



CITY OF CAMBRIDGE, MASSACHUSETTS  
P L A N N I N G B O A R D

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 39

March 6, 1975

The Honorable, the City Council  
City Hall  
Cambridge, Mass. 02139

SUBJECT: Petition to Rezone Land in the Concord Avenue/Garden  
Street Area

Dear Councillors:

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, March 4, 1975 on a petition by Charles Blevins et al to rezone land generally bounded by a line 100 feet from the southwestern streetline of Concord Avenue, Berkeley Street, Garden Street, and a line 100 feet from the eastern streetline of Huron Avenue.

MAJOR CHARACTERISTICS OF THE PETITION

For purposes of discussion, the petition can be broken down into four major components; W, X, Y, and Z.

W. Component W consists of two sections of the present Residence C-2 zone which are proposed to be rezoned to Residence C-1. A Residence C-2 zone is a high density zone with a maximum density of 72 dwelling units per acre and a maximum height of 85 feet. A Residence C-1 zone is a medium density zone with a maximum density of 36 dwelling units per acre and a maximum height of 35 feet. It is felt that a rezoning of both these sections, which are adjacent to arterial streets, would effect a better transition between the arterial streets and the surrounding low density residential neighborhood.

X. Component X consists of three sections of the present Residence C-2 district which are proposed to be rezoned to Residence B. A Residence B district is a low density district with a maximum density of 17 dwelling units an acre and a maximum height of 35 feet. The proposed down-zoning of the triangular section of this component would unite the lots facing on Bond and Garden streets into one low density zone. The section on Chauncy Street and the section on Concord Avenue would be brought into the existing Residence B zone to protect the low density residential character of this predominantly one and two family home area.

Y. Component Y consists of two sections of the present Residence C-2 zone which are proposed to be rezoned to Residence A-2. A Residence A-2 zone is a low density zone with a maximum density of 9 dwelling units per acre and a maximum height of 35 feet. The area around Craigie Circle has been petitioned to be rezoned to protect two single family houses and the vacant land behind the apartment building at 6 to 8 Craigie Circle. The area between Follen and Waterhouse streets has been petitioned to be rezoned to bring the lots of the houses on Follen Street, which are presently in two different zones, into one zone.

Z. Component Z consists of a section of the present Residence C-1 zone which is proposed to be rezoned to Residence A-2 (see preceding definitions). The Board feels that if this section is left at Residence C-1 density, future redevelopment could be at a density that would be detrimental to the neighborhood.

#### The Character of the Concord Avenue Neighborhood

The Concord Avenue neighborhood was originally developed in low density, low scale, one and two family houses, and some institutional uses. However, with its proximity to Harvard Square, Harvard University, and major arteries, it is an attractive location for residential development. Some high density residential development has already occurred with more presently underway. This development has increased traffic on already heavily traveled Concord Avenue and is causing an increased capillary flow of traffic through smaller side streets. Several existing tall buildings on Concord Avenue have combined to create a tunnel effect with its attendant shadows. This type of development encroaches on space necessary to effect transition between high density heavily traveled Concord Avenue and the surrounding low density quiet neighborhood.

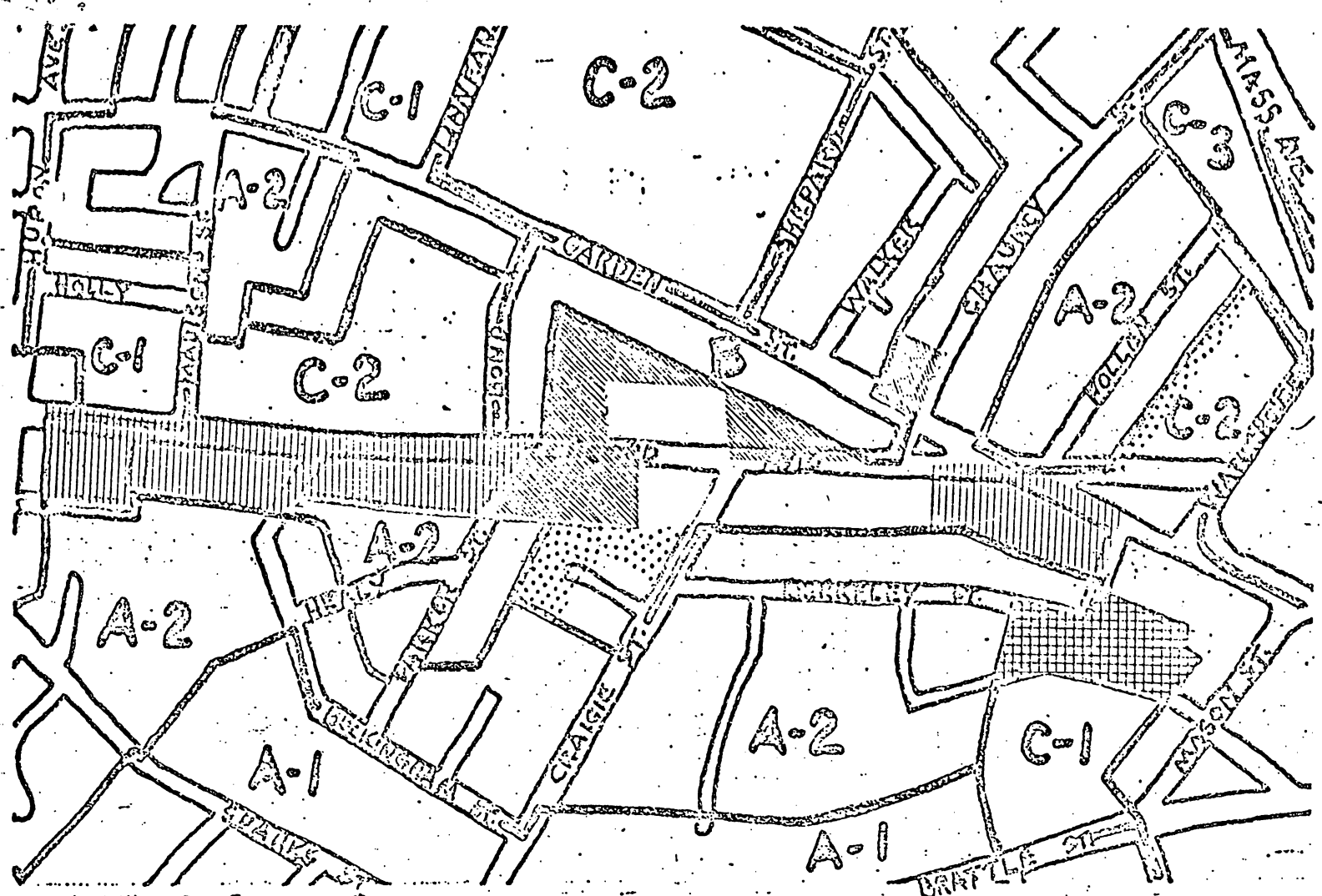
#### Recommendation





As this petition deals with the concerns of the neighborhood regarding traffic, pollution, and overcrowding while allowing existing high density residential structures to remain unaffected, the Planning Board recommends that this petition be APPROVED.

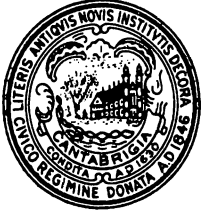
Very truly yours,



Arthur C. Parris, Chairman  
FOR THE PLANNING BOARD



- 
C-2 to C-1
Component W
- 
C-2 to B
Component X
- 
C-2 to A-2
Component Y
- 
C-1 to A-2
Component Z



# CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 876-6800


EXECUTIVE DEPARTMENT  
JAMES L. SULLIVAN  
City Manager

March 24, 1975

To the Honorable, the City Council:

Enclosed herewith please find a communication from Arthur C. Parris, Chairman of the Planning Board, dated March 6, 1975, re: Petition to Rezone Land in the Concord Avenue/Garden Street Area.

Very truly yours,



James L. Sullivan  
City Manager

JLS/b

Agenda # 12

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Re: Rezoning petition of of land in the  
Concord Avenue Garden Street area.

in City Council,

March 24, 1975

*Referred to Ordinance  
Committee  
Copy sent to Ordinance  
Committee 3/25/75 dl*