each stage in the same proportion as required for the total development.
 - 13.77 Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street, public open space, or residential zoning district line, should be so designed as to complement and harmonize with adjacent land uses with respect to use, scale, density, setback, bulk, height, landscaping and screening. Developments in the PUD-6 district should provide integrated pedestrian circulation systems.

13.771 Transition to Residential Districts. Any part of a development parcel which has a residential base zone shall be subject to the regulations of that base district, including use and dimensional regulations.

13.78 Parking and Loading Requirements

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

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

- (1) Townhouse and Multi-family: 1 space per dwelling unit
- (2) Transient Accommodations:
Hotel: 1 space per 2 sleeping rooms
Motel: 1 space per motel unit

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

- (3) Institutional, retail and office: 1 space per 1000 square feet of gross floor area
- (4) Public Assembly: 1 space per 15 seats
- (5) Restaurants or other eating and drinking establishments: 1 space per 15 seats

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

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

4. Amend Footnote (c) in subsection 5.34 to read as follows;

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

5. Amend Article 4.000, Section 4.40 Footnotes, 33 and 34 by deleting the following;

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

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

Cambridgeport Rezoning

Mailing List

1. OWNERS property w/in
Rezoning Area (see attached) 4/1/81
2. Notting Cities + Towns 3/31/81
3. Dept. Comm. Affairs 3/31/81
4. MAPC 3/31/81
5. City Councillors 3/31/81
6. Planning Board 3/31/81
7. City Clerk ✓ 3/30/81
8. Richard Horan - Police Dept. ✓ 3/27/81
9. Other interested parties 4/1/81
(see attached list)
10. Cambridgeport Businesses 4/1/81
(list not attached)

| | | |
|--|--|---|
| Massachusetts Institute of Tech. 77 Massachusetts Avenue Cambridge, MA 02141 | Margaret Gale 23 Staunton Road Belmont, MA | Lawrence Metal Forming Corp 77 Blanche Street Cambridge, MA 02139 |
| Edward S. Stimpson 175 Albany Street Cambridge, MA 02140 | Moses & Max Katz 217 Fuller Street Brookline, MA | James & Josephine Walden 43 Allston Street Cambridge, MA 02140 |
| Kendall Nail & Hardware Co. c/o Richard Welch 19 Milk Street Boston, MA 02109 | Zevvert & Charles Hollison 435 Mt. Auburn Street Watertown, MA | Nabisco Confections Inc. 810 Main Street Cambridge, MA 02141 |
| Donald Perrin 315 Dedham Street Newton, MA | Babson Saunders Co. 324 Massachusetts Avenue Cambridge, MA 02139 | David Goose Esther Fox 100 Pacific Street Cambridge, MA 02140 |
| Alexander Beal Royal Beal Trustees 15 Broad Street Boston, MA | Fran Realty Corp. 310 Massachusetts Avenue Cambridge, MA 02139 | Edward & Margaret Stimpson 175 Albany Street Cambridge MA 02139 |
| Arthur Girardin 169 Den Quarry Road Lynn, MA 01904 | Anselmo & Argia Franceschelli 2 Potter Park Cambridge, MA 02140 | John Mannix 79 Hamilton Street Cambridge, MA 02139 |
| The Atlantic c/o Tax Division 260 S. Broad Street Philadelphia, PA | Kenneth Richmond 13 Lansdowne Street Cambridge, MA 02139 | W.S. Corp c/o Westside Battery Corp. 288 Albany Street Cambridge, MA 02139 |
| Paul & Rose Freedman 35 Malden Street Everett, MA | Zevvert & Charles Hollisian 435 Mt. Auburn Watertown, MA | Harry Stimpson 175 Albany Street Cambridge, MA 02139 |
| American Cleaning Co. Inc, 48 Brookline Street Cambridge, MA 02139 | Sa La Ve Inc City of Cambridge Tax Title 81 Wood Street Lexington, MA | Pendery Reese Peter Haines 320 N. Parkview Avenue Columbus, Ohio |
| Mary Sorrentino 17 Pleasant Street Cambridge, MA 02139 | Barbara Lamarche c/o MIT 77 Massachusetts Avenue Cambridge, MA 02139 | Bernard & Marion Rudolph 49 Alston Street Cambridge, MA 02139 |

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Cambridge
689 M
Cambridge
Att: G
D

Morse Schl. Comm. School
c/o Marie Dottis
City Hall Annex
Cambridge, MA 02139

~~Mr. Alman Whitman
President, Tenant Council
Manning Apts., Apt. 9J
237 Franklin Street
Cambridge, MA 02139~~

Michael Gilbreath
Community Schools Program
Morse School
40 Granite Street
Cambridge, MA 02139

Mrs. Dorothy Lee/President
Tenant Council
2 Woodrow Wilson Court #9
Cambridge, MA 02139

Mrs. Janet Murray
Parent/Staff Advisory
Committee for the Webster
School
115 Pearl Street
Cambridge, MA 02139

Gloria Warfield Johnson
President, Tenant Council
6 Fairmont Village, Apt 1
Cambridge, MA 02139

Mr. Clyde Dottin, Jr.
President, Morse School
PTA
71 Tremont Street
Cambridge, MA 02139

808 Memorial Dr. Ten. Assoc.
c/o James Foote
812 Memorial Dr.
Cambridge, MA 02139

Putnam Gdns. Ten. Council
c/o Lois Jones
13 Putnam Gardens
Cambridge, MA 02139

Ward 5 Democratic Comm.
c/o Dom Christofaro
20 Kelly Road
Cambridge, MA 02139

Ward 5 Republ. Committee
c/o Thomas Currier
11 Kenwood Street
Cambridge, MA 02139

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PLANNING BOARD PETITION ON CAMBRIDGEPORT
INDUSTRIAL AREA.

6/29/81
Failed of ~~adoption~~ ordination
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