

City of Cambridge

PETITION OF CAMBRIDGE PLANNING BOARD

Petition filed with the City Clerk

May 4, 1978

(All hearings to be completed 65 days from filing date with the City Clerk.)
which is July 8, 1978.

27 days = May

30 days = June

8 days = July

65 days = July 8, 1978.

In City Council

May 8, 1978

Referred to Planning Board for report

May 11, 1978

Planning Board Hearing

May 30, 1978

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would
be August 28, 1978.)

1 day = May

30 days = June

31 days = July

28 days = August

90 days = August 28, 1978

City Council Hearing published

*June 1, 1978 > Chronicle
June 8, 1978*

Hearing before the City Council

June 15, 1978 at 7:00 PM

Report to the City Council

June 26, 1978

Passed to a second reading
Published

*June 26, 1978
June 29, 1978 - Chronicle*

Ready for Ordination
Published

*July 10, 1978
July 13, 1978 - Chronicle*

COMPLETION DATE:

AUGUST 28, 1978



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight.

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended to rezone to Industry A-1 that area presently zoned Industry A which is circumscribed by a line beginning at the point of intersection of the centerline of Rindge Avenue and the extension of the eastern lot line of lot 34 as shown on Assessors' Plat 268A;

Thence running southerly and southeasterly along said lot line and its projection for 940 feet to its point of intersection with the northern lot line of the right-of-way of the Fitchburg Branch of the Boston and Maine Railroad;

Thence running westerly along the northern lot line of said railroad right-of-way for 410 feet more or less to its point of intersection with the western lot line of lot 34 as shown on Assessors' Plat #268;

Thence running northerly along said lot line for 710 feet more or less to its point of intersection with the southern boundary of lot 16, 15, 14, 35, 41 and 11 as shown on Assessors' Plat #268B;

Thence running northerly along the western lot line of lot 11 as shown on Assessors' Plat #268B 100 feet more or less to the intersection of said lot line and the southern streetline of Rindge Avenue;

Thence running westerly along said southern streetline 50 feet more or less to a point said point being the intersection of said southern streetline and the eastern lot line of lot 9 as shown on Assessors Plat #268B;

Thence running southerly along said lot line 100 feet more or less to its point of intersection with the southern lot line of lot 9 as shown on Assessors' Plat #268B;

Thence running generally westerly along the southern lot line of lots 9, 8, 7, and 44 as shown on Assessors' Plat #268 for 280 feet more or less to their point of intersection with the western lot line of lot 44 as shown on Assessors' Plat #268B;

Thence running northerly along the western lot line of lot 44 and its projection as shown on Assessors' Plat #268B 140 feet more or less to its point of intersection with the centerline of Rindge Avenue;

Thence running easterly along the centerline of Rindge Avenue for 730 feet more or less to its point of intersection with the projection of the eastern boundary of lot number 34 as shown on Assessors' Plat #268A which is the point of origin and which comprises an area of 235,160 square feet more or less.

Said area includes all or part of the following parcels: lot #34 as shown on Assessors' Plat #268A, and lots 16, 15, 14, 14, 35, 41, 11, 9, 8, 7, and 44 as shown on Assessors Plat #268B and which includes even numbers 324 through 390 Rindge Avenue.

2. Rezone to Residence C-2 that area presently zoned Business B circumscribed by a line beginning at the point of intersection of the centerline of Alewife Brook Parkway and the extension of the centerline of Rindge Avenue, thence proceeding easterly along the centerline of Rindge Avenue and its extension for approximately 220 feet to its point of intersection with the extension of the western boundary of lot number 44 on Assessors' Plat #268B;

Thence, turning and proceeding southerly for approximately 145 feet along the western boundary extended of said lot number 44 to its intersection with the southern boundary of said lot;

Thence, turning and proceeding easterly by various courses for about 285 feet along the southern boundaries of lots numbered 7, 8, and 9 on Assessors' Plat #268B, continuing for 50 feet across the access strip to lot number 42 on said plat and then continuing easterly by various courses for about 400 feet along the southern boundaries of lots numbered 11, 41, 35, 14, 15 and 16 on Assessors' Plat #268B to their intersection with the eastern boundary of lot number 42 on said plat;

Thence, turning and proceeding in a southerly and then southwesterly direction along the eastern boundary of lot number 42 on Assessors' Plat #268B for about 705 feet to its intersection with the northern sideline of the Fitchburg Division Railroad Right-of-Way;

Thence, turning and proceeding in a westerly and then northwesterly direction for about 900 feet along the southern boundaries of lots numbered 42 and 43 on Assessors' Plat #268B and their extension to the centerline of Alewife Brook Parkway;

Thence, turning and proceeding northerly along the centerline of Alewife Brook Parkway for about 550 feet to its point of intersection with the centerline of Rindge Avenue which is the point of origin.

Said area includes all or parts of lots 42 and 43 on Assessors' Plat #268B (362 and 364 Rindge Avenue and even numbers 392 through 400 Rindge Avenue) and the MDC's Alewife Brook Parkway Right-of-Way.

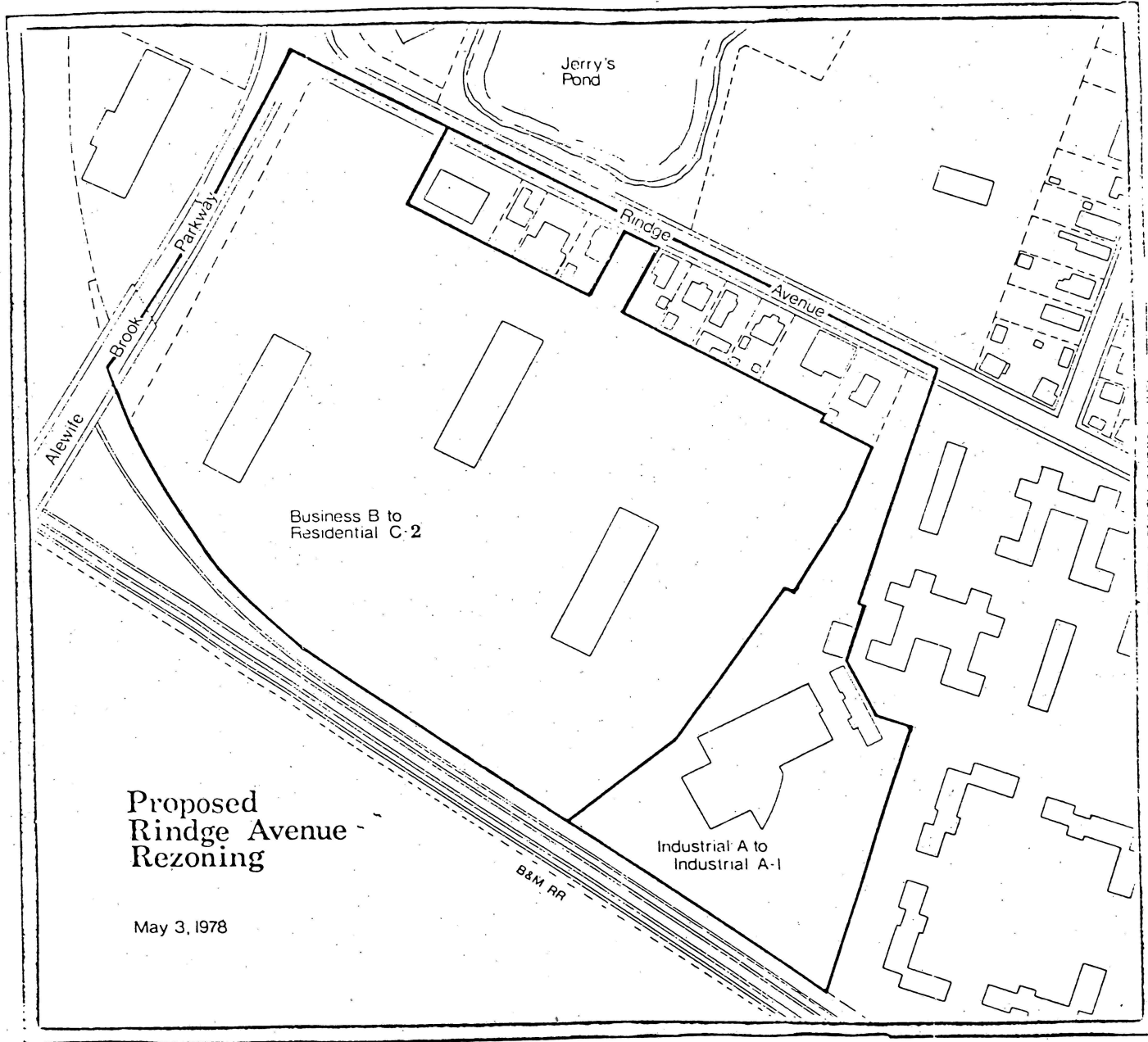
City of Cambridge

In City Council July 10, 1978.

Passed to be ordained by a yea and nay vote:- Yeas 9; Nays 0; Absent 0.

James L. Sullivan, City Manager.

ATTEST :- Paul E. Healy, City Clerk.



Jerry's Pond

Rindge Avenue

Alewife Brook Parkway

Business B to Residential C-2

Industrial A to Industrial A-1

B&M RR

Proposed Rindge Avenue Rezoning

May 3, 1978



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight.

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended to rezone to Industry A-1 that area presently zoned Industry A which is circumscribed by a line beginning at the point of intersection of the centerline of Rindge Avenue and the extension of the eastern lot line of lot 34 as shown on Assessors' Plat 268A;

Thence running southerly and southeasterly along said lot line and its projection for 940 feet to its point of intersection with the northern lot line of the right-of-way of the Fitchburg Branch of the Boston and Maine Railroad;

Thence running westerly along the northern lot line of said railroad right-of-way for 410 feet more or less to its point of intersection with the western lot line of lot 34 as shown on Assessors' Plat #268;

Thence running northerly along said lot line for 710 feet more or less to its point of intersection with the southern boundary of lot 16, 15, 14, 35, 41 and 11 as shown on Assessors' Plat #268B;

Thence running northerly along the western lot line of lot 11 as shown on Assessors' Plat #268B 100 feet more or less to the intersection of said lot line and the southern streetline of Rindge Avenue;

Thence running westerly along said southern streetline 50 feet more or less to a point said point being the intersection of said southern streetline and the eastern lot line of lot 9 as shown on Assessors' Plat #268B;

Thence running southerly along said lot line 100 feet more or less to its point of intersection with the southern lot line of lot 9 as shown on Assessors' Plat #268B;

Thence running generally westerly along the southern lot line of lots 9, 8, 7, and 44 as shown on Assessors' Plat #268 for 280 feet more or less to their point of intersection with the western lot line of lot 44 as shown on Assessors' Plat #268B;

Thence running northerly along the western lot line of lot 44 and its projection as shown on Assessors' Plat #268B 140 feet more or less to its point of intersection with the centerline of Rindge Avenue;

Thence running easterly along the centerline of Rindge Avenue for 730 feet more or less to its point of intersection with the projection of the eastern boundary of lot number 34 as shown on Assessors' Plat #268A which is the point of origin and which comprises an area of 235,160 square feet more or less.

Said area includes all or part of the following parcels: lot #34 as shown on Assessors' Plat #268A, and lots 16, 15, 14, 34, 35, 41, 11, 9, 8, 7, and 44 as shown on Assessors Plat #268B and which includes even numbers 324 through 390 Rindge Avenue.

2. Rezone to Residence C-2 that area presently zoned Business B circumscribed by a line beginning at the point of intersection of the centerline of Alewife Brook Parkway and the extension of the centerline of Rindge Avenue, thence proceeding easterly along the centerline of Rindge Avenue and its extension for approximately 220 feet to its point of intersection with the extension of the western boundary of lot number 44 on Assessors' Plat #268B;

Thence, turning and proceeding southerly for approximately 145 feet along the western boundary extended of said lot number 44 to its intersection with the southern boundary of said lot;

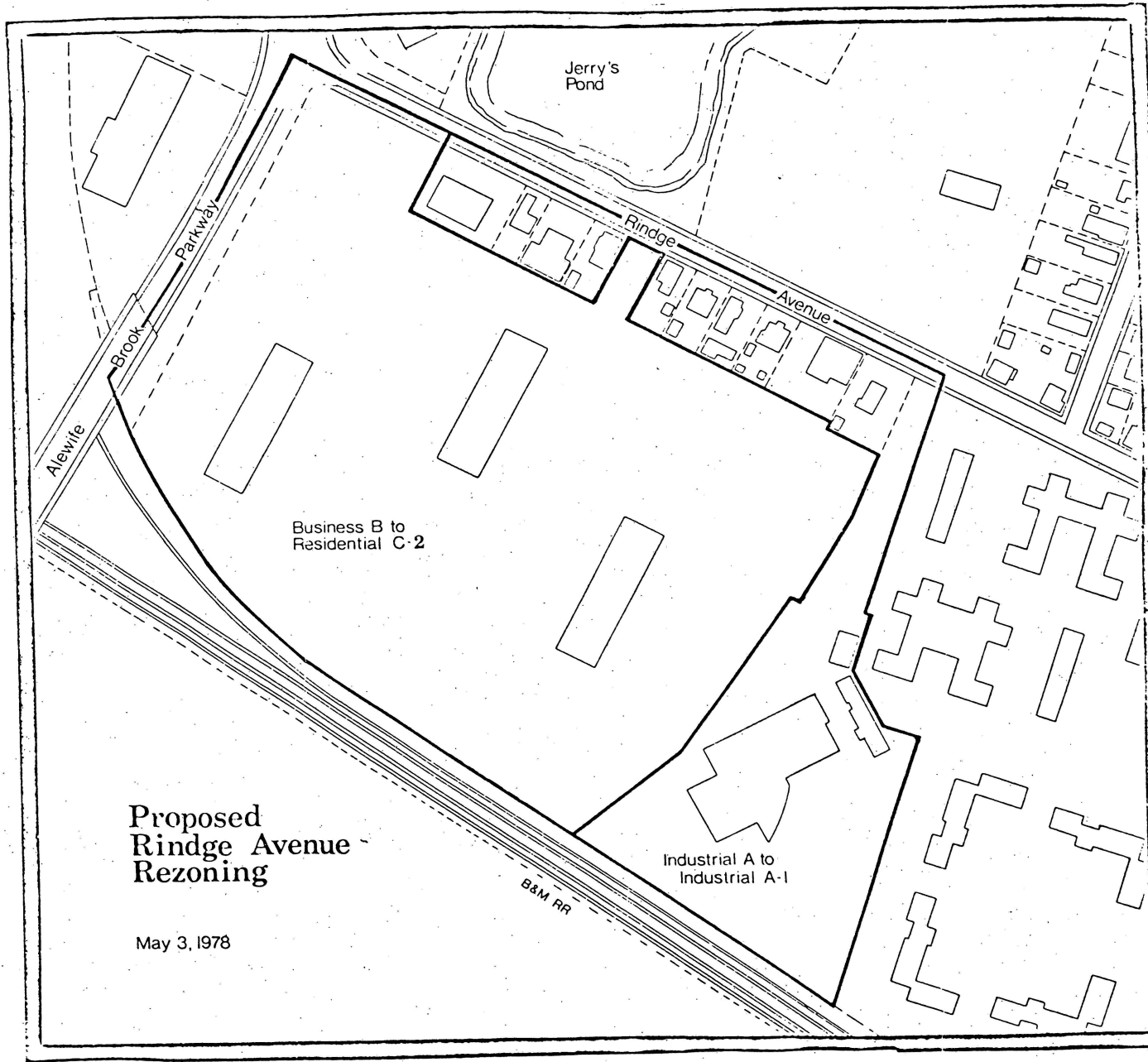
Thence, turning and proceeding easterly by various courses for about 285 feet along the southern boundaries of lots numbered 7, 8, and 9 on Assessors' Plat #268B, continuing for 50 feet across the access strip to lot number 42 on said plat and then continuing easterly by various courses for about 400 feet along the southern boundaries of lots numbered 11, 41, 35, 14, 15 and 16 on Assessors' Plat #268B to their intersection with the eastern boundary of lot number 42 on said plat;

Thence, turning and proceeding in a southerly and then southwesterly direction along the eastern boundary of lot number 42 on Assessors' Plat #268B for about 705 feet to its intersection with the northern sideline of the Fitchburg Division Railroad Right-of-Way;

Thence, turning and proceeding in a westerly and then northwesterly direction for about 900 feet along the southern boundaries of lots numbered 42 and 43 on Assessors' Plat #268B and their extension to the centerline of Alewife Brook Parkway;

Thence, turning and proceeding northerly along the centerline of Alewife Brook Parkway for about 550 feet to its point of intersection with the centerline of Rindge Avenue which is the point of origin.

Said area includes all or parts of lots 42 and 43 on Assessors' Plat #268B (362 and 364 Rindge Avenue and even numbers 392 through 400 Rindge Avenue) and the MDC's Alewife Brook Parkway Right-of-Way.



**Proposed
Rindge Avenue
Rezoning**

May 3, 1978

City of Cambridge

In City Council June 26, 1978

Passed to a second reading at the city council meeting of June 26, 1978 and on or after July 10, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

City of Cambridge

In City Council June 26, 1978

The Ordinance Committee

comprised of the entire membership of the City Council

to which was referred a petition by the Planning Board to rezone area in the Rindge Avenue area bounded generally by Rindge Avenue, Jefferson Park Housing Project, the Boston and Maine Railroad and the Alewife Brook Parkway in one area from Industry A to Industry A-1 and in a second area from Business B to Residence C-2.

The Committee was in receipt of a report from the Planning Board after a hearing held on Tuesday, May 30, 1978 recommending that the petition be approved.

After a hearing held on June 15, 1978 before the Committee on Ordinances the committee reports that the proposed amendment be reported favorably to the City Council at its meeting of June 26, 1978.

For the Committee,



Councillor Lawrence W. Frisoli, Chairman,
Committee on Ordinances.

REPORT

Committee on Ordinance re: rezoning the
Rindge Avenue area.

In City Council,
June 26, 1978

City of Cambridge

In City Council June 26, 1978

The Ordinance

Committee

comprised of the entire membership of the City Council

to which was referred a petition by the Planning Board to rezone area in the Rindge Avenue area bounded generally by Rindge Avenue, Jefferson Park Housing Project, the Boston and Maine Railroad and the Alewife Brook Parkway in one area from Industry A to Industry A-1 and in a second area from Business B to Residence C-2.

The Committee was in receipt of a report from the Planning Board after a hearing held on Tuesday, May 30, 1978 recommending that the petition be approved.

After a hearing held on June 15, 1978 before the Committee on Ordinances the committee reports that the proposed amendment be reported favorably to the City Council at its meeting of June 26, 1978.

For the Committee,

Councillor Lawrence W. Frisoli, Chairman,
Committee on Ordinances.

City of Cambridge

In City Council June 26, 1978

The Ordinance Committee

comprised of the entire membership of the City Council

to which was referred a petition by the Planning Board to rezone area in the Rindge Avenue area bounded generally by Rindge Avenue, Jefferson Park Housing Project, the Boston and Maine Railroad and the Alewife Brook Parkway in one area from Industry A to Industry A-1 and in a second area from Business B to Residence C-2.

The Committee was in receipt of a report from the Planning Board after a hearing held on Tuesday, May 30, 1978 recommending that the petition be approved.

After a hearing held on June 15, 1978 before the Committee on Ordinances the committee reports that the proposed amendment be reported favorably to the City Council at its meeting of June 26, 1978.

For the Committee,

Councillor Lawrence W. Frisoli, Chairman,
Committee on Ordinances.



RECEIVED BY
OFFICE OF CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

JUN 9 4 02 PM '78
PLANNING BOARD

CAMBRIDGE, MASS.
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 5, 1978

To The Honorable, The City Council

SUBJECT: PLANNING BOARD RECOMMENDATION ON THE RINDGE AVENUE
REZONING PETITION

Dear Councillors:

In accordance with Chapter 40A of the General laws, the Planning Board held a public hearing on Tuesday, May 30, 1978 on a petition by the Planning Board to rezone an area in North Cambridge generally bounded by Rindge Avenue, Jefferson Park apartments, the Fitchburg Division right-of-way of the Boston and Maine Railroad, and Alewife Brook Parkway.

The Petition

The proposed amendment to the zoning map would rezone the parcel containing Rindge Towers from a Business B designation, a commercial district allowing 4.0 FAR and unlimited building height, to Residence C-2, a medium density residential district with a 1.75 FAR and an 85 foot height limit. The map would also be amended by changing the designation of the Industry A district along Rindge Avenue from Joyce Chen's to Field Machinery to Industry A-1, a limited business and industrial district with a 1.0 FAR limit and 45 foot maximum height.

The Hearing

Two persons attended the public hearing and spoke in favor of the petition. James Quinn, President of the North Cambridge Planning Team, spoke of the neighborhood's year long planning process in which residents worked to establish greater control over the future of their area. He stated that this rezoning would further stabilize the neighborhood by limiting the range and scale of future development. Ed Cyr stated that the rezoning would result in reduced truck traffic on Rindge Avenue and would prevent construction objectionable to the neighborhood such as Rindge Towers.

No one spoke against the petition.

Recommendation

This rezoning was requested by North Cambridge residents at the May 2 public hearing on the comprehensive neighborhood rezoning package. Several people expressed concern that this area at the edge of the neighborhood, already containing intrusive high rise development and substantial unused development potential under present zoning, was not included in that rezoning petition. One purpose of the neighborhood planning process was to limit incompatible development at the edges of residential areas. The land included in this petition is the only area at the western edge of the neighborhood for which the zoning regulations were not tightened. The Board finds that the proposed rezoning would more closely match the zoning with present land use. The proposal would be consistent with reasonable neighborhood planning objectives (ie. limiting large scale development and incompatible land uses near residences). This petition is a logical extension of the comprehensive rezoning package, therefore we recommend that this petition be APPROVED.

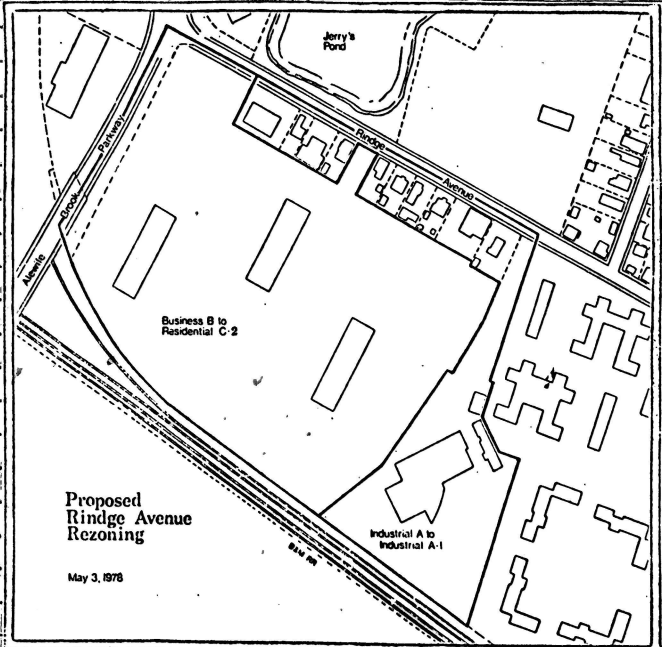
Respectfully submitted,

For the Planning Board

Arthur C. Parris
Chairman

**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk.**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, June 15, 1978 at 7:00 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of the Cambridge Planning Board to amend the map accompanying the text of the Zoning Ordinances as shown on the map below:



Proposed
Rindge Avenue
Rezoning

May 3, 1978

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

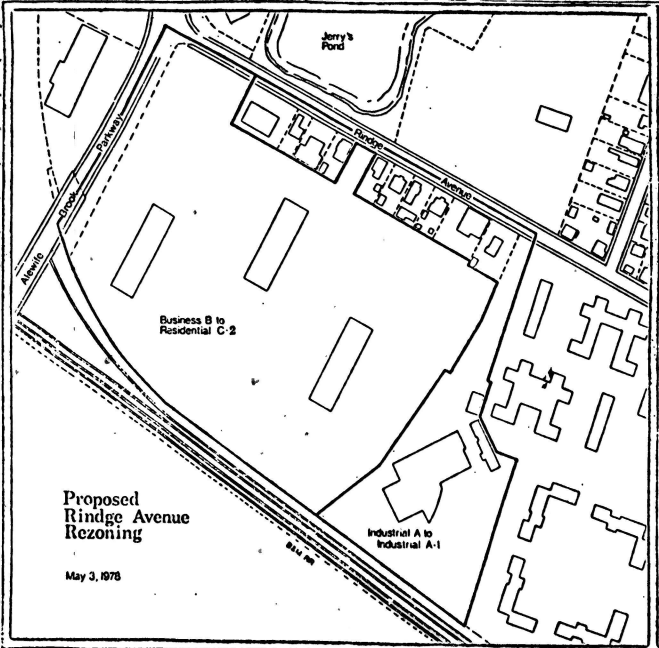
All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor Frisoll,
Chairman,
Committee on Ordinances.

(C) Jun 1, 8

**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk.**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, June 15, 1978 at 7:00 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of the Cambridge Planning Board to amend the map accompanying the text of the Zoning Ordinances as shown on the map below:



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

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

For the Committee,
Councillor Frisoli,
Chairman,
Committee on Ordinances.

PUBLICATIONS - Rindge Ave.

PUBLISHED IN: Chronicle

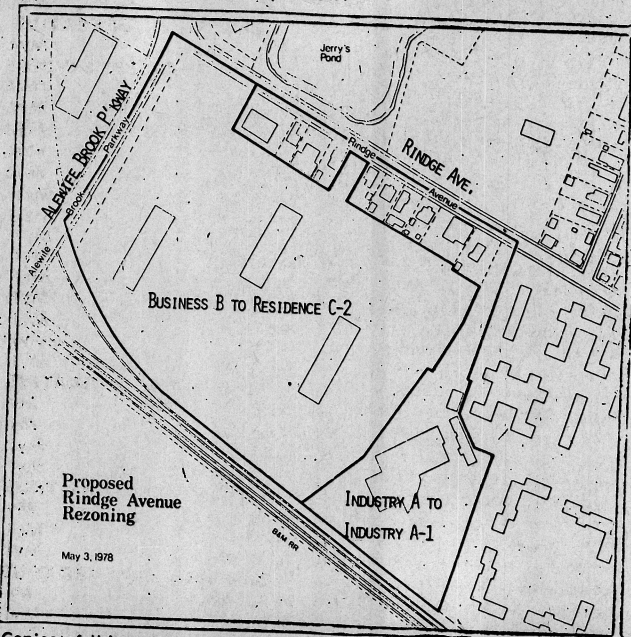
EDITION: _____

DATE: June 1, 1978 & June 8, 1978

Planning Board Hearing Notice

PLANNING BOARD *Rindge Ave* NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, May 30, 1978 at 7:30 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the **Cambridge Planning Board** to amend the map accompanying the text of the zoning ordinance as shown on the map below:



Copies of this petition are on file at the Office of the City Clerk, City Hall, Cambridge, Mass. Questions concerning this petition may be addressed to Richard Horgan at 876-6800, ext. 345.
(C) May 11, 1978

Cambridge, Mass. January 30, 19 73

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 by adding an
Article X as follows:

ARTICLE X - HARVARD SQUARE OVERLAY DISTRICT

SECTION 1.1 Harvard Square Overlay District Regulations

Section 1.11 Title, Intent and Purpose

- 1.111 The provisions of SECTION 1.1 shall be known as the Harvard Square Overlay District Regulations.
- 1.112 The provisions of this SECTION shall apply only in the Harvard Square Overlay District. It is the intent of this SECTION that the Harvard Square Overlay be restricted to a single zone, described generally as the Harvard Square business district; and designated officially as HSO on the Zoning Map.
- 1.113 It is the intent of this SECTION to augment existing Harvard Square zoning regulations to respond to the unique pressures and problems particular to the Harvard Square area arising from the unusual impact which the Kennedy Library has imposed on that area prior to, during, and after its construction.
- 1.114 The purpose of the regulations are:
- (a) To channel the extreme development pressures which have accompanied and will continue to accompany the planning of the proposed Kennedy Library in directions which will preserve or enhance the unique functional, environmental and visual character of Harvard Square.
 - (b) To insure, through a design review process, that any future developments in the area surrounding the proposed Kennedy

Library adheres to standards which will complement the setting of the Library.

- (c) To reduce the visual impact of Harvard Square development on adjacent residential neighborhoods.

Section 1.12 Applicability

1.121 The regulations of this SECTION shall apply in addition to any regulations imposed by districts now existing or hereafter established under the provisions of Article III and designated on the Zoning Map. The Harvard Square Overlay District shall supercede regulations of such existing districts only with respect to building height, sign regulation, and design review, except as specified in Section 1.122.

1.122 In any situation where the regulations of districts established under Article III and the regulations of the Harvard Square Overlay District conflict, the most restrictive provision shall apply.

Section 1.13 Building Height and Yard Requirements

1.131 Maximum permitted height shall be 60 feet. Maximum height up to 100 feet may be permitted by Special Permit granted pursuant to Section 1.16 hereof.

1.132 A Special Permit may be granted pursuant to Section 1.16 hereof for a Front, Side, or Rear yard of less dimension than that specified in Article V for the district in which the structure is located for a building complying with Section 1.131 above.

Section 1.14 Signs

1.141 Signs or advertising devices which contain animation or moving parts or which have flashing, animated or intermittent illumination are not permitted with the exception of time or temperature statements.

1.142 No sign or advertising device shall extend above the roofline or wall coping of the structure upon which it is located, but in no case shall a sign extend more than thirty feet above ground level.

Section 1.15 Harvard Square Design Review Board

1.151 There is hereby established in accordance with this SECTION and for the purposes contained herein a board to be known as the Harvard Square Design Review Board ("Design Review Board").

1.152 The Harvard Square Design Review Board shall consist of 5 members appointed by the City Manager as follows:

- (a) Two members who shall be selected from a list of at least seven nominees submitted by the Executive Committee of the Greater Boston Chapter of the American Institute of Architects.
- (b) One member who shall be selected from a list of at least five nominees submitted by the Executive Committee of the Boston Society of Landscape Architects.
- (c) One member who shall be selected from a list of at least five nominees submitted by the Cambridge Chamber of Commerce.
- (d) One member who shall be selected directly and who shall represent the interests of the residential neighborhoods abutting Harvard Square.

1.153 Members shall initially be appointed for one-, two-, three-, four-, and five-year terms expiring respectively, on September 30, of 1973, 1974, 1975, 1976 and 1977. Upon the expiration of any term, the resulting vacancy shall be filled by an appointment for a five-year term to be effective upon the expiration of the preceding terms. A member appointed to fill any vacancy resulting from an unexpired term shall serve for the remainder of that term.

1.154 No member of the Design Review Board shall be a City employee or a member of the Planning Board, the Board of Zoning Appeal, or the Board of Appeal during his term of office. Each member of the Design Review Board shall be a resident of the City of Cambridge during his entire term of membership.

1.155 The Board may adopt from time to time such rules of practice and procedure as it may deem necessary to exercise its powers under Section 1.166.

Section 1.16 Design Review Procedure

1.161 No application for Special Permit or variance in the Harvard Square Overlay District under the provisions of ARTICLE I, Enforcement and Administration, shall be approved by the Board of Zoning Appeal unless the design review procedure described herein has been followed.

1.162 In the event an application is made to the Board of Zoning Appeal for a Special Permit or variance within the Harvard Square Overlay District, the Board of Zoning Appeal shall notify the Design Review Board of such application and transmit a copy thereof. The Design Review Board shall review such application in the manner hereinafter stated and shall report thereon in writing to the Board of Zoning Appeal on such application.

1.163 The Board of Zoning Appeal shall make available to the Design Review Board any maps, plans and any other materials which the latter may request in the proper exercise of its review responsibilities. The Design Review Board may meet with the applicant in connection with its review of his application if it is deemed appropriate.

1.164 Meetings of the Design Review Board shall be open to the general public in accordance with applicable provisions of the General Laws. Reports of the Board shall become public information upon their receipt by the Board of Zoning Appeal.

1.165 In reviewing an application for a Special Permit or variance within the Harvard Square Overlay District the Board of Zoning Appeal shall give due consideration to the recommendations, concerns and other information contained in the report of the Design Review Board.

1.166 In reviewing each application for a Special Permit or variance in the

Harvard Square Overlay District the Design Review Board shall have the following powers and duties:

- (a) The Board shall evaluate the proposed Special Permit or variance in terms of the specific and general impact of the use and/or dimensions proposed therein on the Harvard Square Overlay Zone and adjoining areas where applicable. Such evaluation shall be conducted in light of the purposes of the Harvard Square Overlay District hereinbefore stated and shall further take account of the following considerations: scale, bulk, density, aesthetic qualities, land use, functional characteristics, parking, loading, and impact on public services and facilities.
- (b) The Board shall make recommendations to the Board of Zoning Appeal for approval or disapproval of any such application and in connection therewith may suggest specific project adjustments and alterations to further the purposes of this Section.

Section 1.17 Adoption

1.171 In the event a zoning amendment petition by the Cambridge Planning Board, dated April 14, 1972 and entitled "Article IX, Riverfront District" has not been duly adopted by the City Council of the City of Cambridge at the time of adoption of this Article (presently identified as Article X), this Article shall thereupon be identified as Article IX.

PROPOSED AMENDMENTS TO TEXT OF EXISTING ZONING ORDINANCE
IN CONJUNCTION WITH PROPOSED HARVARD SQUARE OVERLAY DISTRICT

A. In Article I, Section 5, paragraph 1, strike the first three sentences, from "Certain uses" to ". . . . of this ordinance applicable thereto." and substitute in place thereof the following:

"Certain uses and dimensions are designated in Article IV, Section 2 (Table of Use Regulations) and in Article X, Section 1.13 as requiring a special permit. The Board of Zoning Appeal may, in accordance with Chapter 40A of the General Laws, grant special permits for such designated uses or dimensions without any finding of hardship. A special permit is a permit to use or build on property for the purpose or within the dimensions specified and shall not waive, vary, or relax any provision of this ordinance applicable thereto."

* * * * *

B. In Article III, Section 1, Establishment of Districts, change numbers 11 and 12 to 12 and 13 respectively, and add number 11 as follows:

"11. Harvard Square Overlay District Height and Sign Controls and Design Review Process in Harvard Square area"

So that the text shall read:

"10. Business B. District General Business
11. Harvard Square Overlay District Height and Sign Controls and Design Review Process in Harvard Square area"
12. Industry A District Warehouse, Storage and Light Manufacturing"

* * * * *

C. In Article V, Section 2, Table of Dimensional Requirements add a (foot-note) (i) as follows:

"(i) Specific Dimensional Requirements for the Harvard Square Overlay District are enumerated in Article X, Section 1.13."

* * * * *

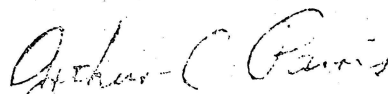
D. In Article VI, Section 5, paragraph 3, after "3. In all other only as follows: add "except as set forth in Article X, Section 1.15:"

So that text shall read:

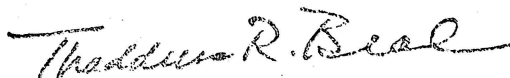
"3. In all other only as follows, except as set forth in Article X, Section 1.14:"

For the Cambridge Planning Board

Arthur C. Parris
Chairman



For the Harvard Square Development
Task Force



Thaddeus R. Beal
Chairman

Cambridge, Mass., January 30, 1973

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

The undersigned respectfully pray

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

By establishing an overlay zone designated "Harvard Square Overlay District"
insofar as said Zoning Map relates to the following described area of land:

Premises of the following parcels as designated on Assessors' Plat #133; even numbers 1256 through 1230 Massachusetts Avenue, odd numbers 3 through 39 Bow Street, even numbers 4 through 44 Plympton Street, odd numbers 43 through 53 Mt. Auburn Street, and which includes all of lots numbered 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 48, 49, 51, 52, 53, 54, 55, 56 as shown on Assessors' Plat #133;

Premises of the following parcels as designated on Assessors' Plat #160; even number 1268 through 1392 Massachusetts Avenue; odd numbers 1 through 35 Plympton Street; even numbers 8 through 10 Linden Street; odd numbers 3 through 9 Linden Street, even numbers 2 through 26 Holyoke Street; odd numbers 11 through 23 Holyoke Street; even numbers 2 through 36 Dunster Street; odd numbers 5 through 35 Dunster Street; even numbers 2 through 42 Boylston Street; odd numbers 1 through 41 Boylston Street; even numbers 10 through 36 Brattle Street; odd numbers 57 through 101 Mt. Auburn Street; odd numbers 47 through 57 Bow Street; and which includes all of lots numbered 11, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 30, 36, 37, 38, 46, 48, 51, 52, 53, 54, 55, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84 as shown on Assessors Plat #160;

Premises of the following parcels as designated on Assessors' Plat #161; odd numbers 57 through 61 Plympton Street; even numbers 52 through 72 Mt. Auburn Street; even numbers 2 through 16 Holyoke Place; odd numbers 1 through 35 Holyoke Place; even numbers 28 through 30 Holyoke Street; and which includes all of lots numbered p, 2, 3, 4, 5, 81, 82, 83 as shown on Assessors' Plat #161;

Premises of the following parcels as designated on Assessors' Plat #162; even numbers 74 through 104 Mt. Auburn Street; even numbers 2 through 28 Eliot Street; odd numbers 53 through 65 Boylston Street; even numbers 44 through 60 Boylston Street; odd numbers 43 through 77 Dunster Street; even numbers 44 through 56 Dunster Street; odd numbers 25 through 33 Holyoke Street; odd numbers 39 through 107 Winthrop Street; even numbers 56 through 106 Winthrop Street; odd numbers 17 through 21 South Street; and which includes all of lots numbered 4, 5, 7, 9, 10, 11, 14, 16, 17, 18, 19, 26, 29, 31, 32, 35, 36, 47, 48, 49, 50, 51, 52, 53, 54, 57, 58, 59, 62, 63, 64, 65, 66, 67, 68, 69, 71, 72, 73, 74, 75 as shown on Assessors' Plat #162;

Premises of the following parcels as designated on Assessors' Plat #169; even numbers 1394 through 1442 Massachusetts Avenue; even numbers 2 through 8 Brattle Street; odd numbers 1 through 51 Brattle Street; odd numbers 1 through 35 Palmer Street; even numbers 2 through 32 Palmer Street; even numbers 2 through 66 Church Street; odd numbers 21 through 67 Church Street; even number 2 Farwell Place; and which includes all of lots numbered 7, 8, 10, 11, 12, 14, 17, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 67, 68, 80, 81, 82, 83, 84, 85, 86, 89, 96; as shown on Assessors' Plat #169;

Premises of the following parcels as designated on Assessors' Plat #168; even numbers 38 through 54 Brattle Street; odd numbers 109 through 125 Mt. Auburn Street; even numbers 8 through 20 Mifflin Place; odd numbers 5 through 19 Mifflin Place; even numbers 4 through 18 Story Street; odd numbers 5 Story Street; and which includes all or part of lots numbered 4, 5, 13, 16, 17, 20, 21, 22, 23, 24, 25, 30, 31, 32, 33, 36, 37, 55, 56, 57, 60 as shown on Assessors' Plat #168;

Premises of the following parcels as designated on Assessors' Plat #164; odd numbers 15 through 29 Eliot Street; odd numbers 69 through 117 Boylston Street; numbers 971 through 974 Memorial Drive; and which includes all of lots numbered 2, 3, and 4; as shown on Assessors' Plat #164;

Premises of the following parcels as designated on Assessors' Plat #165; even numbers 108 through 128 Mt. Auburn Street; even numbers 2 through 44 University Road; odd numbers 1 through 43 University Road; odd numbers 1 through 7 Nutting Road; numbers

975 through 982 Memorial Drive; and which includes all or part of lots numbered 15, 23, 24, 26, 28, 29, 34, 38, 39, 40, 41, 42, 43, 44, 45, 46 as shown on Assessors' Plat #165;

Premises of the following parcels as designated on Assessors' Plat #166 even numbers 132 through 138 Mt. Auburn Street; even numbers 2 through 16 Nutting Road; odd numbers 1 through 7 and even numbers 2 through 10 Revere Street; all numbers on Mt. Auburn Place; even numbers 2 through 8 Gerry Street; and which includes all or parts of lots numbered 33, 34, 35, 37, 38, 41, 42, 50, 51, 73, 74, 75, as shown on Assessors' Plat #166;

Premises of the following parcels as designated on Assessors' Plat #168; odd numbers 127 through 133 Mt. Auburn Street; 15 through 17 Story Street; 18 through 22 Hilliard Street; and which includes all or part of lots numbered 40, 41, 48, 49, 53, 54, as shown on Assessors' Plat #166; and which is bounded and described as follows:

Beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the center line of Church Street;

Thence, running westerly along the centerline of Church Street, 240 feet more or less to a point, said point being the intersection of the centerline of Church Street and the extension of the western lot line of lot 79, Assessors' Plat #169;

Thence, running northerly along the west lot line of lot 79, Assessors' Plat #169, 70 feet more or less to a point, said point being the intersection with the northern lot line of lots 8, 67, and 68 of Assessors' Plat #169;

Thence, running westerly along the northern lot line of lots 8, 67, 68, of Assessors' Plat #169, 147 feet more or less to a point, said point being the intersection of the northern lot line of lots 8, 67, 68 of Assessors' Plat #169 and the eastern lot line of lot 10 of Assessors' Plat #169;

Thence, running northerly along the eastern lot line of lot 10, Assessors' Plat #169, 127 feet more or less to a point, said point being the intersection of the eastern lot line of lot 10, Assessors' Plat #169, and the southern lot line of lots 19, 18, 17, 16, 15, and 14 of Assessors' Plat #169;

Thence, running westerly along the southern lot line of lots 19, 18, 17, 16, 15 and 14 of Assessors' Plat #169, 290 feet more or less to a point, said point being the intersection with a line parallel to and 100 feet from the northeastern street line of Brattle Street;

Thence, running northerly along a line parallel to and 100 feet from the northeastern street line of Brattle Street, 95 feet more or less to a point, said point being the intersection with the centerline of Farwell Place;

Thence, running southwesterly along the centerline of Farwell Place, 135 feet more or less to a point, said point being the intersection of the centerline of Farwell Place and the centerline of Brattle Street;

Thence, running northwesterly along the centerline of Brattle Street, 55 feet more or less to a point, said point being the intersection of the centerline of Brattle Street and a line parallel to and 100 feet from the northwestern street line of Story Street;

Thence, running westerly along line parallel to and 100 feet from the northwestern street line of Story Street, 130 feet more or less to a point, said point being the intersection of a line parallel to and 100 feet from the northwestern street line of Story Street and a line parallel to and 100 feet from the southwestern street line of Brattle Street;

Thence, running southerly along a line parallel to and 100 feet from the southwestern street line of Brattle Street, 115 feet more or less to a point, said point being the intersection with the centerline of Story Street;

Thence, running southwesterly along the centerline of Story Street, 235 feet more or less to a point, said point being the intersection of the centerline of Story Street and a line parallel to and 100 feet from the northeast street line of Mt. Auburn Street;

Thence, running northwesterly along a line parallel to and 100 feet northeasterly of the northeast street line of Mt. Auburn Street, 255 feet more or less to a point, said point being at the intersection of the above line and the centerline of Hilliard Street;

Thence, running southwesterly along the centerline of Hilliard Street, 120 feet more or less to a point, said point being the intersection of the centerline of Hilliard Street and the centerline of Mt. Auburn Street;

Thence, running northwesterly along the centerline of Mt. Auburn Street, 50 feet more or less to a point, said point being the intersection of the centerline of Mt. Auburn Street and the centerline of Gerry Street;

Thence, running southwesterly along the centerline of Gerry Street, 193 feet more or less to a point, said point being the intersection of the centerline of Gerry Street and the centerline of Revere Street;

Thence, running southeasterly along the centerline of Revere Street and an extension thereof, 135 feet more or less to a point, said point being the intersection of the extension of the centerline of Revere Street and the southeastern lot line of lot 41 as shown on Assessors' Plat #166;

Thence, running southwesterly along the southeastern lot lines of lots 41, 43, 44, 61, and an extension thereof, as shown on Assessors' Plat #166, 446 feet more or less to a point, said point being the intersection of the extension of the southwestern lot line of lot 61 as shown on Assessors' Plat #166 and the centerline of Memorial Drive;

Thence, running southerly along the centerline of Memorial Drive, 1,232 feet more or less to a point, said point being the intersection of the centerline of Memorial Drive and the centerline of Boylston Street;

Thence, running northeasterly along the centerline of Boylston Street, 780 feet more or less to a point, said point being the intersection of the centerline of Boylston Street and the centerline of South Street;

Thence, running southeasterly along the centerline of South Street, 310 feet more or less to a point, said point being the intersection of the centerline of South Street and the centerline of Dunster Street;

Thence, running northerly along the centerline of Dunster Street, 210 feet more or less to a point, said point being the intersection of the centerline of Dunster Street and the centerline of Winthrop Street;

Thence, running easterly along the centerline of Winthrop Street, 220 feet more or less to a point, said point being the intersection of the centerline of Winthrop Street and the centerline of Holyoke Place;

Thence, running easterly along the centerline of Holyoke Place and the extension of the centerline, 460 feet more or less to a point, said point being the intersection of the extension of the centerline of Holyoke Place and the centerline of Plympton Street;

Thence, running northerly along the centerline of Plympton Street, 190 feet more or less to a point, said point being the intersection of the centerline of Plympton Street and the centerline of Mt. Auburn Street;

Thence, running southeasterly along the centerline of Mt. Auburn Street; 280 feet more or less to a point, said point being the intersection of the centerline of Mt. Auburn Street and the centerline of DeWolfe Street;

Thence, running northeasterly along the centerline of DeWolfe Street, 140 feet more or less to a point, said point being the intersection of the centerline of DeWolfe Street and the centerline of Bow Street;

Thence, running northerly along the centerline of Bow Street, 380 feet more or less to a point, said point being the intersection of the centerline of Bow Street and the centerline of Massachusetts Avenue;

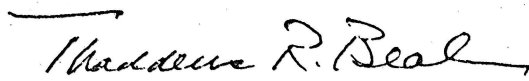
Thence, running northwesterly along the centerline of Massachusetts Avenue, 1,350 feet more or less to a point, said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Church Street, and which comprises an area of 2,475,073 square feet more or less.

For the Cambridge Planning Board

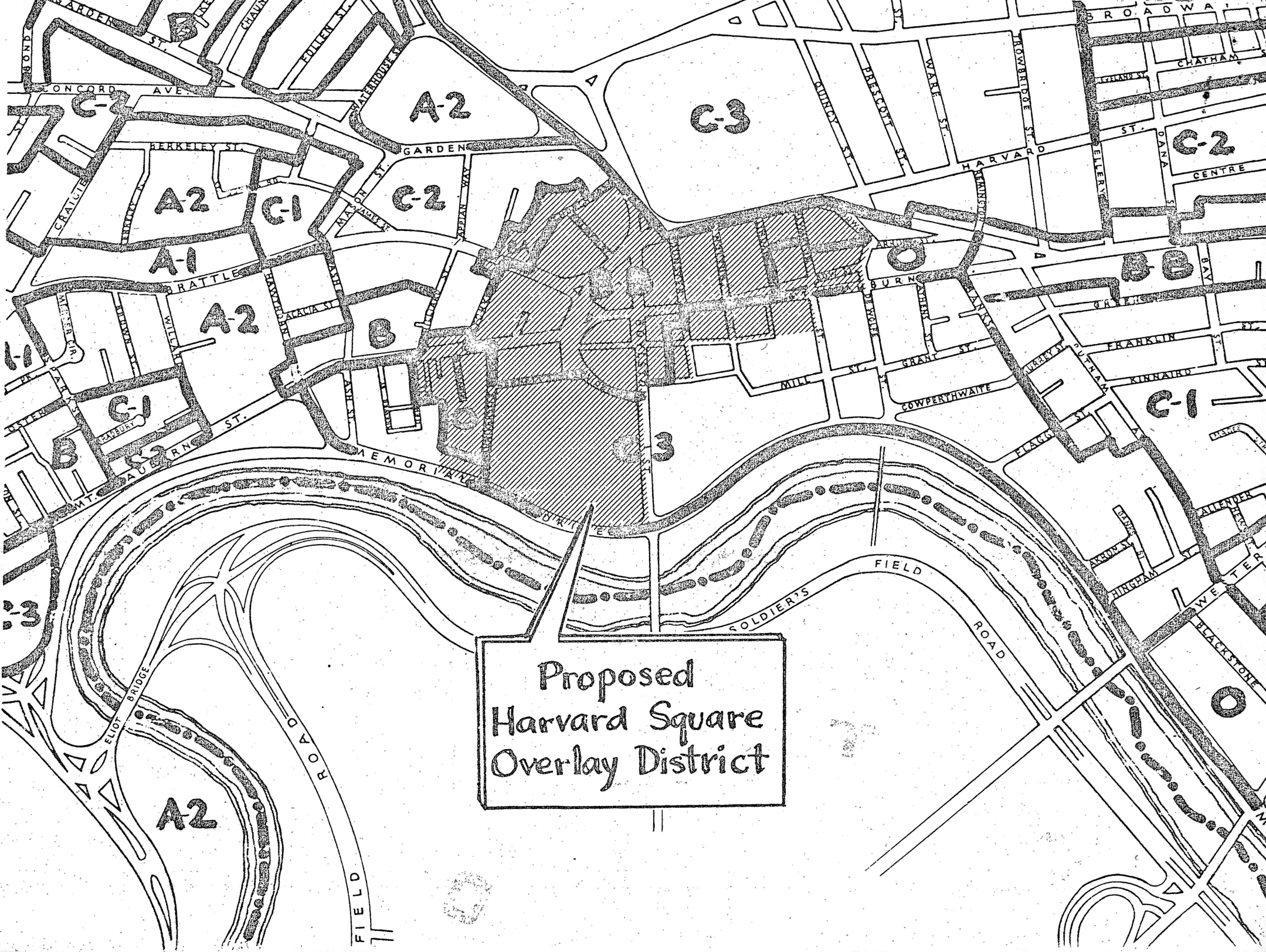


Arthur C. Parris, Chairman

For the Harvard Square Development
Task Force



Thaddeus R. Beal, Chairman



Proposed
Harvard Square
Overlay District

A-2

C-3

C-2

A-2

C-1

C-2

A-1

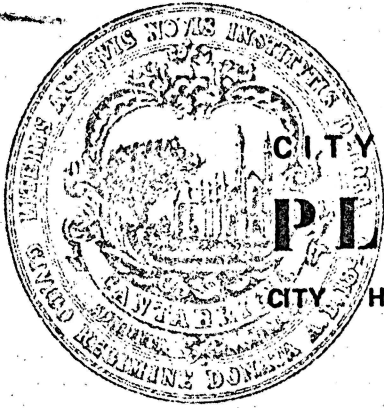
A-2

B

C-1

A-2

Proposed
Harvard Square
Overlay District



#4

RECEIVED BY
OFFICE OF CITY CLERK
JUN 9 4 03 PM '78
CAMBRIDGE, MASS.

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 5, 1978

To The Honorable, The City Council

SUBJECT: PLANNING BOARD RECOMMENDATION ON THE RINDGE AVENUE
REZONING PETITION

Dear Councillors:

In accordance with Chapter 40A of the General laws, the Planning Board held a public hearing on Tuesday, May 30, 1978 on a petition by the Planning Board to rezone an area in North Cambridge generally bounded by Rindge Avenue, Jefferson Park apartments, the Fitchburg Division right-of-way of the Boston and Maine Railroad, and Alewife Brook Parkway.

The Petition

The proposed amendment to the zoning map would rezone the parcel containing Rindge Towers from a Business B designation, a commercial district allowing 4.0 FAR and unlimited building height, to Residence C-2, a medium density residential district with a 1.75 FAR and an 85 foot height limit. The map would also be amended by changing the designation of the Industry A district along Rindge Avenue from Joyce Chen's to Field Machinery to Industry A-1, a limited business and industrial district with a 1.0 FAR limit and 45 foot maximum height.

The Hearing

Two persons attended the public hearing and spoke in favor of the petition. James Quinn, President of the North Cambridge Planning Team, spoke of the neighborhood's year long planning process in which residents worked to establish greater control over the future of their area. He stated that this rezoning would further stabilize the neighborhood by limiting the range and scale of future development. Ed Cyr stated that the rezoning would result in reduced truck traffic on Rindge Avenue and would prevent construction objectionable to the neighborhood such as Rindge Towers.

No one spoke against the petition.

Recommendation

This rezoning was requested by North Cambridge residents at the May 2 public hearing on the comprehensive neighborhood rezoning package. Several people expressed concern that this area at the edge of the neighborhood, already containing intrusive high rise development and substantial unused development potential under present zoning, was not included in that rezoning petition. One purpose of the neighborhood planning process was to limit incompatible development at the edges of residential areas. The land included in this petition is the only area at the western edge of the neighborhood for which the zoning regulations were not tightened. The Board finds that the proposed rezoning would more closely match the zoning with present land use. The proposal would be consistent with reasonable neighborhood planning objectives (ie. limiting large scale development and incompatible land uses near residences). This petition is a logical extension of the comprehensive rezoning package, therefore we recommend that this petition be APPROVED.

Respectfully submitted,

For the Planning Board

Arthur C. Parris
Chairman

PUBLIC NOTICE
RELATIVE TO ZONING.

2nd Ltr Ord.

RECEIVED BY
OFFICE OF CITY CLERK

City of Cambridge

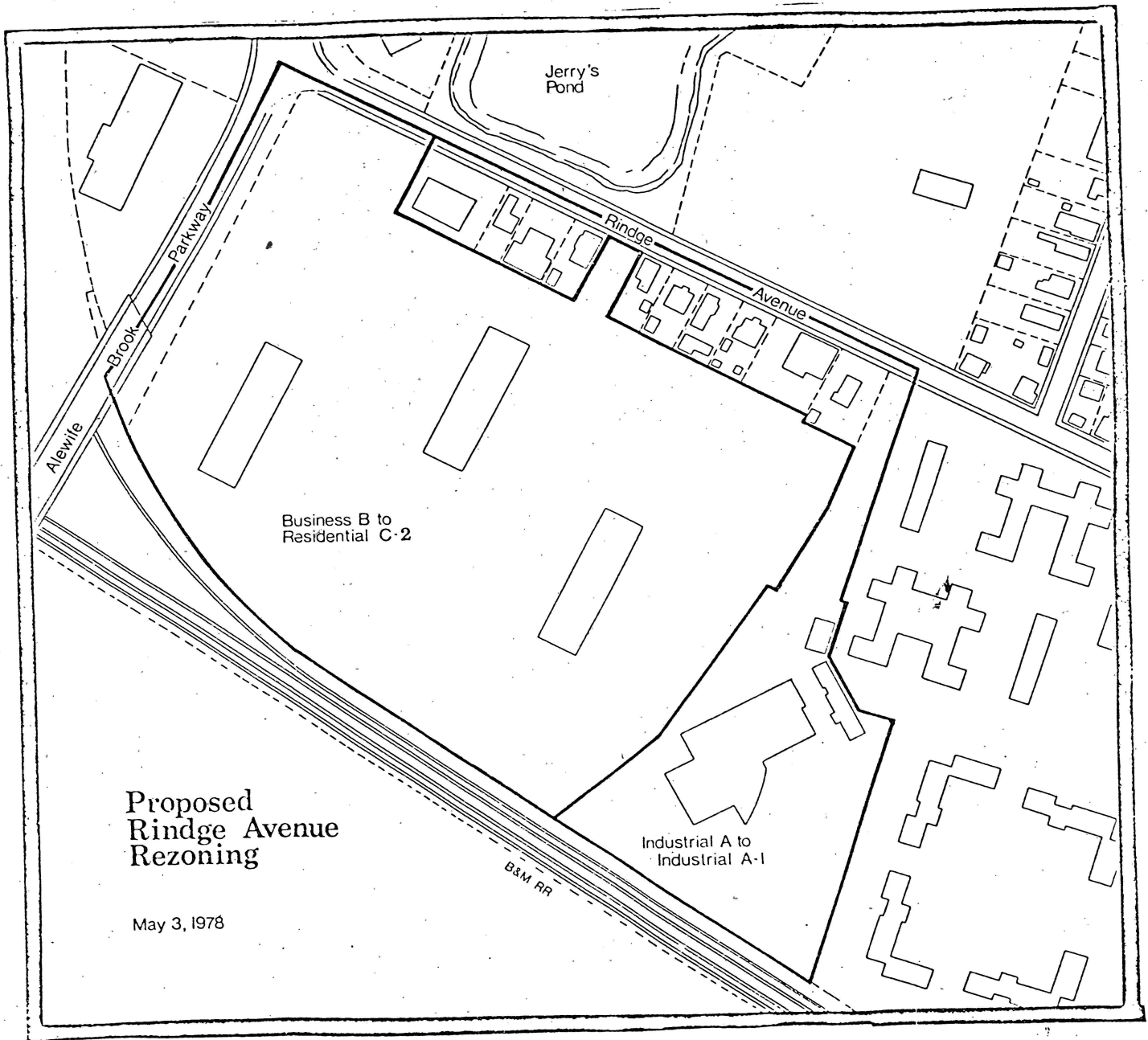
MASSACHUSETTS

MAX 266 1 56 PM '78

Office of the City Clerk.

CAMBRIDGE, MASS.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, June 15, 1978 at 7:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of the Cambridge Planning Board to amend the map accompanying the text of the Zoning Ordinances as shown on the map below:-



Jerry's Pond

Alewife Brook Parkway

Rindge Avenue

Business B to Residential C-2

Industrial A to Industrial A-1

B&M RR

Proposed Rindge Avenue Rezoning

May 3, 1978

City of Cambridge

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

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

For the Committee,

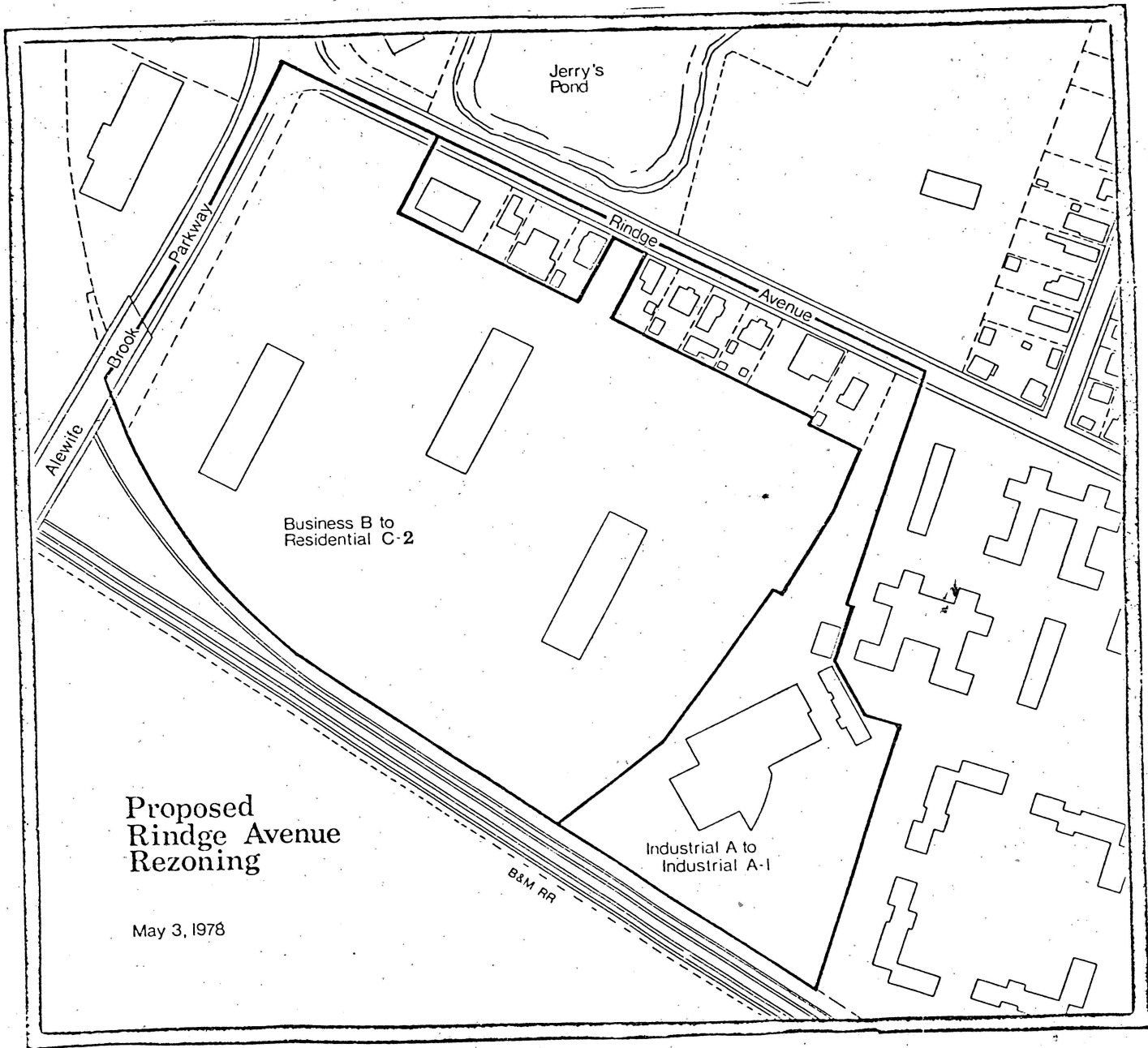
Councillor Frisoli,
Chairman, Committee on Ordinances.

PUBLIC NOTICE
RELATIVE TO ZONING.

1st flr bid

RECEIVED BY
OFFICE OF CITY CLERK
MAY 26 1 56 PM '78
City of Cambridge
MASSACHUSETTS
Office of the City Clerk.
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For the Committee,

Councillor Frisoli,
Chairman, Committee on Ordinances.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 5, 1978

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Dear Councillors:

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The Petition

The proposed amendment to the zoning map would rezone the parcel containing Rindge Towers from a Business B designation, a commercial district allowing 4.0 FAR and unlimited building height, to Residence C-2, a medium density residential district with a 1.75 FAR and an 85 foot height limit. The map would also be amended by changing the designation of the Industry A district along Rindge Avenue from Joyce Chen's to Field Machinery to Industry A-1, a limited business and industrial district with a 1.0 FAR limit and 45 foot maximum height.

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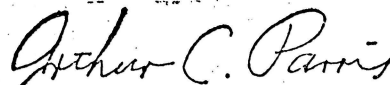
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Recommendation

This rezoning was requested by North Cambridge residents at the May 2 public hearing on the comprehensive neighborhood rezoning package. Several people expressed concern that this area at the edge of the neighborhood, already containing intrusive high rise development and substantial unused development potential under present zoning, was not included in that rezoning petition. One purpose of the neighborhood planning process was to limit incompatible development at the edges of residential areas. The land included in this petition is the only area at the western edge of the neighborhood for which the zoning regulations were not tightened. The Board finds that the proposed rezoning would more closely match the density of the present land use. The proposal would be consistent with reasonable neighborhood planning objectives (i.e. limiting large scale development and incompatible land uses near residences). This petition is a logical extension of the comprehensive rezoning package. We recommend that this petition be APPROVED.

Respectfully submitted,

For the Planning Board



Arthur C. Parris
Chairman

Thence running easterly along the centerline of Rindge Avenue for 730 feet more or less to its point of intersection with the projection of the eastern boundary of lot number 34 as shown on Assessors' Plat #268A which is the point of origin and which comprises an area of 235,160 square feet more or less.

Said area includes all or part of the following parcels: lot #34 as shown on Assessors' Plat #268A, and lots 16, 15, 14, 34, 35, 41, 11, 9, 8, 7, and 44 as shown on Assessors Plat #268B and which includes even numbers 324 through 390 Rindge Avenue.

2. Rezone to Residence C-2 that area presently zoned Business B circumscribed by a line beginning at the point of intersection of the centerline of Alewife Brook Parkway and the extension of the centerline of Rindge Avenue, thence proceeding easterly along the centerline of Rindge Avenue and its extension for approximately 220 feet to its point of intersection with the extension of the western boundary of lot number 44 on Assessors' Plat #268B;

Thence, turning and proceeding southerly for approximately 145 feet along the western boundary extended of said lot number 44 to its intersection with the southern boundary of said lot;

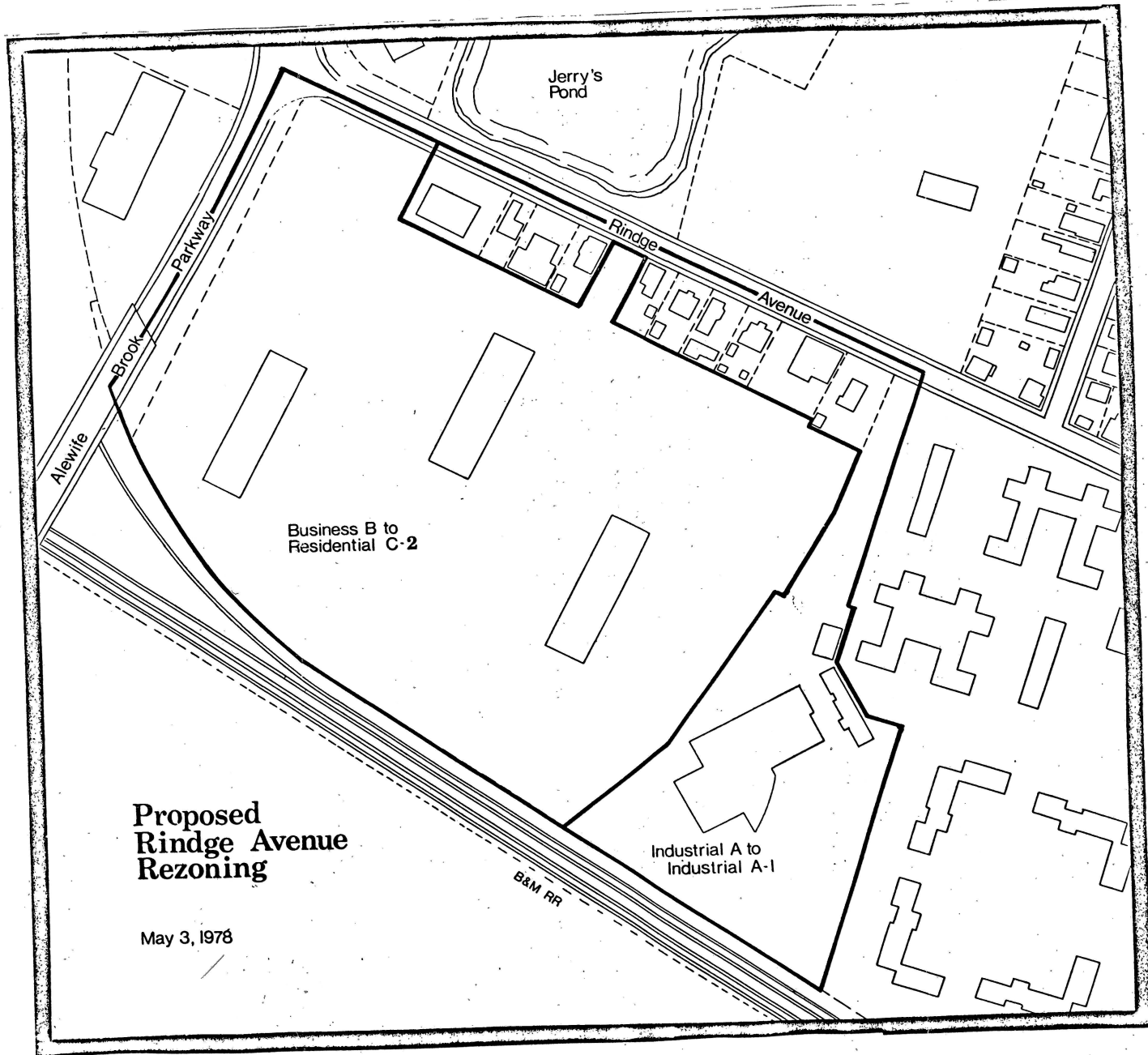
Thence, turning and proceeding easterly by various courses for about 285 feet along the southern boundaries of lots numbered 7, 8, and 9 on Assessors' Plat #268B, continuing for 50 feet across the access strip to lot number 42 on said plat and then continuing easterly by various courses for about 400 feet along the southern boundaries of lots numbered 11, 41, 35, 14, 15 and 16 on Assessors' Plat #268B to their intersection with the eastern boundary of lot number 42 on said plat;

Thence, turning and proceeding in a southerly and then southwesterly direction along the eastern boundary of lot number 42 on Assessors' Plat #268B for about 705 feet to its intersection with the northern sideline of the Fitchburg Division Railroad Right-of-Way;

Thence, turning and proceeding in a westerly and then northwesterly direction for about 900 feet along the southern boundaries of lots numbered 42 and 43 on Assessors' Plat #268B and their extension to the centerline of Alewife Brook Parkway;

Thence, turning and proceeding northerly along the centerline of Alewife Brook Parkway for about 550 feet to its point of intersection with the centerline of Rindge Avenue which is the point of origin.

Said area includes all or parts of lots 42 and 43 on Assessors' Plat #268B (362 and 364 Rindge Avenue and even numbers 392 through 400 Rindge Avenue) and the MDC's Alewife Brook Parkway Right-of-Way.



**Proposed
Rindge Avenue
Rezoning**

May 3, 1978

RECEIVED BY
OFFICE OF CITY CLERK May 3, 1978

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

MAY 4 2 06 PM '78

CAMBRIDGE, MASS.

The undersigned respectfully pray

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

1. Rezone to Industry A-1 that area presently zoned Industry A which is circumscribed by a line beginning at the point of intersection of the centerline of Rindge Avenue and the extension of the eastern lot line of lot 34 as shown on Assessors' Plat 268A;

Thence running southerly and southeasterly along said lot line and its projection for 940 feet to its point of intersection with the northern lot line of the right-of-way of the Fitchburg Branch of the Boston and Maine Railroad;

Thence running westerly along the northern lot line of said railroad right-of-way for 410 feet more or less to its point of intersection with the western lot line of lot 34 as shown on Assessors' Plat #268A;

Thence running northerly along said lot line for 710 feet more or less to its point of intersection with the southern boundary of lot 16, 15, 14, 35, 41 and 11 as shown on Assessors' Plat #268B;

Thence running generally westerly along the southern lot lines of said lots for 380 feet more or less to their point of intersection with the western boundary of lot 11 as shown on Assessors' Plat #268B;

Thence running northerly along the western lot line of lot 11 as shown on Assessors' Plat #268B 100 feet more or less to the intersection of said lot line and the southern streetline of Rindge Avenue;

Thence running westerly along said southern streetline 50 feet more or less to a point said point being the intersection of said southern streetline and the eastern lot line of lot 9 as shown on Assessors Plat #268B;

Thence running southerly along said lot line 100 feet more or less to its point of intersection with the southern lot line of lot 9 as shown on Assessors' Plat #268B;

Thence running generally westerly along the southern lot line of lots 9, 8, 7, and 44 as shown on Assessors' Plat #268 for 280 feet more or less to their point of intersection with the western lot line of lot 44 as shown on Assessors' Plat #268B;

Thence running northerly along the western lot line of lot 44 and its projection as shown on Assessors' Plat #268B 140 feet more or less to its point of intersection with the centerline of Rindge Avenue;

5. 0-56
PETITION

of The Cambridge Planning Board
for Rezoning Rindge Towers -
Field Machinery Area
No. Arthur C. Parris
May 3 1978

*5/8/78 Referred to
the Planning Board
for
Hearing and Report*

In City Council, *May 8* 1978
Referred to the Committee on

Attest:

City Clerk.

*Copy sent
5-11-78*

RECEIVED
MAY 10 1978
MAY 4 5 00 PM '78
CITY CLERK