



---

CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

---

BETH RUBENSTEIN

Assistant City Manager for  
Community Development

SUSAN M. GLAZER

Deputy Director for  
Community Development

TO: Robert W. Healy, City Manager

FROM: Beth Rubenstein, Assistant City Manager for Community  
Development BR

DATE: September 3, 2003

RE: **Calendar Item No. 1, dated 11/4/02 - Implement the Land  
Use and Zoning Recommendations of the Cambridgeport  
Neighborhood Study.**

Enclosed please find technical zoning language which amends the Cambridge Zoning Ordinance with respect to several key parcels in the Cambridgeport neighborhood of the city. These areas were the subject of analysis and discussion during the Cambridgeport Neighborhood Study Update, which was completed in March 2003. The proposed changes to zoning, which are described in the attached table and technical language, would lower allowed densities and heights in several key areas along the Charles River and would bring use restrictions more in line with current and anticipated patterns of development.

Affected areas are as follows:

1. 808 Memorial Drive (Area 1 on map)
2. Whole Foods Market and Brooks Pharmacy (Area 2)
3. Polaroid Office Buildings and Radisson Hotel (Area 3)
4. Radisson Hotel (rear), Pleasant Street Housing and Nstar Substation (Area 4)
5. Riverside Technology Center (Area 5)
6. Memorial Drive Overlay District (not numbered)

These proposals were the subject of a neighborhood meeting held on August 14, 2003. We look forward to further review of these proposals with the City Council, Planning Board, affected property owners and the public.

***Proposed Cambridgeport Zoning Modifications  
Comparison of Dimensional Features***

**1. Office 3 to Residence C-3**

---

**808 Memorial Drive**

***Lot Area – 112,963 sq ft Existing development – 381,600 sq ft Existing FAR – 3.38 Existing Height – 224 ft***

*Existing Zoning*

*Office 3  
Office, Residential, institutional  
FAR: 2.0 office/3.0 housing  
Height: 90 ft office/120 ft  
housing.*

*Proposed Zoning*

*Residence C- 3  
Residential, institutional  
FAR: 3.0  
Height: 120 ft*

**Notes:** The Residence C-3 district has the same dimensional characteristics as the Office 3 district. The rezoning would, however, change the allowed uses and would make the small office component on the lot non-conforming. The existing gas stations are non-conforming in both districts.

## 2. Office 3 to Business A-2

---

### Whole Foods Market

*Lot Area – 69,260 sq ft Existing development - 44,834 sq ft Existing FAR - .65 Existing Height – ca. 35-45 ft.*

#### Existing Zoning

*Office 3  
Office, Residential, institutional  
FAR: 2.0 office/3.0 housing  
Height: 90 ft office/120 ft  
housing.*

#### Proposed Zoning

*Business A-2  
Retail, office, residential,  
institutional  
FAR: 1.0 office/1.75 housing  
Height: 45 ft*

**Notes:** The Business A-2 district would make the existing retail activities conforming. The existing retail activity was permitted by variance from the BZA.

### Brooks Pharmacy

*Lot Area – 57,030 sq ft Existing development – 13,888 sq ft Existing FAR - 0.24*

#### Existing Zoning

*Office 3  
Office, Residential, institutional  
FAR: 2.0 office/3.0 housing  
Height: 90 ft office/120 ft  
housing.*

#### Proposed Zoning

*Business A-2  
Retail, office, residential,  
institutional  
FAR: 1.0 office/1.75 housing  
Height: 45 ft*

**Notes:** See comments above.

### 3. Offices 3 and Business A to Office 2

#### Polaroid Office Buildings Site

*Lot Area – 164,853 sq ft Existing development – 158,572 sq ft Existing FAR – 0.96 Existing Height – 60 ft*

Existing Zoning

Office 3  
Office, Residential, institutional  
FAR: 2.0 office/3.0 housing  
Height: 90 ft office/120 ft housing.

Proposal

Office 2  
Office, residential, institutional  
FAR: 1.5 office/2.0 residential  
Height: 70 ft office/85 ft housing

**Notes:** Existing construction on the site would conform to the most of the requirements of the proposed Office 2 district. As the Office 2 district imposes greater setback requirements, the change would likely render some of the yards provided for the new office buildings non-conforming.

#### Radisson Hotel Block (Memorial Drive edge)

*Lot Area – 66,427 sq ft, 54,000 sq ft of which would be subject to this proposal Existing development – 140,795 sq ft Existing FAR – 2.12 Existing Height – 137 ft*

Existing Zoning

Office 3  
Office, Residential, institutional  
FAR: 2.0 office/3.0 housing  
Height: 90 ft office/120 ft housing.

Existing Zoning

Business A  
Retail, office, residential, institutional  
FAR: 1.0 office/1.75 housing  
Height: 35 ft office/45 ft housing

Proposed Zoning

Office 2  
Office, residential, institutional  
FAR: 1.5 office/2.0 residential  
Height: 70 ft office/85 ft housing

**Notes:** The proposal would place the front portion of the lot into a single district (O-2) as opposed to the current Office3/Business A split zone.

#### 4. Offices 3 and Business A to Residence C-2B

##### Radisson Hotel Block (Neighborhood edge)

**Lot Area – 66,427 sq ft, 12,427 sq ft of which would be subject to this proposal Existing development – 140,795 sq ft Existing FAR – 2.12 Existing Height – 137 ft**

<u>Existing Zoning</u>	<u>Existing Zoning</u>	<u>Proposed Zoning</u>
Office 3 Office, Residential, institutional FAR: 2.0 office/3.0 housing Height: 90 ft office/120 ft housing.	Business A Retail, office, residential, institutional FAR: 1.0 office/1.75 housing Height: 35 ft office/45 ft housing	Residence C-2B Residential, institutional FAR: 1.75 Height: 45 ft

**Notes:** As with the proposed change for the front part of the lot (Proposal 3 above), this portion of the lot would be placed into a single district instead of the split Office 3/Business A zoning.

##### Pleasant Street (Polaroid) Housing Site

**Lot Area – 93,171 sq ft Existing development – 160,000 sq ft Existing FAR – 1.71 Existing Height – 40 ft**

<u>Existing Zoning</u>	<u>Proposed Zoning</u>
Office 3 Office, Residential, institutional FAR: 2.0 office/3.0 housing Height: 90 ft office/120 ft housing.	Residence C-2B Residential, institutional FAR: 1.75 Height: 45 ft

**Notes:** The newly constructed townhouse development is in most respects dimensionally consistent with the proposed Residence C-2B district. The project would be made non-conforming with regard to setbacks, which are greater in the Residence C-2B district.

##### NStar Substation Site

**Lot Area – 91,543 sq ft Existing development – 22,875 sq ft Existing FAR – 0.24 Existing Height – ca 40 ft**

<u>Existing Zoning</u>	<u>Proposed Zoning</u>
Office 3 Office, Residential, institutional FAR: 2.0 office/3.0 housing Height: 90 ft office/120 ft housing.	Residence C-2B Residential, institutional FAR: 1.75 Height: 45 ft

**Notes:** The substation is a permitted use by special permit in the current and the proposed districts. A small portion of the site will actually be located in the Office 2 district suggested in Proposal 2 above.

## 5. Offices 3 and to Office 2

---

### Riverside Technology Center

*Lot Area – 52,061 sq ft Existing development – 140,041 sq ft Existing FAR – 2.67 Existing Height – 80 ft*

*Existing Zoning*

*Office 3  
Office, Residential, institutional  
FAR: 2.0 office/3.0 housing  
Height: 90 ft office/120 ft  
housing.*

Proposed Zoning

Office 2  
Office, residential, institutional  
FAR: 1.5 office/2.0 residential  
Height: 70 ft office/85 ft housing

**Notes:** The existing building would be made non-conforming with regard to FAR, height and setbacks in the proposed Office 2 district. The small lot containing a gas station at the corner of Western Avenue and Memorial Drive, surrounded by Riverside Press Park, is also proposed to be rezoned to the O-2 district.

## Existing Business A District

---

### Stop and Shop Parcels

*Lot Area – 161,535 sq ft Existing development – 62,000 sq ft Existing FAR – 0.38 Existing Height – ca 20 ft*

#### Existing Zoning

*Business A  
Retail, office, residential,  
institutional  
FAR: 1.0 office/1.75 housing  
Height: 35 ft office/45 ft  
housing*

#### Proposed Zoning

No change in the base district is proposed. The district would be included within the proposed Memorial Drive Overlay District

## **6. Memorial Drive Overlay District**

---

### Objectives:

- \*Create a harmonious and consistent development character along Memorial Drive and the abutting neighborhood edges.
- \*Encourage good building design that relates well to pedestrians.
- \*Ensure development appropriate in scale and character to the neighborhoods that abut it.

### Provisions:

- \*25-foot landscaped setback along Memorial Drive.
- \*On-site parking located behind the front façade of buildings.
- \*Building design standards (amount of glass, location of doors, first floor uses) where buildings face a street.

### Location:

- \*All areas proposed to be rezoned would be subject to the provisions of the Overlay District. The existing Business A district, which will not be changed, would also be subject to the Overlay District

## Rezoning of Portions of Cambridgeport at Memorial Drive

### A. Amend the Zoning Map of the City of Cambridge as described below.

#### 1. 808 Memorial Drive

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation O-3 (Office 3) on the Zoning Map and substitute therefor the designation **C-3 (Residence C-3)** for an area bounded by a line, said line beginning at a point, said point being the intersection of the centerline of River Street and the northerly extension of the easterly sideline of lot #48 on Assessors Plat #128;

Thence turning and proceeding in a westerly direction along the centerline of River Street to its intersection with the easterly sideline of Memorial Drive;

Thence turning and proceeding in a southerly direction along the easterly sideline of Memorial Drive to its intersection with the southerly sideline of Lot # 31 on Assessors Plat #128;

Thence turning and proceeding in an easterly and northeasterly direction along the southerly sideline of Lot #31, Lot #30, Lot #61 and Lot #56 to its intersection with the easterly sideline of Lot #48 on Assessors Plat #128;

Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #48, and its northerly extension, to the centerline of River Street, the point of origin.

*Encompassing part or all of Lots #31, 30, 62, 56, 61 48,47,41, 49, and 57 on Assessors Plat #128.*

#### 2. Brooks Pharmacy and Whole Foods Market

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation O-3 (Office 3) on the Zoning Map and substitute therefor the designation **BA-2 (Business A-2)** for an area encompassed by Lots # 63, 64, 66, and 67 on Assessors Plat #128; the centerlines of River Street and Putnam Avenue, and the easterly extension of the southerly lot line of Lot #64; and the northerly extension of the westerly sideline of Lot #64.

Thence turning and proceeding in an easterly and northerly direction along the centerlines of Pleasant Street and Putnam Avenue to its intersection with the easterly extension of the southerly sideline of Lot #64 on Assessors Plat #128;

*Encompassing part or all of Lots #64, 63, 66, and 67 on Assessors Plat #128.*

### **3. Polaroid Office Buildings and Radisson Hotel Sites**

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation BA and O-3 (Business A and Office -3) on the Zoning Map and substitute therefor the designation **O-2 (Office 2)** for an area bounded by a line, said line beginning at a point, said point being the intersection of the easterly sideline of Memorial Drive and the southerly sideline of Lot #31 on Assessors Plat #128;

Thence turning and proceeding in a southerly direction along easterly sideline of Memorial Drive to its intersection with the southerly sideline of Lot # 68 on Assessors Plat #100;

Thence turning and proceeding in an easterly direction along the southerly sideline of Lot # 68 to its intersection with a line easterly of, three hundred feet distant from, and parallel to the easterly sideline of Memorial Drive;

Thence turning and proceeding in a northerly direction along that parallel line to its intersection with the southerly sideline Lot #66 on Assessors Plat #128;

Thence turning and proceeding in a westerly direction along the southerly lot lines of Lots #66, 56, 62, 30 and 31 to it intersection with the easterly sideline of Memorial Drive, the point of origin.

*Encompassing part or all of Lots #60, 52, 40, 38, 39, and 36 on Assessors Plat #128; Lot #68 on Assessors Plat #100..*

### **4. Radisson Hotel, Pleasant Street Housing and NStar Substation Sites**

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation BA and O-3 (Business A and Office -3) on the Zoning Map and substitute therefor the designation **C-2B (Residence C-2B)** for an area bounded by a line, said line beginning at a point, said point being the intersection of the southerly sideline of Lot #66 on Assessors Plat #128 and a line easterly of, three hundred feet distant from, and parallel to the easterly sideline of Memorial Drive;

Thence turning and proceeding in a southerly direction along that parallel line to its intersection with the southerly sideline Lot #68 on Assessors Plat #100;

Thence turning and proceeding in an easterly direction along southerly sideline of Lot #68 to its intersection with westerly sideline of Lot #4 on Assessors Plat #100;

Thence turning and proceeding in a northerly direction along the westerly sideline of Lot #4 and its northerly extension to its intersection with the centerline of Pleasant Street;

Thence turning and proceeding in an easterly and then northerly direction along the centerlines of Pleasant Street and Putnam Avenue to its intersection with the easterly extension of the southerly sideline of Lot #64 on Assessors Plat #128;

Thence turning and proceeding in a westerly along the southerly sidelines of Lots #64, 67, and 66 to its intersection with the parallel line, the point of origin.

*Encompassing part or all of Lots #65, 60, 52, 40, and 33 on Assessors Plats # 128.*

#### **5. Riverside Technology Center and Gas Station Site**

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation O-3 (Office 3) on the Zoning Map and substitute therefor the designation **O-2 (Office 2)** for an area encompassed by Lot #58 on Assessors Plat #129, the centerline of Blackstone Street and the easterly extension of the northerly and southerly side lot lines of Lot #58; and for that area encompassed by Lot #56 on Assessors Plat #129, the centerline of River Street, the easterly sideline of Memorial Drive, and the southerly extension of the easterly sideline of Lot #56.

Thence turning and proceeding in an easterly and northerly direction along the centerlines of Pleasant Street and Putnam Avenue to its intersection with the easterly extension of the southerly sideline of Lot #64 on Assessors Plat #128;

*Encompassing part or all of Lots #58 and 56 on Assessors Plat #128.*

#### **6. Memorial Drive Overlay District**

Amend the Zoning Map of the City of Cambridge by creating a **Memorial Drive Overlay District** for an area bounded by a line, said line beginning at a point, said point being the intersection of the easterly sideline of Memorial Drive and the northerly sideline of Lot #58 on Assessors Plat #129;

Thence proceeding in a southerly direction along the easterly sideline of Memorial Drive to its intersection with the centerline of Magazine Street;

Thence proceeding in an easterly direction along the centerline of Magazine Street to its intersection with the centerline of Riverside Road;

Thence proceeding in a northerly direction along the centerline of Riverside Road to its intersection with the southerly sideline of Lot #83 on Assessors Map #100;

Thence proceeding in an easterly direction along the southerly sideline of Lot #83 to its intersection with the easterly sideline of Lot #83;

Thence proceeding in a northerly direction along the easterly sideline of Lot #83 and Lot #68, and its northerly extension to its intersection with the centerline of Pleasant Street;

Thence proceeding in an easterly direction along the centerline of Pleasant Street to its intersection with the centerline of Putnam Avenue;

Thence proceeding in a northerly direction along the centerline of Putnam Avenue to its intersection with the centerline of River Street;

Thence proceeding in a westerly direction along the centerline of River Street to its intersection with the centerline of Blackstone Street;

Thence proceeding in a northerly direction along the centerline of Blackstone Street to its intersection with the easterly extension of the northerly sideline of Lot #58 on Assessors Plat #129;

Thence proceeding in a westerly direction along the northerly sideline of Lot #58 and its extension to the easterly sideline of Memorial Drive, the point of origin.

**7. Existing Open Space District (technical correction)**

Rezone from O-3 (Office 3) to **OS (Open Space)** those portions of the rights of way of River Street and Blackstone Street to their centerlines abutting the existing Open Space district at Riverside Press Park, Lot #59 on Assessors Plat #129.

**8. Florence Street Right of Way (technical correction)**

Rezone from BA and O-3 (Business A and Office 3) to **C (Residence C)** that portion of the right of way of Florence Street between the centerline of Florence Street and the easterly sideline of Lot # 68 on Assessors Plat #100.

**B. Amend the Text of the Zoning Ordinance of the City of Cambridge in Article 20.000 creating a new Section 20.80 - Memorial Drive Overlay District as described below.**

**20.80 MEMORIAL DRIVE OVERLAY DISTRICT**

**20.81** *Establishment and Scope.* There is hereby established the Memorial Drive Overlay District which shall be governed by the regulations and procedures specified in this Section 20.80. It is the intent of this section that these regulations will apply to that area abutting Memorial Drive that lies between the Drive and the residential neighborhoods beyond and that has a non-residential or medium to high density residential base zoning designation.

- 20.82** *Purpose.* It is the purpose of this Section 20.100 to augment base zoning regulations in the District in order to create a more harmonious and consistent character for the development along Memorial Drive and where such development faces or abuts low density neighborhood residential districts; to encourage good building design and site development that enhances amenities available to pedestrian walking along Memorial Drive and the Charles River waterfront; and where commercial uses and higher density residential development abut residential neighborhoods, to ensure that physical changes within the Overlay District are compatible with the scale and character of the abutting neighborhoods; to encourage the retention of existing buildings of historic value; to encourage uses that will serve needs of residents of abutting neighborhoods or those persons enjoying the open space amenities along the Charles River; and to discourage new development inappropriate in both scale and design.
- 20.83** *Applicability.* The Memorial Drive Overlay District shall be an overlay district on the zoning map established by Section 3.20.
- 20.83.1** The buildings and land uses within the Memorial Drive Overlay District shall be regulated by the provisions of the applicable base zoning district, except as modified by the requirements of this Section 20.80, which shall apply in addition to regulations imposed by the base zoning district designations. Where the base zoning regulations differ from the requirements of this Section 20.8 the stricter provisions shall apply.
- 20.84** *Dimensional Standards in the Memorial Drive Overlay District.*
- 20.84.1** *Maximum Height.* The maximum height of any structure in the Overlay District shall be as permitted in the applicable base zoning district. Lots abutting Memorial Drive may be subject to further height limitations imposed by Chapter 91 of the Massachusetts General Laws.
- 20.85** *Restrictions in Required and/or Provided Setbacks.*
- 20.85.1** That area between the principal wall plane of a building and a public street or public park, whether required or provided, shall be devoted to Green Area Open Space as defined in Article 2.000 of this Ordinance, an expansion of the adjacent public sidewalk, a park, or other landscaped or paved area devoted exclusively to pedestrian use and extending along the entire length of the lot facing the street or park. Areas devoted to vehicular use are prohibited from this area with the exception of access drives to parking facilities located elsewhere on the site, which drives shall be limited to a total of thirty (30) feet of width in non-residential districts and twenty (20) feet in residential districts for each one hundred (100) feet of lot frontage.
- The required Green Area Open Space, landscaping or other paved area devoted to pedestrian uses shall be located at the mean grade of the abutting public street or open space at the property line unless an exception is granted under

the provisions of Section 20.88 below. Nothing in this Section 20.85.1 shall prohibit customary landscape features, elements and grading that may vary the grade of the required setback above that of the adjacent street or park provided the setback remains essentially at grade.

Where the lot abuts more than two streets, the provisions of this Section 20.85.1 shall apply to no more than two streets. The two streets to which this Section shall apply shall be determined by the street hierarchy set forth in Section 20.87.1 below.

**20.85.2** *Minimum Required Front Yard Abutting Memorial Drive*

The minimum required front yard for that portion of a lot abutting Memorial Drive shall be twenty-five (25) feet.

**20.86** *Use Provisions.*

**20.86.1** *Use Restrictions.* The ground (first) floor of that portion of that portion of a building facing a public street or public park, and located within seventy-five (75) feet of that public street or park, shall consist of Gross Floor Area devoted to any one or combination of the following uses: Residential (Section 4.31), Office (Section 4.34), retail business (Section 4.35), Institutional (Section 4.33), but specifically excluding Gross Floor Area in structured parking counted as Gross Floor Area, meeting the following conditions:

1. At least eighty (80) percent of the floor elevation of the ground (first) floor shall be no higher than the four (4) feet above the mean grade of the adjacent public sidewalk or public park, at the property line, except that Retail Business uses in new construction shall be located at mean grade;
2. The use shall have a minimum depth of twenty (20) feet;
3. One parking space for each unit in a Townhouse shall be exempt from the limitations of this Section 20.106.

**20.86.2** *Additional Permitted Uses*

In any office or residential district the following retail uses shall be permitted by special permit from the Planning Board: Store for retail sale of merchandise, Section 4.35 a; Lunchroom, restaurant, cafeteria, Section 4.35 e; establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided, Section 4.35 f. Such uses shall be intended to provide services to the abutting residential neighborhoods or to persons making use of the open space and recreational amenities of the Charles River waterfront and its constituent parks. Such retail uses shall be subject to the following limitations and conditions.

1. The lot shall abut Memorial Drive.
2. The principal entrance to the retail use shall be on Memorial Drive.
3. The total Gross Floor Area on the lot devoted to the retail uses permitted in this Section 20.86.2 shall not exceed 25,000 square feet.

4. No additional accessory parking shall be provided for the retail use unless specifically authorized by the Planning Board. The accessory parking requirements for these uses otherwise specifically required in Article 6.000 is herein specifically waived.

**20.87** *Design Standards*

**20.87.1** *Building Facades.*

Building facades shall be designed to enhance the visual quality of the Overlay District, create an environment pleasant and inviting for the pedestrians and compatible with the residential neighborhoods in close proximity to the District. The following standards shall apply:

1. A principal, publicly accessible building entrance shall be located on the building façade facing the principal street the lot abuts. Where a building abuts more than one street, a principal, publicly accessible building entrance on each street is encouraged but only one shall be required. That entrance shall face the most important street as determined by the following hierarchy (most important street to least important street): Memorial Drive, River Street, Putnam Avenue, Pleasant Street, Magazine Street, Blackstone Street, and Riverside Road. A principal, publicly accessible entrance serving a separate ground floor establishment shall be deemed to meet the requirements of this paragraph. Nothing in this Paragraph 1 requires generally public access to a building or facility that is customarily accessible only to the inhabitants of the building, its guests and customers.

2. Where office and/or retail uses are accommodated on the ground floor each separately leased space shall have an individual public entrance onto the abutting street where any portion of the space fronts the street.

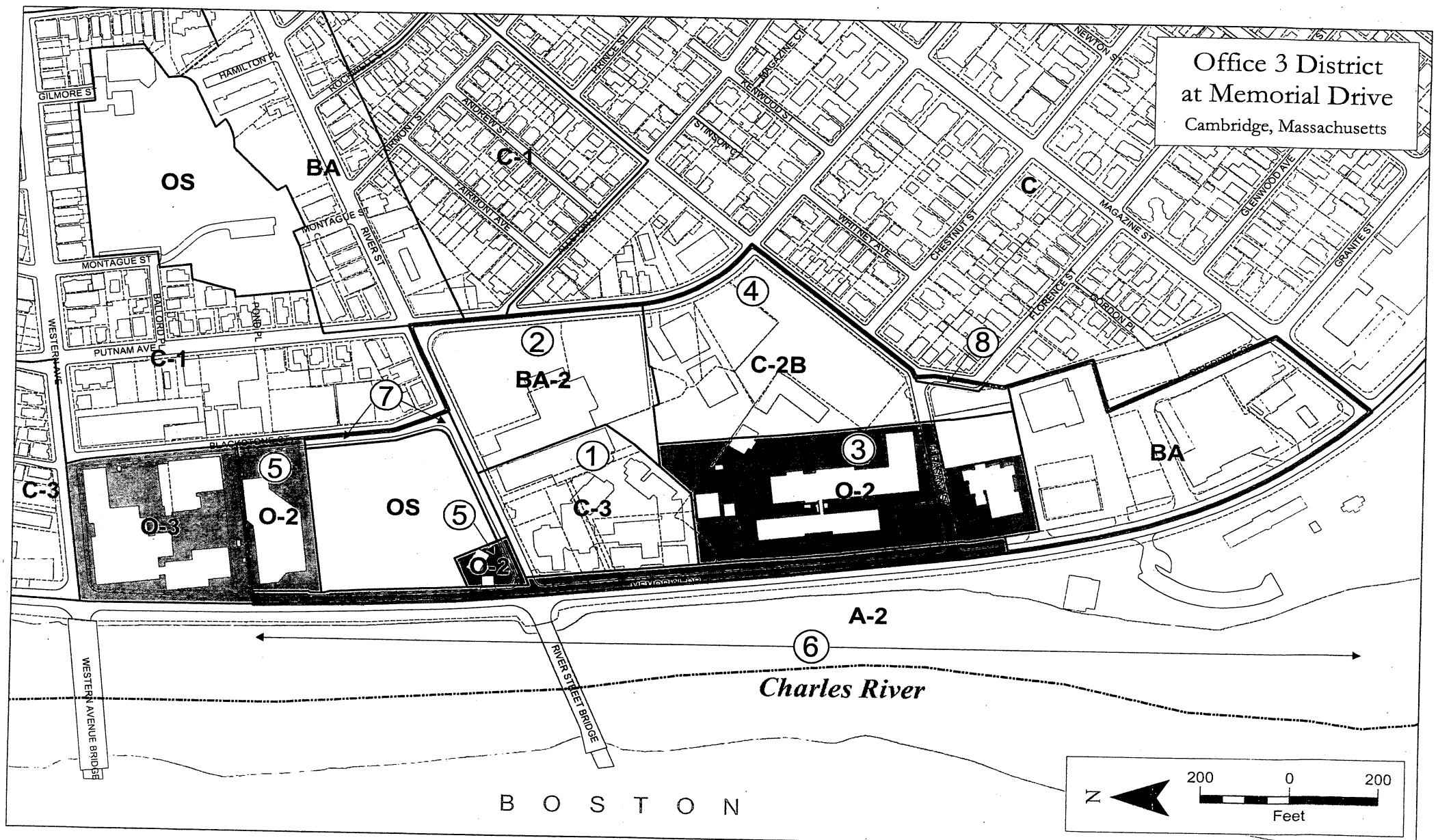
3. Facades facing a public street or a public park, designated city landmark building or a building in a local historic district or neighborhood conservation district that is located on an abutting lot, shall consist of a minimum twenty-five (25) percent clear glass in total for each separate façade facing a street park or building. That clear-glass requirement shall be increased to fifty (50) percent on the ground floor where retail and office uses are established. However, where a retail establishment abuts more than one street, park or building, only the façade facing the principal street (as set forth in Paragraph (1) above) shall be required to meet the 50% requirement.

**20.88** Divergence from the standards specified in Sections 20.85 - 20.87 may be allowed by issuance of a special permit from the Planning Board. The Board shall grant such a permit upon its determination that the development proposed will still serve the objectives of this Section 20.80 and that proposed development is consistent with the Section 19.30 – Urban Design Objectives.

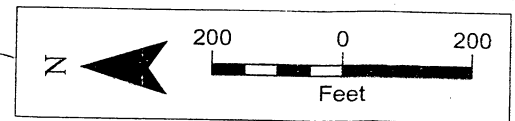
**20.89** The Memorial Drive Overlay District shall be considered an area of special planning concern subject to the provisions of Section 19.40.

**C. Amend Section 19.46 by adding the Memorial Drive Overlay District to the list zoning districts considered Areas of Special Planning Concern.**

Office 3 District  
at Memorial Drive  
Cambridge, Massachusetts



B O S T O N





14.

CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

*Robert W. Healy, City Manager*    *Richard C. Rossi, Deputy City Manager*

795 Massachusetts Avenue, Cambridge, Massachusetts 02139

Voice: 617.349.4300    Fax: 617.349.4307    TTY: 617.349.4242    Web: [www.cambridgema.gov](http://www.cambridgema.gov)

September 8, 2003

To the Honorable, the City Council:

I am hereby transmitting for your consideration a response to Calender Item No. 1, dated 11/4/02, regarding the implementation of land use and zoning recommendations of the Cambridgeport Neighborhood Study, received from Assistant City Manager for Community Development Beth Rubenstein.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy".

Robert W. Healy  
City Manager

RWH/mec  
Attachment

Cal 6  
4315

**Consent Agenda #14**

Transmitting communication from Robert W. Healy, City Manager, relative to Calendar Item #1, dated November 4, 2002, regarding the implementation of land use and zoning recommendations of the Cambridgeport Neighborhood Study.

**In City Council September 8, 2003**

**CHARTER RIGHT EXERCISED  
ON THE MOTION OF MAYOR  
SULLIVAN AND COUNCILLOR  
SIMMONS**

**In City Council September 15, 2003**

**TABLED ON MOTION OF  
VICE MAYOR DAVIS**

**In City Council December 22, 2003**

**PLACED ON FILE  
PURSUANT TO ORDER #1  
OF DECEMBER 22, 2003**