

City of Cambridge

MASSACHUSETTS

In City Council JAN. 30

198 9

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

5 4

Reconsideration Carried

MARY CONLAN

City of Cambridge

MASSACHUSETTS

In City Council

January 23 1989

C. Dudley - Curlew Petition

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

4

3

1

1

Ordered of ordination

PETITION OF Mary Conlan, et al
re. Harvard Sq. Overlay. re. Floor Area Ratio
Petition filed with the City Clerk September 12, 1988

(all hearings to be completed 65 days from In City Council date)

11 days Sept.
31 days Oct.
23 days Nov.
65 days = November 23, 1988 = all hearings

In City Council September 19, 1988

Referred to the Planning Board for report September 19, 1988

Planning Board Hearing _____

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be January 31, 1989.)

28 days November
31 days December
31 days January
90 days = January 31, 1989

City Council hearing published Chronicle on Oct. 13, 1988
and Oct. 20, 1988

Hearing before the Ordinance Committee November 2, 1988 at 6:30 P.M.

Reported to the City Council November 7, 1988 - Tabled by C. Quehay.

Passed to a second reading on January 9, 1989 as amended
published in Chronicle on January 12, 1989

Planning Board report received on January 9, 1989

Ready for ordination on Jan. 23, 1989

Passed to be ordained on Failed of ordination - 4-3-1-1 - C. Quehay has filed reconsideration
published in Reconsideration prevailed - 5-4-0 on 1/23/89
C. Quehay made a motion to lay it on table

COMPLETION DATE January 31, 1989

1/31/89 - Placed on file due to expiration of time limit

ACTION TAKEN JAN. 30, 1989



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

AN ORDINANCE

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

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

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

- A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be 3.0.
- b. Office 3 Districts: The maximum FAR applicable to any lot shall be 2.0 for permitted non-residential uses. An additional FAR of 0.5 shall be permitted provided said additional floor area is developed for permitted residential uses.

- B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".
2. Add to the end of 11.542 a new paragraph which shall read:

c. Air conditioning equipment, elevator bulkheads, ventilation and other similar mechanical elements, including any enclosures or screening appurtenant thereto, normally carried above the roof and otherwise exempt from the height limitations of this Ordinance under the provisions of Section 5.23, shall be, in the Harvard Square Overlay District, subject to the maximum 70 foot height limit imposed in the District except as provided below:

(1) the element is set back behind the sky exposure plane(s) detailed in paragraph (b) above, and

(2) the area of said elements does not exceed six (6%) percent of the lot area, or

(3) a special permit is issued from the Planning Board permitting the mechanical elements to exceed the limitations imposed in paragraphs (1) and (2) above.

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered to 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

11.545 Parking and Loading Requirements

a. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

2. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided all of the following are met:

- (a) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to ten thousand (\$10,000) dollars for each parking space waived which would otherwise be required by subsection 6.36. Said cash contribution shall be adjusted annually beginning January 1, 1990 by the Planning Board to reflect changes in the cost of construction of typical below grade parking facilities in Cambridge (the cash contribution being equal to one half the cost of said below grade parking space).

- (b) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

- (c) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (d) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

- (e) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

- 4 -

(f) The permittee shall develop and implement a parking demand mitigation plan, which shall be approved by the Planning Board, which may include but not be limited to the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate.

b. Where it is proposed to reduce the amount of parking below that required in Section 6.36 for developments and uses which cannot meet the requirements of Section 11.545 a, 2 above, Section 6.35-Reduction in Required Parking shall continue to apply with the following additional requirements:

1. A cash contribution or reduction in total development permitted is made as required in paragraph 11.545 a, 2, (a) above; and
2. A parking demand mitigation plan is developed and implemented as required in 11.545 a, 2, (f) above.

D. Create a new Section 11.546 to read as follows:

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 above, or other funds as may become available. This Fund shall be used by the City of Cambridge for a one or more of the following purposes in the Harvard Square Overlay District:

- a. Provision of public parking, preferably for short term users; or
- b. Capital or other expenditures, including those for technical or personnel services, to facilitate, manage, coordinate or otherwise advance the implementation of traffic and parking demand mitigation efforts for Harvard Square and its abutting neighborhoods.
- c. Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non profit organization; or
- d. Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc.) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee may make recommendations for, and shall receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary operating and maintenance activities normally undertaken by the City.

The Harvard Square Advisory Committee may make recommendations for, and shall receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary operating and maintenance activities normally undertaken by the City.

In City Council January 30, 1989.

Motion to reconsidered prevailed 5-4-0.

Councillor Duehay Tabled

January 31, 1989 - PLACED ON FILE DUE TO EXPIRATION OF TIME LIMIT

c. Air conditioning equipment, elevator bulkheads, ventilation and other similar mechanical elements, including any enclosures or screening appurtenant thereto, normally carried above the roof and otherwise exempt from the height limitations of this Ordinance under the provisions of Section 5.23, shall be, in the Harvard Square Overlay District, subject to the maximum 70 foot height limit imposed in the District except as provided below:

(1) the element is set back behind the sky exposure plane(s) detailed in paragraph (b) above, and

(2) the area of said elements does not exceed six (6%) percent of the lot area, or

(3) a special permit is issued from the Planning Board permitting the mechanical elements to exceed the limitations imposed in paragraphs (1) and (2) above.

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered to 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

11.545 Parking and Loading Requirements

a. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

2. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided all of the following are met:

- (a) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to ten thousand (\$10,000) dollars for each parking space waived which would otherwise be required by subsection 6.36. Said cash contribution shall be adjusted annually beginning January 1, 1990 by the Planning Board to reflect changes in the cost of construction of typical below grade parking facilities in Cambridge (the cash contribution being equal to one half the cost of said below grade parking space).

- (b) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

- (c) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (d) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

- (e) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

- (f) The permittee shall develop and implement a parking demand mitigation plan, which shall be approved by the Planning Board, which may include but not be limited to the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate.

b. Where it is proposed to reduce the amount of parking below that required in Section 6.36 for developments and uses which cannot meet the requirements of Section 11.545 a, 2 above, Section 6.35-Reduction in Required Parking shall continue to apply with the following additional requirements:

- 1. A cash contribution or reduction in total development permitted is made as required in paragraph 11.545 a, 2, (a) above; and
- 2. A parking demand mitigation plan is developed and implemented as required in 11.545 a, 2, (f) above.

D. Create a new Section 11.546 to read as follows:

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 above, or other funds as may become available. This Fund shall be used by the City of Cambridge for a one or more of the following purposes in the Harvard Square Overlay District:

- a. Provision of public parking, preferably for short term users; or
- b. Capital or other expenditures, including those for technical or personnel services, to facilitate, manage, coordinate or otherwise advance the implementation of traffic and parking demand mitigation efforts for Harvard Square and its abutting neighborhoods.
- c. Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non profit organization; or
- d. Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc.) installed by the MBTA as part of the

The Harvard Square Advisory Committee may make recommendations for, and shall receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary operating and maintenance activities normally undertaken by the City.

In City Council January 23, 1989.

Failed of ordination by a yea and nay vote:- Yeas 4; Nays 3;

Absent 1. Present 1.

ATTEST:- Joseph E. Connarton, City Clerk

RECONSIDERATION FILED BY COUNCILLOR DUEHAY

(Ordinance #27)

MOTION FOR RECONSIDERATION SUBMITTED BY COUNCILLOR FRANCIS H. DUEHAY

January 23, 1989

Date

Councillor Duehay has notified the City Clerk of his intention to move Reconsideration of the vote of the City Council taken on Monday, January 23, 1989, failing to pass to be ordained the petition of Mary Conlan, et al, to amend the Zoning Ordinances by creating a new Subsection 11.542 entitled "Floor Area Ratio Limitations".

Francis H. Duehay

Signature

①

City of Cambridge

MASSACHUSETTS

In City Council

Jan 30 1989

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

6 2 1

Suspension of Rules



147 Hampshire Street
Cambridge
Massachusetts 02139
617.498.9051

William Sommers
Commissioner

To: Joseph E. Connarlon
City Clerk

From: William Sommers
Commissioner of Public Works

Re: Mary Conlan Zoning Petition
1989 ReFile

Date: 30 January 1989

Engineering staff members have tallied the areas owner by protesters and abutters to the above petition with the following results:

Total Petition Area	1,805,712.5
Area Owned by Protesters	526,071.1
Percent Owned by Protesters	29.13%
Total Ribbon Area:	1,393,792.5
Area Owned by Protesters	286,824
Percent of Ribbon Owned by Protesters	20.58%



December 12, 1988

TO: Joseph E. Connarton
City Clerk

FROM: Sally Powers, Director
Board of Assessors



In reply to your memo dated November 17, 1988, please be advised that we have, this day, forwarded to Joan Lastovica, City Engineer, the written protest to the petition of the Mary Conlan, et al petition for the Harvard Square Overlay District.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Nancy Carney
Assessors Dept.

Date November 17, 1988

From Joseph E. Connarton
City Clerk

Reference

Subject

Written Protest - Harvard Square Overlay District - Mary Conlan, et al

Enclosed you will find two copies of the written protest of the Mary Conlan, et al petition for the Harvard Square Overlay District.

Would you kindly certify the ownership of the property and remit a copy to the Engineering Dept.

Your kind attention in this matter will be greatly appreciated.

RECEIVED BY
OFFICE OF CITY CLERK

PETITION

1988 NOV 16 AM 10:31

November 1, 1988

CAMBRIDGE MA.

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Mr. Connarton:

The undersigned Cambridge landowners oppose in their entirety the changes in the Cambridge Zoning Ordinance proposed by The Coalition for Harvard Square, Mary Conlan, Howard D. Medwed, Gladys Gifford, Philip Dowds, and others which, among other things, would reduce the height and permissible floor area ratio of new buildings in the Harvard Square Overlay District, and impose new standards for reduction of parking and loading requirements in the Overlay District.

Massachusetts General Laws Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of a change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned own real estate which will be affected by the proposed changes and now so file such a protest.

The undersigned oppose the proposed amendment to the Cambridge Zoning Ordinance because the amendment will not serve the best interests of the City of Cambridge. The amendment substantially alters the guidelines of the Harvard Square design review and planning process incorporated into the Zoning Ordinance in 1986. That 1986 change resulted from the efforts of many landowners, planners, merchants, city officials, and institutions and represented a consensus of how future development in Harvard Square should be controlled.

The proposed amendment would reduce allowable floor area by 25% in much of the district and radically reduce allowable height by including mechanical space even though mechanical space is exempted from the height calculation in other areas of the city.

Joseph A. Gera

John T. Magnanelli

BRATTLE SQUARE ASSOCIATES

December 12, 1988

TO: Joseph E. Connarton
City Clerk

FROM: Sally Powers, Director
Board of Assessors



In reply to your memo dated November 18, 1988, please be advised that we have, this day, forwarded to Joan Lastovica, City Engineer, the written protest to the petition of the Mary Conlan, et al petition for the Harvard Square Overlay District.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Nancy Carney
Assessors Dept.

Date November 18, 1988

From Joseph E. Connarton
City Clerk

Reference

Subject

Written protest - Harvard Square Overlay District - Mary Conlan, et al.

Enclosed you will find two copies of the written protest of the Mary Conlan, et al petition for the Harvard Square Overlay District.

Would your kindly certify the ownership of the property and remit a copy to the Engineering Dept.

Your kind attention in this matter will be greatly appreciated.

RECEIVED BY
OFFICE OF CITY CLERK

1988 NOV 17 PM 12:19

PETITION

CAMBRIDGE MA.

November 17, 1988

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Mr. Connarton:

The undersigned Cambridge landowners oppose in their entirety the changes in the Cambridge Zoning Ordinance proposed by The Coalition for Harvard Square, Mary Conlan, Howard D. Medwed, Gladys Gifford, Philip Dowds, and others which, among other things, would reduce the height and permissible floor area ratio of new buildings in the Harvard Square Overlay District, and impose new standards for reduction of parking and loading requirements in the Overlay District.

Massachusetts General Laws Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of a change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. Harvard owns real estate which will be affected by the proposed changes and now so files such a protest.

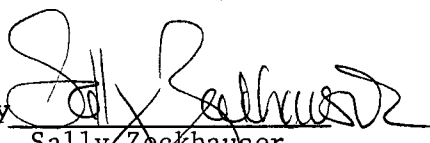
Harvard opposes the proposed amendment to the Cambridge Zoning Ordinance because the amendment will not serve the best interests of the City of Cambridge. The amendment substantially alters the guidelines of the Harvard Square design review and planning process incorporated into the Zoning Ordinance in 1986. That 1986 change resulted from the efforts of many landowners, planners, merchants, city officials, and institutions and represented a consensus of how future development in Harvard Square should be controlled.

The proposed amendment would reduce allowable floor area by 25% in much of the district and radically reduce allowable height by including mechanical space even though mechanical space is exempted from the height calculation in other areas of the city.

Joseph E. Connarton
November , 1988
Page -2-

Harvard is an institution with anticipated growth needs, and our commitment to limit institutional expansion in the city's residential neighborhoods has made it more important that our available sites in non-residential areas retain their potential for development. We are, therefore, opposed to this petition.

PRESIDENT AND FELLOWS
OF HARVARD COLLEGE

By 
Sally Zeckhauser

By 
Sheldon Tandler

Attached is a list of property owned by Harvard.

HARVARD OWNED PROPERTY IN
THE HARVARD SQUARE OVERLAY DISTRICT

Address	Area	Assesors Number	Map Lot
9 Bow	6355	133	3
13 Bow	11552	133	4
13 Bow	7967	133	5
31 Bow	3210	133	7
31 Bow	11707	133	6
47 Bow	47036	160	60
51 Brattle	14951	169	14
21 Church	1536	169	8
32 Church	5072	169	82
35 Church	31774	169	10
51 Dunster	4138	162	7
52 Dunster	6075	162	49
69 Dunster	7165	162	32
12 Holyoke	9356	160	38
16 Holyoke	6997	160	37
28 Holyoke	3640	161	1
31 Holyoke	5091	162	63
1 Holyoke Pl	6239	161	3
9 Holyoke Pl	7410	161	4
60 JFK	3552	162	35
5 Linden	5970	160	54
1328 Mass. Ave	2029	160	23
1350 Mass. Ave	74913	160	14
1201 Mass. Ave	30902	134	1
1256 Mass. Ave	9347	133	53
1304 Mass. Ave	9116	160	27
2 Mt. Auburn	14810	132	138
6 Mt. Auburn	4493	132	122
8 Mt. Auburn	9947	132	135
10 Mt. Auburn	7759	132	97
56 Mt. Auburn	15865	161	81
63 Mt. Auburn	14347	160	30
78 Mt. Auburn	4000	162	11
90 Mt. Auburn	3212	162	68
92 Mt. Auburn	2335	162	5
110 Mt. Auburn	17578	165	34
122 Mt. Auburn	18750	165	41
124 Mt. Auburn	65338	165	38
134 Mt. Auburn	3312	166	35
2 Nutting	2760	166	73
12 Plympton	507	133	56
12 Plympton	507	133	54
22 Plympton	4616	133	8
61 Plympton	2617	161	83
Ridgely Court	2863	160	36
17 South	4387	162	53
19 South	1590	162	51
21 South	2040	162	52
12 Story	15382	168	56

Address	Area	Assesors Map	
		Number	Lot
41 Winthrop	4800	162	14
65 Winthrop	2489	162	48
67 Winthrop	2489	162	47
98 Winthrop	3405	162	18

subtotal 565,298

HARVARD OWNED PROPERTY WITHIN
300' OF THE HARVARD SQUARE OVERLAY DISTRICT

Address	Area	Assesors Map	
		Number	Lot
6 APPIAN WAY	7,480	169	26
8 APPIAN WAY	3,995	169	27
12 APPIAN WAY	5,117	169	87
14 APPIAN WAY	7,480	169	30
18 APPIAN WAY	5,512	169	31
13 ATHENS	4,797	132	8
25 ATHENS	6,000	132	10
29 ATHENS	6,750	132	11
1 ATHENS TER	1,869	132	133
3 ATHENS TER	1,300	132	134
4 ATHENS TER	3,750	132	14
6 ATHENS TER	6,230	132	25
33 BANKS	3,708	132	24
37 BANKS	4,406	132	26
28 BANKS ST	5,640	132	65
41 BANKS ST	2,794	132	112
47 BANKS ST	2,130	132	113
64 BRATTLE	24,541	167	11
55 BRATTLE ST	11,605	169	23
59 BRATTLE ST	8,200	169	24
63 BRATTLE ST	6,340	169	25
DEWOLFE ST	95,637	161	85
9A ELIOT	31,811	164	6
9 ELIOT	93,384	164	5
11 FARWELL PL	2,062	169	22A
13 FARWELL PL	1,909	169	22
18R GERRY	4,612	166	81
12 GERRY	5,050	166	79
5 GRANT ST	4,200	132	28
7 GRANT ST	4,000	132	29
9 GRANT ST	4,000	132	30
13 GRANT ST	4,000	132	31
699 GREEN ST	11,400	132	128
397 HARVARD ST	8,700	136	21
3 HILLIARD	6,125	167	12
5 HILLIARD	4,368	167	13
HOLYOKE PL	115,932	161	76
72 JFK	210,271	163	39
MASS AVE	981,136	159	1
20 MT AUBURN	4,887	132	19
24 MT AUBURN	4,218	132	6

Address	Area	Assesors Map	
		Number	Lot
140 MT AUBURN	5,203	166	24
4A MT AUBURN ST	2,667	132	131
4 PRESCOTT	16,990	136	39
8 PRESCOTT	7,492	136	9
23 PUTNAM ST	4,880	132	51
10 QUINCY	50,826	136	26
14 QUINCY	11,060	136	2
20 SOUTH	5,720	163	11
7 WARE ST	8,700	136	20

subtotal1,840,884

TOTAL2,406,182

December 12, 1988

TO: Joseph E. Connarton
City Clerk

FROM: Sally Powers, Director
Board of Assessors



In reply to your memo dated December 8, 1988, please be advised that we have, this day, forwarded to Joan Lastovica, City Engineer, the written protest to the petition of the Mary Conlan, et al petition for the Harvard Square Overlay District.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Nancy Carney
Assessors Dept.

Date December 8, 1988

From Joseph E. Connarton
City Clerk

Reference

Subject Written protest - Harvard Square Overlay District - Mary Conlan, et al.

Enclosed you will find two copies of the written protest of the Mary Conlan, et al petition for the Harvard Square Overlay District.

Would you kindly certify the ownership of the property and remit a copy to the Engineering Department.

Your kind attention in this matter will be greatly appreciated.

RECEIVED BY
OFFICE OF CITY CLERK
PETITION

1988 DEC -8 AM 10: 53

CAMBRIDGE MA.

November 1, 1988

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Mr. Connarton:

The undersigned Cambridge landowners oppose in their entirety the changes in the Cambridge Zoning Ordinance proposed by The Coalition for Harvard Square, Mary Conlan, Howard D. Medwed, Gladys Gifford, Philip Dowds, and others which, among other things, would reduce the height and permissible floor area ratio of new buildings in the Harvard Square Overlay District, and impose new standards for reduction of parking and loading requirements in the Overlay District.

Massachusetts General Laws Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of a change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned own real estate which will be affected by the proposed changes and now so file such a protest.

The undersigned oppose the proposed amendment to the Cambridge Zoning Ordinance because the amendment will not serve the best interests of the City of Cambridge. The amendment substantially alters the guidelines of the Harvard Square design review and planning process incorporated into the Zoning Ordinance in 1986. That 1986 change resulted from the efforts of many landowners, planners, merchants, city officials, and institutions and represented a consensus of how future development in Harvard Square should be controlled.

The proposed amendment would reduce allowable floor area by 25% in much of the district and radically reduce allowable height by including mechanical space even though mechanical space is exempted from the height calculation in other areas of the city.

Name of Owner or Agent

Property Address(es)

11/9/88	Richard W. Gethy - Agent	1-8 Brattle St.
11/9/88	Richard W. Gethy - Agent	18 Brattle St.
11/9/88	Richard W. Gethy - Agent	17-41A Brattle St.
11/9/88	Richard W. Gethy - Agent	1-7 JFK St.
11/9/88	Richard W. Gethy - Agent	9-23 JFK St.
11/9/88	Richard W. Gethy - Agent	18-24 Brattle St.
11/10/88	Robert Bauer owner	106 Winthrop St.
11/10/88	Robert Bauer owner	8+8 1/2 Eliot St.
11/10/88	Robert Bauer owner	12-14 Eliot St.
11/10/88	Robert Bauer owner	14A Eliot St.
11/10/88	Robert Bauer owner	16-18 Eliot St.
11/11/88	Edward P. Killarich - owner	26 Brattle Street
11/11/88	Stephen M. Calady owner	31-33 Church St.
11/13/88	John J. M. ... owner	50 Church Street
"	"	36 JFK
"	"	65 JFK
"	"	119-123 York Avenue 119 Melrose Ct.
"	"	11-13 Albany St.

Name of Owner or Agent

Property Address(es)

Edward H. Huleston

22 Garden St

" " "

24 Garden St

" " "

26 Garden St

" " "

28 Garden St

" " "

10 Concord Ave

¹⁰ Edward H. Huleston / 619 Shattuck Commander Properties Inc
Commander 2-14-16 Garden St

William J. Brown

44 Brattle Street

" "

48 Brattle Street

" "

40 Brattle Street

" "

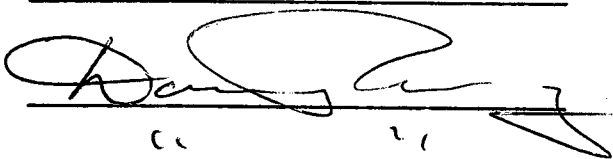
12-14 Muffin Place

" "

11-15 Muffin Place

" "

125 Mt. Auburn Street



35 JFK ST.

" "

37 JFK ST.

" "

39 JFK ST.

Name of Owner or Agent

Charles Davidson

Frank Graham

Madeira Tucker (for CWT)

Property Address(es)

22 Holyoke St.

15 Ellery Square, ~~Spa~~

7 Avon Street

38 Beattle Street



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

AN ORDINANCE

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

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

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

- A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be 3.0.

b. Office 3 Districts: The maximum FAR applicable to any lot shall be 2.0 for permitted non-residential uses. An additional FAR of 0.5 shall be permitted provided said additional floor area is developed for permitted residential uses.

- B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph which shall read:

c. Air conditioning equipment, elevator bulkheads, ventilation and other similar mechanical elements, including any enclosures or screening appurtenant thereto, normally carried above the roof and otherwise exempt from the height limitations of this Ordinance under the provisions of Section 5.23, shall be, in the Harvard Square Overlay District, subject to the maximum 70 foot height limit imposed in the District except as provided below:

(1) the element is set back behind the sky exposure plane(s) detailed in paragraph (b) above, and

(2) the area of said elements does not exceed six (6%) percent of the lot area, or

(3) a special permit is issued from the Planning Board permitting the mechanical elements to exceed the limitations imposed in paragraphs (1) and (2) above.

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered to 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

11.545 Parking and Loading Requirements

a. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

2. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided all of the following are met:

- (a) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to ten thousand (\$10,000) dollars for each parking space waived which would otherwise be required by subsection 6.36. Said cash contribution shall be adjusted annually beginning January 1, 1990 by the Planning Board to reflect changes in the cost of construction of typical below grade parking facilities in Cambridge (the cash contribution being equal to one half the cost of said below grade parking space).

- (b) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

- (c) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (d) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

- (e) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

- (f) The permittee shall develop and implement a parking demand mitigation plan, which shall be approved by the Planning Board, which may include but not be limited to the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate.

b. Where it is proposed to reduce the amount of parking below that required in Section 6.36 for developments and uses which cannot meet the requirements of Section 11.545 a, 2 above, Section 6.35-Reduction in Required Parking shall continue to apply with the following additional requirements:

1. A cash contribution or reduction in total development permitted is made as required in paragraph 11.545 a, 2, (a) above; and
2. A parking demand mitigation plan is developed and implemented as required in 11.545 a, 2, (f) above.

D. Create a new Section 11.546 to read as follows:

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 above, or other funds as may become available. This Fund shall be used by the City of Cambridge for a one or more of the following purposes in the Harvard Square Overlay District:

- a. Provision of public parking, preferably for short term users; or
- b. Capital or other expenditures, including those for technical or personnel services, to facilitate, manage, coordinate or otherwise advance the implementation of traffic and parking demand mitigation efforts for Harvard Square and its abutting neighborhoods.
- c. Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non profit organization; or
- d. Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc.) installed by the MBTA as part of the

December 12, 1988

To: Joseph E. Connarton, City Clerk

From: Sally Powers, Director
Board of Assessors

The attached three petitions cannot be certified by this office since they do not contain the location of the properties to be certified.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

November 30, 1988

TO: Nancy Carney
Assessors Dept.

FROM: Joseph E. Connarton, ^{JEC} City Clerk

SUBJECT: Written Protest/Mary Conlan Zoning Petition

Enclosed you will find two copies of a written protest from Charles Square Associates to the Mary Conlan, et al petition to amend the Zoning Ordinances, regarding Floor Area Ratios in the Harvard Square Overlay District.

Would you kindly certify the ownership of the property and remit a copy to the Engineering Dept.

Your kind attention in this matter will be greatly appreciated.

JEC/mh

Enclosure

Charles Square Associates
Suite 2100
600 Atlantic Avenue
Boston, MA 02210
617 367-2300

RECEIVED BY
OFFICE OF CITY CLERK
1988 NOV 23 AM 11:45
CAMBRIDGE MA.

November 16, 1988

Mr. Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Mr. Connarton:

The undersigned Cambridge landowner opposes in their entirety the changes in the Cambridge Zoning Ordinance proposed by The Coalition for Harvard Square, Mary Conlan, Howard D. Medwed, Gladys Gifford, Philip Dowds, and others which, among other things, would reduce the height and permissible floor area ratio of new buildings in the Harvard Square Overlay District, and impose new standards for reduction of parking and loading requirements in the Overlay District.

Massachusetts General Laws Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of a change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. Charles Square Associates owns real estate which will be affected by the proposed changes and now so files such a protest.

Charles Square Associates opposes the proposed amendment to the Cambridge Zoning Ordinance because the amendment will not serve the best interests of the City of Cambridge. The amendment substantially alters the guidelines of the Harvard Square design review and planning process incorporated into the Zoning Ordinance in 1986. That 1986 change resulted from the efforts of many landowners, planners, merchants, city officials, and institutions and represented a consensus of how future development in Harvard Square should be controlled.

Joseph E. Connarton
November 16, 1988
Page 2

The proposed amendment would reduce allowable floor area by 25% in much of the district and radically reduce allowable height by including mechanical space even though mechanical space is exempted from the height calculation in other areas of the city.

Very truly yours,

CHARLES SQUARE ASSOCIATES

By: 



RECEIVED BY
OFFICE OF CITY CLERK

1988 NOV 23 AM 11:45

CAMBRIDGE MA.

Charles Square Associates
Suite 2100
600 Atlantic Avenue
Boston, MA 02210
617 367-2300

November 16, 1988

Mr. Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Mr. Connarton:

The undersigned Cambridge landowner opposes in their entirety the changes in the Cambridge Zoning Ordinance proposed by The Coalition for Harvard Square, Mary Conlan, Howard D. Medwed, Gladys Gifford, Philip Dowds, and others which, among other things, would reduce the height and permissible floor area ratio of new buildings in the Harvard Square Overlay District, and impose new standards for reduction of parking and loading requirements in the Overlay District.

Massachusetts General Laws Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of a change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. Charles Square Associates owns real estate which will be affected by the proposed changes and now so files such a protest.

Charles Square Associates opposes the proposed amendment to the Cambridge Zoning Ordinance because the amendment will not serve the best interests of the City of Cambridge. The amendment substantially alters the guidelines of the Harvard Square design review and planning process incorporated into the Zoning Ordinance in 1986. That 1986 change resulted from the efforts of many landowners, planners, merchants, city officials, and institutions and represented a consensus of how future development in Harvard Square should be controlled.

Joseph E. Connarton

November 16, 1988

Page 2

The proposed amendment would reduce allowable floor area by 25% in much of the district and radically reduce allowable height by including mechanical space even though mechanical space is exempted from the height calculation in other areas of the city.

Very truly yours,

CHARLES SQUARE ASSOCIATES

By:  _____

December 12, 1988

To: Joseph E. Connarton, City Clerk

From: Sally Powers, Director
Board of Assessors

The attached three petitions cannot be certified by this office since they do not contain the location of the properties to be certified.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

AN ORDINANCE

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

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

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

- A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be 3.0.

b. Office 3 Districts: The maximum FAR applicable to any lot shall be 2.0 for permitted non-residential uses. An additional FAR of 0.5 shall be permitted provided said additional floor area is developed for permitted residential uses.

- B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph which shall read:

c. Air conditioning equipment, elevator bulkheads, ventilation and other similar mechanical elements, including any enclosures or screening appurtenant thereto, normally carried above the roof and otherwise exempt from the height limitations of this Ordinance under the provisions of Section 5.23, shall be, in the Harvard Square Overlay District, subject to the maximum 70 foot height limit imposed in the District except as provided below:

(1) the element is set back behind the sky exposure plane(s) detailed in paragraph (b) above, and

(2) the area of said elements does not exceed six (6%) percent of the lot area, or

(3) a special permit is issued from the Planning Board permitting the mechanical elements to exceed the limitations imposed in paragraphs (1) and (2) above.

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered to 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

11.545 Parking and Loading Requirements

a. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

2. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided all of the following are met:

- (a) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to ten thousand (\$10,000) dollars for each parking space waived which would otherwise be required by subsection 6.36. Said cash contribution shall be adjusted annually beginning January 1, 1990 by the Planning Board to reflect changes in the cost of construction of typical below grade parking facilities in Cambridge (the cash contribution being equal to one half the cost of said below grade parking space).

- (b) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

- (c) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (d) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

- (e) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

- (f) The permittee shall develop and implement a parking demand mitigation plan, which shall be approved by the Planning Board, which may include but not be limited to the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate.

b. Where it is proposed to reduce the amount of parking below that required in Section 6.36 for developments and uses which cannot meet the requirements of Section 11.545 a, 2 above, Section 6.35-Reduction in Required Parking shall continue to apply with the following additional requirements:

1. A cash contribution or reduction in total development permitted is made as required in paragraph 11.545 a, 2, (a) above; and
2. A parking demand mitigation plan is developed and implemented as required in 11.545 a, 2, (f) above.

D. Create a new Section 11.546 to read as follows:

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 above, or other funds as may become available. This Fund shall be used by the City of Cambridge for one or more of the following purposes in the Harvard Square Overlay District:

- a. Provision of public parking, preferably for short term users; or
- b. Capital or other expenditures, including those for technical or personnel services, to facilitate, manage, coordinate or otherwise advance the implementation of traffic and parking demand mitigation efforts for Harvard Square and its abutting neighborhoods.
- c. Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non profit organization; or
- d. Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc.) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee may make recommendations for, and shall receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary operating and maintenance activities normally undertaken by the City.

Passed to a second reading at the City Council meeting held on January 9, 1989 and on or after January 23, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

January 6, 1989

To the Honorable, the City Council:

SUBJECT: Conlan, et al Rezoning Petition to Amend the Harvard Square Overlay District.

Recommendation

The Planning Board recommends adoption of the petition with minor modifications which are contained in the substitute language enclosed.

Findings

1. The petition as submitted is in general a faithful reflection of the Planning Board's comments on the first Conlan rezoning petition. In translating the Board's comments into technical language the sponsors of this current Conlan petition made some inadvertent, though minor, changes in meaning and intent of certain regulations in the Overlay District which the Planning Board's substitute language corrects. Nevertheless, the core of the petition, the reduction in the maximum floor area ratio allowed in the district from 4.0 to 3.0, is strongly supported by the Board; the scale of buildings built at a 4.0 FAR and the traffic and other impacts resulting from such buildings continue to be in the Board's view, inappropriate in Harvard Square and in most other locations in Cambridge.
2. While the petition as filed accurately incorporated the Planning Board's recommendation on height made for the earlier petition, further reflection on the issue suggests to the Board that that original recommendation to establish 70 feet as the maximum height in the district including mechanical equipment, was too restrictive. The Board has thus suggested in the substitute language that mechanical equipment be allowed to exceed the 70 foot height under limited circumstances.

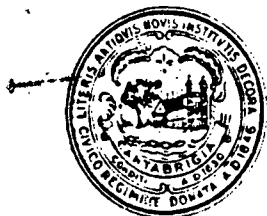
RECEIVED BY
OFFICE OF CITY CLERK
1989 JAN -6 AM 11:09
CAMBRIDGE MA.

3. The language related to parking reductions and waivers has been modified somewhat from that contained in the petition to corrected unintended shifts in intent not suggested by the Planning Board. The essentials of the petition's parking provisions remain however: when required parking is reduced or waived in Harvard Square permitted floor area must be reduced or a money payment must be made to the Harvard Square Improvement Fund; and that payment is specifically defined as \$10,000. In addition the Board has suggested on additional use to which the monies in the Improvement Fund can be put: support for any program of traffic mitigation or parking demand mitigation for Harvard Square and its abutting neighborhoods.

Respectfully submitted for the Planning Board,

Paul Dietrich (fm)

Paul Dietrich, Chairman



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

AN ORDINANCE

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

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

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

- A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be 3.0.
- b. Office 3 Districts: The maximum FAR applicable to any lot shall be 2.0 for permitted non-residential uses. An additional FAR of 0.5 shall be permitted provided said additional floor area is developed for permitted residential uses.

- B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".
2. Add to the end of 11.542 a new paragraph which shall read:

c. Air conditioning equipment, elevator bulkheads, ventilation and other similar mechanical elements, including any enclosures or screening appurtenant thereto, normally carried above the roof and otherwise exempt from the height limitations of this Ordinance under the provisions of Section 5.23, shall be, in the Harvard Square Overlay District, subject to the maximum 70 foot height limit imposed in the District except as provided below:

(1) the element is set back behind the sky exposure plane(s) detailed in paragraph (b) above, and

(2) the area of said elements does not exceed six (6%) percent of the lot area, or

(3) a special permit is issued from the Planning Board permitting the mechanical elements to exceed the limitations imposed in paragraphs (1) and (2) above.

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered to 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

11.545 Parking and Loading Requirements

a. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

2. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided all of the following are met:

- (a) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to ten thousand (\$10,000) dollars for each parking space waived which would otherwise be required by subsection 6.36. Said cash contribution shall be adjusted annually beginning January 1, 1990 by the Planning Board to reflect changes in the cost of construction of typical below grade parking facilities in Cambridge (the cash contribution being equal to one half the cost of said below grade parking space).

- (b) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

- (c) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (d) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

- (e) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

- (f) The permittee shall develop and implement a parking demand mitigation plan, which shall be approved by the Planning Board, which may include but not be limited to the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate.

- b. Where it is proposed to reduce the amount of parking below that required in Section 6.36 for developments and uses which cannot meet the requirements of Section 11.545 a, 2 above, Section 6.35-Reduction in Required Parking shall continue to apply with the following additional requirements:

1. A cash contribution or reduction in total development permitted is made as required in paragraph 11.545 a, 2, (a) above; and
2. A parking demand mitigation plan is developed and implemented as required in 11.545 a, 2, (f) above.

- D. Create a new Section 11.546 to read as follows:

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 above, or other funds as may become available. This Fund shall be used by the City of Cambridge for a one or more of the following purposes in the Harvard Square Overlay District:

- a. Provision of public parking, preferably for short term users; or
- b. Capital or other expenditures, including those for technical or personnel services, to facilitate, manage, coordinate or otherwise advance the implementation of traffic and parking demand mitigation efforts for Harvard Square and its abutting neighborhoods.
- c. Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non profit organization; or
- d. Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc.) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee may make recommendations for, and shall receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary operating and maintenance activities normally undertaken by the City.

Passed to a second reading at the City Council meeting held on January 9, 1989 and on or after January 23, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

AN ORDINANCE

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

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

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

- A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be 3.0.

b. Office 3 Districts: The maximum FAR applicable to any lot shall be 2.0 for permitted non-residential uses. An additional FAR of 0.5 shall be permitted provided said additional floor area is developed for permitted residential uses.

- B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph which shall read:

c. Air conditioning equipment, elevator bulkheads, ventilation and other similar mechanical elements, including any enclosures or screening appurtenant thereto, normally carried above the roof and otherwise exempt from the height limitations of this Ordinance under the provisions of Section 5.23, shall be, in the Harvard Square Overlay District, subject to the maximum 70 foot height limit imposed in the District except as provided below:

(1) the element is set back behind the sky exposure plane(s) detailed in paragraph (b) above, and

(2) the area of said elements does not exceed six (6%) percent of the lot area, or

(3) a special permit is issued from the Planning Board permitting the mechanical elements to exceed the limitations imposed in paragraphs (1) and (2) above.

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered to 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

11.545 Parking and Loading Requirements

a. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

2. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided all of the following are met:

- (a) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to ten thousand (\$10,000) dollars for each parking space waived which would otherwise be required by subsection 6.36. Said cash contribution shall be adjusted annually beginning January 1, 1990 by the Planning Board to reflect changes in the cost of construction of typical below grade parking facilities in Cambridge (the cash contribution being equal to one half the cost of said below grade parking space).

- (b) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

- (c) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (d) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

- (e) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

(f) The permittee shall develop and implement a parking demand mitigation plan, which shall be approved by the Planning Board, which may include but not be limited to the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate.

b. Where it is proposed to reduce the amount of parking below that required in Section 6.36 for developments and uses which cannot meet the requirements of Section 11.545 a, 2 above, Section 6.35-Reduction in Required Parking shall continue to apply with the following additional requirements:

1. A cash contribution or reduction in total development permitted is made as required in paragraph 11.545 a, 2, (a) above; and
2. A parking demand mitigation plan is developed and implemented as required in 11.545 a, 2, (f) above.

D. Create a new Section 11.546 to read as follows:

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 above, or other funds as may become available. This Fund shall be used by the City of Cambridge for a one or more of the following purposes in the Harvard Square Overlay District:

- a. Provision of public parking, preferably for short term users; or
- b. Capital or other expenditures, including those for technical or personnel services, to facilitate, manage, coordinate or otherwise advance the implementation of traffic and parking demand mitigation efforts for Harvard Square and its abutting neighborhoods.
- c. Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non profit organization; or
- d. Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc.) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee may make recommendations for, and shall receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary operating and maintenance activities normally undertaken by the City.

Passed to a second reading at the City Council meeting held on January 9, 1989 and on or after January 23, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

AN ORDINANCE

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

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

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

- A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be 3.0.
- b. Office 3 Districts: The maximum FAR applicable to any lot shall be 2.0 for permitted non-residential uses. An additional FAR of 0.5 shall be permitted provided said additional floor area is developed for permitted residential uses.

- B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".
2. Add to the end of 11.542 a new paragraph which shall read:

c. Air conditioning equipment, elevator bulkheads, ventilation and other similar mechanical elements, including any enclosures or screening appurtenant thereto, normally carried above the roof and otherwise exempt from the height limitations of this Ordinance under the provisions of Section 5.23, shall be, in the Harvard Square Overlay District, subject to the maximum 70 foot height limit imposed in the District except as provided below:

(1) the element is set back behind the sky exposure plane(s) detailed in paragraph (b) above, and

(2) the area of said elements does not exceed six (6%) percent of the lot area, or

(3) a special permit is issued from the Planning Board permitting the mechanical elements to exceed the limitations imposed in paragraphs (1) and (2) above.

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered to 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

11.545 Parking and Loading Requirements

a. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

2. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided all of the following are met:

- (a) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to ten thousand (\$10,000) dollars for each parking space waived which would otherwise be required by subsection 6.36. Said cash contribution shall be adjusted annually beginning January 1, 1990 by the Planning Board to reflect changes in the cost of construction of typical below grade parking facilities in Cambridge (the cash contribution being equal to one half the cost of said below grade parking space).

- (b) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

- (c) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (d) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

- (e) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

- (f) The permittee shall develop and implement a parking demand mitigation plan, which shall be approved by the Planning Board, which may include but not be limited to the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate.

b. Where it is proposed to reduce the amount of parking below that required in Section 6.36 for developments and uses which cannot meet the requirements of Section 11.545 a, 2 above, Section 6.35-Reduction in Required Parking shall continue to apply with the following additional requirements:

1. A cash contribution or reduction in total development permitted is made as required in paragraph 11.545 a, 2, (a) above; and
2. A parking demand mitigation plan is developed and implemented as required in 11.545 a, 2, (f) above.

D. Create a new Section 11.546 to read as follows:

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 above, or other funds as may become available. This Fund shall be used by the City of Cambridge for a one or more of the following purposes in the Harvard Square Overlay District:

- a. Provision of public parking, preferably for short term users; or
- b. Capital or other expenditures, including those for technical or personnel services, to facilitate, manage, coordinate or otherwise advance the implementation of traffic and parking demand mitigation efforts for Harvard Square and its abutting neighborhoods.
- c. Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non profit organization; or
- d. Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc.) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee may make recommendations for, and shall receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary operating and maintenance activities normally undertaken by the City.

Passed to a second reading at the City Council meeting held on January 9, 1989 and on or after January 23, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

AN ORDINANCE

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

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

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

- A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be 3.0.

b. Office 3 Districts: The maximum FAR applicable to any lot shall be 2.0 for permitted non-residential uses. An additional FAR of 0.5 shall be permitted provided said additional floor area is developed for permitted residential uses.

- B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph which shall read:

c. Air conditioning equipment, elevator bulkheads, ventilation and other similar mechanical elements, including any enclosures or screening appurtenant thereto, normally carried above the roof and otherwise exempt from the height limitations of this Ordinance under the provisions of Section 5.23, shall be, in the Harvard Square Overlay District, subject to the maximum 70 foot height limit imposed in the District except as provided below:

(1) the element is set back behind the sky exposure plane(s) detailed in paragraph (b) above, and

(2) the area of said elements does not exceed six (6%) percent of the lot area, or

(3) a special permit is issued from the Planning Board permitting the mechanical elements to exceed the limitations imposed in paragraphs (1) and (2) above.

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered to 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

11.545 Parking and Loading Requirements

a. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

2. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided all of the following are met:

- (a) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to ten thousand (\$10,000) dollars for each parking space waived which would otherwise be required by subsection 6.36. Said cash contribution shall be adjusted annually beginning January 1, 1990 by the Planning Board to reflect changes in the cost of construction of typical below grade parking facilities in Cambridge (the cash contribution being equal to one half the cost of said below grade parking space).

- (b) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

- (c) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (d) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

- (e) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

(f) The permittee shall develop and implement a parking demand mitigation plan, which shall be approved by the Planning Board, which may include but not be limited to the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate.

b. Where it is proposed to reduce the amount of parking below that required in Section 6.36 for developments and uses which cannot meet the requirements of Section 11.545 a, 2 above, Section 6.35-Reduction in Required Parking shall continue to apply with the following additional requirements:

1. A cash contribution or reduction in total development permitted is made as required in paragraph 11.545 a, 2, (a) above; and
2. A parking demand mitigation plan is developed and implemented as required in 11.545 a, 2, (f) above.

D. Create a new Section 11.546 to read as follows:

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 above, or other funds as may become available. This Fund shall be used by the City of Cambridge for one or more of the following purposes in the Harvard Square Overlay District:

- a. Provision of public parking, preferably for short term users; or
- b. Capital or other expenditures, including those for technical or personnel services, to facilitate, manage, coordinate or otherwise advance the implementation of traffic and parking demand mitigation efforts for Harvard Square and its abutting neighborhoods.
- c. Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non profit organization; or
- d. Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc.) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee may make recommendations for, and shall receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary operating and maintenance activities normally undertaken by the City.

Passed to a second reading at the City Council meeting held on January 9, 1989 and on or after January 23, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

AN ORDINANCE

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

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

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

- A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be 3.0.
- b. Office 3 Districts: The maximum FAR applicable to any lot shall be 2.0 for permitted non-residential uses. An additional FAR of 0.5 shall be permitted provided said additional floor area is developed for permitted residential uses.

- B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".
2. Add to the end of 11.542 a new paragraph which shall read:

c. Air conditioning equipment, elevator bulkheads, ventilation and other similar mechanical elements, including any enclosures or screening appurtenant thereto, normally carried above the roof and otherwise exempt from the height limitations of this Ordinance under the provisions of Section 5.23, shall be, in the Harvard Square Overlay District, subject to the maximum 70 foot height limit imposed in the District except as provided below:

(1) the element is set back behind the sky exposure plane(s) detailed in paragraph (b) above, and

(2) the area of said elements does not exceed six (6%) percent of the lot area, or

(3) a special permit is issued from the Planning Board permitting the mechanical elements to exceed the limitations imposed in paragraphs (1) and (2) above.

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered to 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

11.545 Parking and Loading Requirements

a. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

2. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided all of the following are met:

- (a) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to ten thousand (\$10,000) dollars for each parking space waived which would otherwise be required by subsection 6.36. Said cash contribution shall be adjusted annually beginning January 1, 1990 by the Planning Board to reflect changes in the cost of construction of typical below grade parking facilities in Cambridge (the cash contribution being equal to one half the cost of said below grade parking space).

- (b) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).

- (c) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (d) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and

- (e) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.

(f) The permittee shall develop and implement a parking demand mitigation plan, which shall be approved by the Planning Board, which may include but not be limited to the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate.

b. Where it is proposed to reduce the amount of parking below that required in Section 6.36 for developments and uses which cannot meet the requirements of Section 11.545 a, 2 above, Section 6.35-Reduction in Required Parking shall continue to apply with the following additional requirements:

1. A cash contribution or reduction in total development permitted is made as required in paragraph 11.545 a, 2, (a) above; and
2. A parking demand mitigation plan is developed and implemented as required in 11.545 a, 2, (f) above.

D. Create a new Section 11.546 to read as follows:

11.546 The Harvard Square Improvement Fund

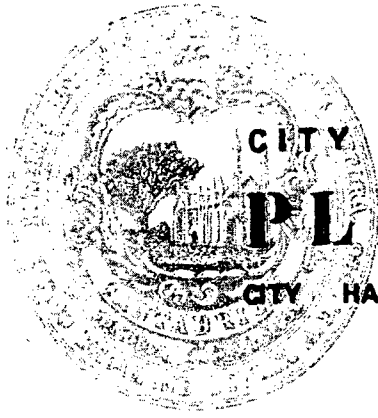
The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 above, or other funds as may become available. This Fund shall be used by the City of Cambridge for a one or more of the following purposes in the Harvard Square Overlay District:

- a. Provision of public parking, preferably for short term users; or
- b. Capital or other expenditures, including those for technical or personnel services, to facilitate, manage, coordinate or otherwise advance the implementation of traffic and parking demand mitigation efforts for Harvard Square and its abutting neighborhoods.
- c. Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non profit organization; or
- d. Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc.) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee may make recommendations for, and shall receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary operating and maintenance activities normally undertaken by the City.

Passed to a second reading at the City Council meeting held on January 9, 1989 and on or after January 23, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

January 6, 1989

To the Honorable, the City Council:

SUBJECT: Conlan, et al Rezoning Petition to Amend the Harvard Square Overlay District.

Recommendation

The Planning Board recommends adoption of the petition with minor modifications which are contained in the substitute language enclosed.

Findings

1. The petition as submitted is in general a faithful reflection of the Planning Board's comments on the first Conlan rezoning petition. In translating the Board's comments into technical language the sponsors of this current Conlan petition made some inadvertent, though minor, changes in meaning and intent of certain regulations in the Overlay District which the Planning Board's substitute language corrects. Nevertheless, the core of the petition, the reduction in the maximum floor area ratio allowed in the district from 4.0 to 3.0, is strongly supported by the Board; the scale of buildings built at a 4.0 FAR and the traffic and other impacts resulting from such buildings continue to be in the Board's view, inappropriate in Harvard Square and in most other locations in Cambridge.
2. While the petition as filed accurately incorporated the Planning Board's recommendation on height made for the earlier petition, further reflection on the issue suggests to the Board that that original recommendation to establish 70 feet as the maximum height in the district including mechanical equipment, was too restrictive. The Board has thus suggested in the substitute language that mechanical equipment be allowed to exceed the 70 foot height under limited circumstances.

3. The language related to parking reductions and waivers has been modified somewhat from that contained in the petition to corrected unintended shifts in intent not suggested by the Planning Board. The essentials of the petition's parking provisions remain however: when required parking is reduced or waived in Harvard Square permitted floor area must be reduced or a money payment must be made to the Harvard Square Improvement Fund; and that payment is specifically defined as \$10,000. In addition the Board has suggested on additional use to which the monies in the Improvement Fund can be put: support for any program of traffic mitigation or parking demand mitigation for Harvard Square and its abutting neighborhoods.

Respectfully submitted for the Planning Board,

Paul Dietrich (fm)

Paul Dietrich, Chairman

Planning Board Recommended
Substitute for the Conlan Rezoning Petition

- A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be 3.0.
- b. Office 3 Districts: The maximum FAR applicable to any lot shall be 2.0 for permitted non-residential uses. An additional FAR of 0.5 shall be permitted provided said additional floor area is developed for permitted residential uses.

- B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph which shall read:

- c. Air conditioning equipment, elevator bulkheads, ventilation and other similar mechanical elements, including any enclosures or screening appurtenant thereto, normally carried above the roof and otherwise exempt from the height limitations of this Ordinance under the provisions of Section 5.23, shall be, in the Harvard Square Overlay District, subject to the maximum 70 foot height limit imposed in the District except as provided below:

(1) the element is set back behind the sky exposure plane(s) detailed in paragraph (b) above, and

(2) the area of said elements does not exceed six (6%) percent of the lot area, or

(3) a special permit is issued from the Planning Board permitting the mechanical elements to exceed the limitations imposed in paragraphs (1) and (2) above.

- C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered to 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

11.545 Parking and Loading Requirements

- a. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or

2. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a special permit by the Planning Board provided all of the following are met:

- (a) The total development authorized on the site is reduced to 80% of the maximum permitted on the lot; or a cash contribution is made to the Harvard Square Improvement Fund to be established by the City of Cambridge in an amount equal to ten thousand (\$10,000) dollars for each parking space waived which would otherwise be required by subsection 6.36. Said cash contribution shall be adjusted annually beginning January 1, 1990 by the Planning Board to reflect changes in the cost of construction of typical below grade parking facilities in Cambridge (the cash contribution being equal to one half the cost of said below grade parking space).

- (b) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).
- (c) The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.
- (d) No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and
- (e) No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five years preceding the application.
- (f) The permittee shall develop and implement a parking demand mitigation plan, which shall be approved by the Planning Board, which may include but not be limited to the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate.

b. Where it is proposed to reduce the amount of parking below that required in Section 6.36 for developments and uses which cannot meet the requirements of Section 11.545 a, 2 above, Section 6.35-Reduction in Required Parking shall continue to apply with the following additional requirements:

1. A cash contribution or reduction in total development permitted is made as required in paragraph 11.545 a, 2, (a) above; and
2. A parking demand mitigation plan is developed and implemented as required in 11.545 a, 2, (f) above.

D. Create a new Section 11.546 to read as follows:

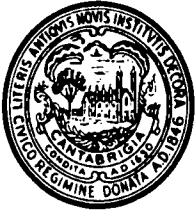
11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 above, or other funds as may become available. This Fund shall be used by the City of Cambridge for a one or more of the following purposes in the Harvard Square Overlay District:

- a. Provision of public parking, preferably for short term users; or
- b. Capital or other expenditures, including those for technical or personnel services, to facilitate, manage, coordinate or otherwise advance the implementation of traffic and parking demand mitigation efforts for Harvard Square and its abutting neighborhoods.
- c. Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non profit organization; or
- d. Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc.) installed by the MBTA as part of the Red Line subway extension.

Substitute for the Conlan Rezoning Petition
Page 5

The Harvard Square Advisory Committee may make recommendations for, and shall receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary operating and maintenance activities normally undertaken by the City.



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

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

January 9, 1989

To the Honorable, the City Council:

Enclosed please find copy of the recommendation of the Cambridge Planning Board relative to the Conlan, et al, rezoning petition to amend the Harvard Square Overlay District.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 7

Re: enclosed Planning Board recommendation on
the Conlan, et al rezoning petition to amend
the Harvard Square Overlay District.

In City Council,

January 9, 1989

City of Cambridge

In City Council November 7, 1988

The Committee on Ordinances, comprised of the entire membership of the City Council conducted a public hearing on Wednesday, November 2, 1988 beginning at 6:30 p.m. in the Ackermann Room, City Hall. The purpose of the hearing was to receive testimony on the petition of Mary Conlan, et al, to amend the Zoning Ordinances to create a new Subsection 11.542 entitled "Floor Area Ratio Limitations".

At this time, the Committee heard from Philip Dowds of 48 Banks St., President of the Coalition for Harvard Square. Mr. Dowds briefly outlined the petition to the Committee, stating that since the first petition of Ms. Conlan had failed, the petitioners accepted in full the recommendations of the Planning Board and incorporated said recommendations into this present petition, now referred to as Conlan II. Mr. Dowds stated such things as a housing density bonus, height density requirements and parking exemption requirements are now part of the petition currently before the Committee. Mr. Dowds stated he believes if the Council is serious about preserving the quality of life and the character of Harvard Square they will act favorably on this petition.

Also speaking in favor was Mary Conlan, 26 Chauncy St., Joan Lorentz, 419 Broadway, Fred Stone, 9 Remington St., Gladys Gifford, Esq., 85 Sparks St., President of the Harvard Square Defense Fund, Robert Edbrooke, 20 Prescott St., Betty Davis, 13 Ware St., Charles Sage, 221 Mt. Auburn St., Mary Ann Longwell, 22 Follen St. and Elin Fales, 11 Hilliard St., all of whom stated their strong support for the adoption of Conlan II.

Ms. Gifford stated that the Conlan petitions have collectively gathered 2,600 Cambridge residents who have indicated their support. She further submitted to the Committee as City-wide map outlining both real and potential growth of new development during the time frame of 1982-1995. She stated that once all this proposed development is completed, 20,500,000 square feet will have occurred.

The other proponents indicated they supported the petition because they were concerned with the lack of controls on the growth of development throughout the City and the threat to the quality of life of its residents.

Speaking in opposition to the petition was Robert Heroux, 901 Mass. Ave., representing the Cambridge Chamber of Commerce, who stated although he was opposed to this petition in its current form, that possibly the Chamber would be willing to offer its support in some amended version.

Also speaking in opposition were Jeffrey Hermatson, Esq., representing Carpenter & Company and Robert Banker, 14A Eliot St.

At this time, Councillor Duehay stated that he was disappointed with the lack of City Council support for the Conlan I petition, due to the fact that petition provided an opportunity for more housing development. Furthermore, he stated that he recently drove around the entire City, personally reviewing new construction projects and he was convinced that the City currently lacks proper environmental controls in some of these development projects. He is concerned, he said, with the density of these developments and what that means to the infrastructure of the City. He stated he would like to see much more residential development and less commercial development.

At this time, Councillor Walter Sullivan moved to refer the petition without recommendation to the full City Council.

The hearing was adjourned at 7:00 p.m.

For the Committee,

Councillor William H. Walsh,
Chairman.

City of Cambridge

In City Council November 7, 1988

The Committee on Ordinances, comprised of the entire membership of the City Council conducted a public hearing on Wednesday, November 2, 1988 beginning at 6:30 p.m. in the Ackermann Room, City Hall. The purpose of the hearing was to receive testimony on the petition of Mary Conlan, et al, to amend the Zoning Ordinances to create a new Subsection 11.542 entitled "Floor Area Ratio Limitations".

At this time, the Committee heard from Philip Dowds of 48 Banks St., President of the Coalition for Harvard Square. Mr. Dowds briefly outlined the petition to the Committee, stating that since the first petition of Ms. Conlan had failed, the petitioners accepted in full the recommendations of the Planning Board and incorporated said recommendations into this present petition, now referred to as Conlan II. Mr. Dowds stated such things as a housing density bonus, height density requirements and parking exemption requirements are now part of the petition currently before the Committee. Mr. Dowds stated he believes if the Council is serious about preserving the quality of life and the character of Harvard Square they will act favorably on this petition.

Also speaking in favor was Mary Conlan, 26 Chauncy St., Joan Lorentz, 419 Broadway, Fred Stone, 9 Remington St., Gladys Gifford, Esq., 85 Sparks St., President of the Harvard Square Defense Fund, Robert Edbrooke, 20 Prescott St., Betty Davis, 13 Ware St., Charles Sage, 221 Mt. Auburn St., Mary Ann Longwell, 22 Follen St. and Elin Fales, 11 Hilliard St., all of whom stated their strong support for the adoption of Conlan II.

Ms. Gifford stated that the Conlan petitions have collectively gathered 2,600 Cambridge residents who have indicated their support. She further submitted to the Committee as City-wide map outlining both real and potential growth of new development during the time frame of 1982-1995. She stated that once all this proposed development is completed, 20,500,000 square feet will have occurred.

The other proponents indicated they supported the petition because they were concerned with the lack of controls on the growth of development throughout the City and the threat to the quality of life of its residents.

Speaking in opposition to the petition was Robert Heroux, 901 Mass. Ave., representing the Cambridge Chamber of Commerce, who stated although he was opposed to this petition in its current form, that possibly the Chamber would be willing to offer its support in some amended version.

Also speaking in opposition were Jeffrey Hermatson, Esq., representing Carpenter & Company and Robert Banker, 14A Eliot St.

At this time, Councillor Duehay stated that he was disappointed with the lack of City Council support for the Conlan I petition, due to the fact that petition provided an opportunity for more housing development. Furthermore, he stated that he recently drove around the entire City, personally reviewing new construction projects and he was convinced that the City currently lacks proper environmental controls in some of these development projects. He is concerned, he said, with the density of these developments and what that means to the infrastructure of the City. He stated he would like to see much more residential development and less commercial development.

At this time, Councillor Walter Sullivan moved to refer the petition without recommendation to the full City Council.

The hearing was adjourned at 7:00 p.m.

For the Committee,

Councillor William H. Walsh,
Chairman.

5.

Calendar #17

Comm. from Joseph E. Connarton, City Clerk, transmitting the report of Councillor William H. Walsh, Chairman, Committee on Ordinances without recommendation Re: petition of Mary Conlan, et al to amend the Zoning Ordinances by creating a new Subsection 11.542 "Floor Area Ratio Limitations".

In City Council,

November 7, 1988

*11/7/88 Tabled by
Councillor Quehoy.*



**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 Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by **Mary Conlan**, et al to amend the Zoning Ordinances as follows:

A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.

b. 0-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commercial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph "c" which shall read:

"c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

"11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

(a) the use is contained in a structure, or portion of a structure, in existence, on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else

(b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

(c) Issue of special permit conforms to the requirements of subsection 6.35; and also

(d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the **Caravan** sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also

(e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,

(f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following (an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

(a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or

(b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or

(c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary maintenance activities normally undertaken by the City.

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

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

For the Committee,
Councillor William H. Walsh
Chairman.

(C) Oct 13, 20



**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 Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by **Mary Conlan**, et al to amend the Zoning Ordinances as follows:

A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.

b. 0-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commercial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph "c" which shall read:

"c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

"11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

(a) the use is contained in a structure, or portion of a structure, in existence, on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else

(b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

(c) Issue of special permit conforms to the requirements of subsection 6.35; and also

(d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the **Caravan** sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also

(e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,

(f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following (an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

(a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or

(b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or

(c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary maintenance activities normally undertaken by the City.

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

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

For the Committee,
Councillor William H. Walsh
Chairman.



**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 Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by **Mary Conlan**, et al to amend the Zoning Ordinances as follows:

A. Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.

b. 0-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commercial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

B. Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph "c" which shall read:

"c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."

C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

"11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

(a) the use is contained in a structure, or portion of a structure, in existence, on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else

(b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

(c) Issue of special permit conforms to the requirements of subsection 6.35; and also

(d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the **Caravan** sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also

(e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,

(f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following (an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund
The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

(a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or

(b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or

(c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used for ordinary maintenance activities normally undertaken by the City.

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

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

For the Committee,
Councillor William H. Walsh
Chairman.

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 Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by Mary Conlan, et al to amend the Zoning Ordinances as follows:

- A Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.
- b. O-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commercial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

- B Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".
2. Add to the end of 11.542 a new paragraph "c" which shall read:

"c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."

- C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

*11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

- (a) the use is contained in a structure, or portion of a structure, in existence on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else
- (b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an

existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

- (c) Issue of special permit conforms to the requirements of subsection 6.35; and also
- (d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also
- (e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,
- (f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following) an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

- (a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or
- (b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or
- (c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used or ordinary maintenance activities normally undertaken by the City.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.

- 4 -

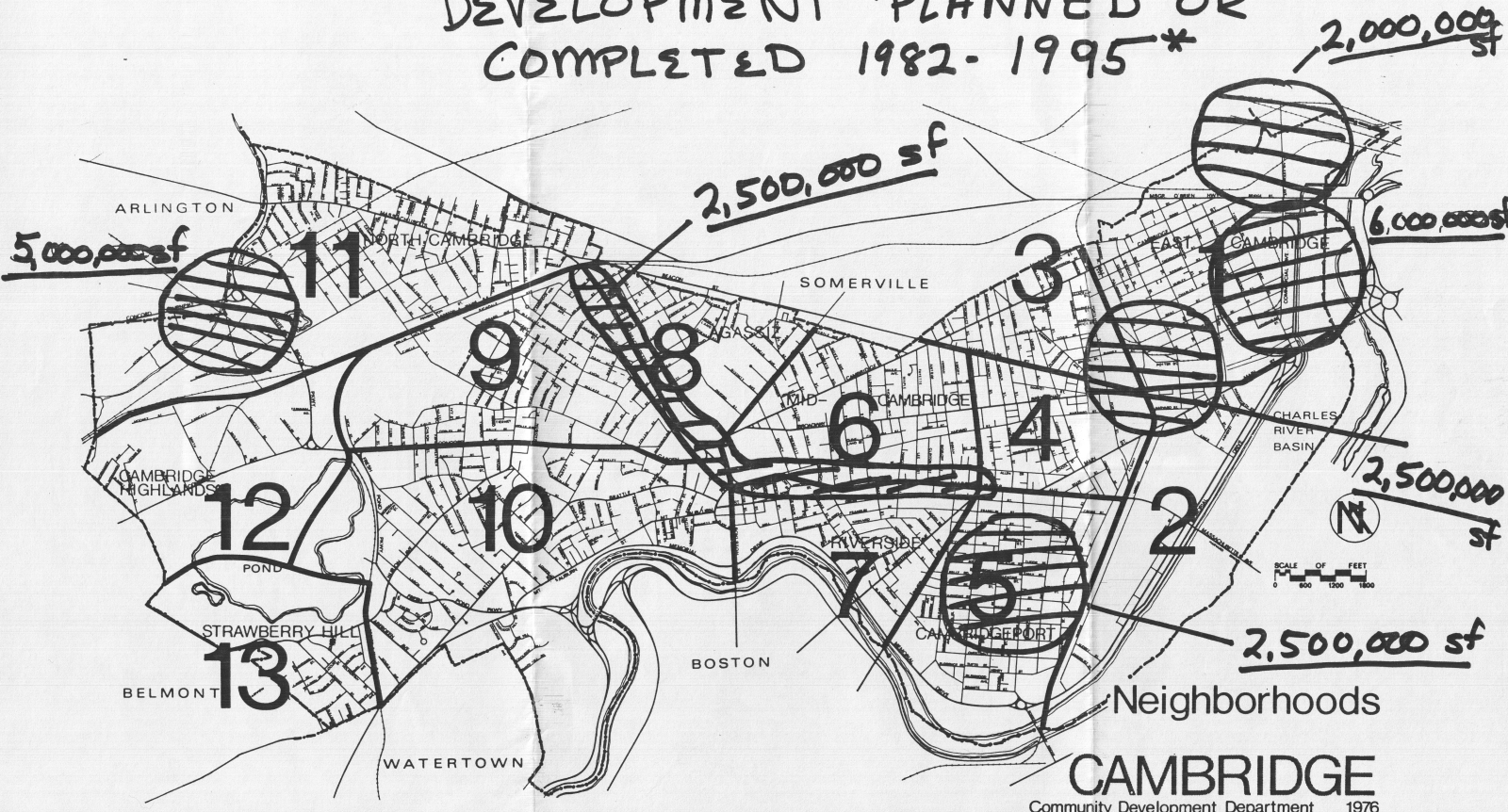
CAMBRIDGE MA.

1988 OCT -5 - 130 8861

RECEIVED BY
OFFICE OF CITY CLERK

1st flr aud

DEVELOPMENT PLANNED OR COMPLETED 1982-1995*



* Numbers Provided by Community Development Department

TOTAL SF = 20,500,000 approx.

Neighborhoods
CAMBRIDGE
Community Development Department 1976

NORTH POINT

Continued from page 1

development at North Point. Last spring, property owners set out to create their own rezoning proposal after negotiations with city planners broke down. Their revised petition recently won endorsements from the East Cambridge community and Cambridge Planning Department.

The current zoning for North Point — the "no-man's land" of railroad yards, old warehouses and the city's garbage transfer station — allows unlimited height and a four FAR (floor area ratio). This means that the size of a project can be four times larger than the lot on which it is built.

The landowners' new petition would create a base zone with a one FAR, representing a 75 percent reduction in development rights, and a height limit of 50 feet.

Each project would fall within the Planned Unit Development process. This means that each project would

be subject to review by the planning board and, if a proposal exceeds the base zoning, it would require a PUD, or special permit, from the board.

With special permits, developers could build up to a 2.5 FAR, which translates into 1.5 to 2 million square feet of possible commercial space. With permits, they could also build to heights of 85, 115 and 145 feet, depending on where projects go up.

"This is the first time the developers have agreed to do less than two million square feet of commercial space," Rosenberg said. "It establishes the limit of development."

The planning board would have control over the extent of all future construction at North Point. However, the council won't vote Monday night on actual guidelines for reviewing building designs; it will do so later this fall.

The landowners' revised petition

low- to moderate-income residents.

The landowners' petition also provides significant zoning bonuses for residential construction.

"The result is a structure of checks and balances and failsafe points where the city is protected against development," said Dean Stratouly, president of Congress Group, a Cambridge developer. "And it provides the developers with enough incentive to move ahead and create a whole new environment out there."

Congress Group owns the Federal Distillers, Inc. property in the heart of North Point and, if the rezoning petition is approved, it plans to knock down the liquor warehouse and put up a pair of office buildings. The two buildings would flank Industrial Way, rise 10 and 12 stories, and offer 438,000 square feet of office space.

Unihab Inc., which has the rights to buy a parcel of land along the Charles River, is exploring whether to build office space or condominiums on the site.

Asked about the landowners' revised petition, City Councilor David

Sullivan said, "My sense is that it's heading in the right direction. I think the Guilford petition has made a lot of progress regarding the city's concerns. Whether the landowners have made enough, I don't know yet. I want to wait and see what they've come up with."

The city's petition, on the other hand, covers 20 more acres in North Point that are not included in the Matignon, NCC set blood drive

North Cambridge Catholic High School and Matignon High School will sponsor a blood drive on Thursday, Oct. 13, at NCC, 40 Norris St, from 8 am to 1pm.

Anyone interested in donating at that time should contact David Paskind at NCC, 876-6968, for an appointment.

THURSDAY, OCTOBER 13, 1988

Ridge Chronicle

VOL. 142, NO. 41

THURSDAY, OCTOBER 13, 1988

© 1988 CAMBRIDGE SUN PUBLISHING CO.

50 CENTS



SWING YOUR PARTNER — Karen Heiman swirls around the dance floor at the Mt. Auburn Post VFW's weekly square and contra dance session last Thursday. Her partner is Lon Hocker. (Staff photo by Carolyn Hine)

Teachers get 19 percent hike over three years

By LAURA BECK
Chronicle staff

Most teachers in the Cambridge public schools will receive a 19 percent pay boost over the next three years according to terms of a tentative three-year contract worked out this week by the school committee and the Cambridge Teachers Association.

The 829-member CTA is expected to ratify the contract Monday. A majority vote from the CTA is needed before the contracts become official.

Retrospective to Sept. 1, 1983, school employees will receive a 4 percent salary increase across the board and teachers with at least 11 years experience will get an additional 2 percent salary increase for the current year. This 2 percent increase is based on the veteran teachers' educational degrees and additional academic credits.

For example, a teacher with a bachelor's degree and five years experience will now make \$26,900 up from last year's salary of \$24,712. A teacher with a master's degree plus 30 academic credits and 11 years experience

The city always sets money aside to use for contract settlements. Hopefully there will be money for the school contract.

Robert Healy
City manager

will now make \$39,211 compared to last year's salary of \$36,741, according to School Department Spokesman Albert Giroux.

The second year proposal calls for a 5 percent across the board salary increase in September 1989 with 1 additional percent for teachers with at least 11 years experience.

Please see CONTRACT, page 9

Brattle street neighbors battle primary school

By JOHN PERRY
Chronicle staff

Brattle street neighbors will regroup tonight in their effort to force the closing of a private kindergarten and primary day school serving mainly minority students.

Although the large Colonial revival house at 113 Brattle St. has housed a school for almost 50 years, opponents are using a highly technical reading of the city's zoning ordinance to block the new institution from operating on the site.



Commonwealth Day School's (CDS) 40 young students have clearly settled into the building, 225 Cambridge residents, however, have signed a petition and launched a campaign to force the school off Brattle street.

David Barrett, who lives across the street from the school, called CDS "an institution looking for a home,

RESIDENTS of the Brattle street area near the former New Preparatory School are fighting a special permit application which would enable the building to be used as a school for children from low- and moderate-income families. (Staff photo by Carolyn Hine)

Please see SCHOOL, page 8

Cops set to appear at review board tonight

By LAURA BECK
Chronicle staff

The weight of the Cambridge Police Review and Advisory Board's subpoena powers will be tested Thursday night, when five police officers are scheduled to face two public hearings.

Thursday's hearings will mark the first test of the subpoena since the Middlesex Superior Court upheld the civilian review board's subpoena powers last month.

Police ignored several subpoenas to appear at hearings in the past, prior to the court ruling.

"We don't like issuing the subpoenas," said William Golon, executive director of the CRE board. "But the chances of an officer showing up to a hearing is very small."

The CREB was established four years ago to investigate public charges about police misconduct and brutality. A city ordinance gave the CREB the power to issue subpoenas requiring police officers to appear during case investigations or at public hearings, but this has been virtually ignored by many police officers in the past, according to Golon.

Three patrol officers, Roger Folger, John Callinan and Louis Neal, as well as Lt. Thomas Benson, are scheduled for Thursday night's

hearings, but this has been virtually ignored by many police officers in the past, according to Golon.

Three patrol officers, Roger Folger, John Callinan and Louis Neal, as well as Lt. Thomas Benson, are scheduled for Thursday night's

Please see REVIEW, page 9

Council votes on North Point Monday

By JAY WEAVER
Staff writer

It has taken more than two years, but city planners, residents and property owners have finally found a common ground for the future of North Point.

It is now up to the Cambridge City Council to decide the fate of the landowners' rezoning petition for the 50-acre industrial district north of Monsignor O'Brien Highway. The council meeting is set for Monday, at

5 pm, in the Sullivan Chamber at City Hall.

It represents the last opportunity the city council will have to vote on the so-called Guilford petition, named after the major property owner at North Point, Guilford Transportation Co. If the council takes no action, the petition will automatically die. But considering how the landowners have amended their petition to reflect development restrictions in the city's own zoning plan, the odds for its success are promising.

"This petition clearly incorporates the key points of the city's petition," said Michael Rosenberg, assistant city manager for community development. "Though it approaches the problem of development a little differently, it does the job we're looking for. I see it as an acceptable alternative to our petition."

This outlook represents a dramatic shift in the city's attitude toward the landowners. For the past two years, there has been a moratorium on

This petition clearly incorporates the key points of the city's petition.... I see it as an acceptable alternative.

Michael Rosenberg
CDD director

four-alarm blaze — Cambridge firefighters responded to a four-alarm fire at Elliott and Winthrop streets at 7:09 Wednesday morning. The fire damaged two buildings, 16-18 Elliott St. and 98 Winthrop St. The Elliott street building, a four-story commercial and residential structure which houses the Ta Chien and Roka restaurants, sustained the greater damage. Residents were evacuated. The Winthrop street building includes the Henry IV restaurant. The fire department is conducting an investigation into the source of the blaze. (Staff photo by Cheryl Miller)

Please see NORTH POINT, page 12

Rindge Tech continues day classes for adults

The Rindge Technical Vocational Program at Cambridge Rindge and Latin School broke precedent two years ago and offered adults the opportunity to attend classes with teens during the regular school day.

"The concept of mixing adults and teens in day-time classes was considered for years an educational taboo. This was based on theories ranging from 'maturity dissonance' or 'attitude polarization' and a number of other negative concepts perceived by educational authorities," said Rindge Tech Director Karen Prentice.

"The initial program was a pilot study to evaluate its potential. Its success prompted expansion of the program last fall and is the reason for its reintroduction this school year," she said.

She explained that adults are offered free instruction in areas including: auto-body, auto mechanics, carpentry, computer technology, culinary arts, graphic arts, drafting, electrical, machine, sheet metal and welding in scheduled classes during the regular school day. "In addition, we provide job placement services without charge to those who complete the one to one and a half year course," Prentice said.

School Committee Occupational Education Subcommittee chairman Fred Fantini recalled that two decades ago the school department offered courses to adults in a day

time setting but separate from teen students.

"During the '60s courses were offered to adults in medical terminology. However, adults and students did not attend classes together," he said. "To my knowledge, this program marks the first time the school department has offered courses bringing adults and students together in the same classes during the regular school day."

Interim schools' Superintendent Mary Lou McGrath said that the venture is a new opportunity for the community. "It is an occasion to open the doors of public schools to adults in a way that will further benefit the community and individuals beyond high school age who are seeking to develop new skills," McGrath said.

McGrath explained that the traditional Evening Adult Education Program will continue to offer courses for those who prefer to attend that program from October to March.

"The day-time adult courses are more than a supplement to the evening program," she said, "since they offer a full-time, five-day-a-week schedule, as opposed to the evening school offering of two nights a week."

Adults interested in the program can call 498-9280. She said that applicants should have a high school degree or GED. Some courses offer community college credit in addition to skill training.

LaRonga Bakery
DELI SPECIALS

<p>Liverwurst.....\$1.99 lb.</p> <p>Russen Wunderbar.....99c lb.</p> <p>German Bologna.....99c lb.</p> <p>Land O'Lakes White American Cheese.....\$1.99 lb.</p> <p>Brand Smithfield Ham.....\$1.99 lb.</p>	<p>Try Our Party Platters! LaRonga Platter.....\$3.00 per person</p> <p>Italian Platter.....\$2.75 per person</p> <p>American Platter.....\$2.75 per person</p>
--	--

LaRonga Party Platters include:

- *Potato salad
- *Macaroni salad
- *Cole slaw
- *2 rolls per person
- *Free veggie tray for orders of 25 and up!

Try our subs! At least twice as much meat than anywhere else!

Call 625-8600, 599 Somerville Ave., Som. Hours: 6 am to 10 pm Daily, 7 am to 9 pm Sat., 7 am to 8 pm Sun.

OCEAN REEF SEAFOOD RESTAURANT
13 ELM STREET, SOMERVILLE
776-7890

TRY OUR SEAFOOD PARTY PLATTERS!

- Great for both families and parties
- Feeds 4 to 6 people
- Consists of Fr. clams, Fr. scallops, Fr. Haddock, Fr. Shrimp, and Fr. Marinated Swordfish with Fries and Onion rings.

"We fry in 100% vegetable oil."

Need to Read? Call The Cambridge Public Library 498-9081

1-800-642-7030

This Free Phone Call is worth \$35.00

It connects you to COM/Electric's FREE WRAP-UP/TURN-DOWN PROGRAM and it can save you \$35.00* a year if you have an ELECTRIC WATER HEATER. The installation and phone call will cost you absolutely nothing...so do it now!

- IT'S FREE! • IT'S EASY!
- IT'S CONVENIENT!
- CALL TODAY:

1-800-642-7030
(OUTSIDE MASS. CALL: 508-291-0950)

COM/Electric

*Based on current rate, plus average savings of previous customers.

ON THE INSIDE

The Almanac.....13	Letters.....5
Business.....12a	Movies.....12a
Crime beat.....5	PollTalks.....4
Deaths.....13	Restaurants.....3a
Editorial.....4	What's happening.....13

Talking to the animals
A day in the life of a 'dog catcher'

See page 2A in The Weekender

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 Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by Mary Conlan, et al to amend the Zoning Ordinances as follows:

- A Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.
- b. O-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commercial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

- B Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph "c" which shall read:

"c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."

- C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

*11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

- (a) the use is contained in a structure, or portion of a structure, in existence on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else
- (b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an

existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

- (c) Issue of special permit conforms to the requirements of subsection 6.35; and also
- (d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also
- (e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,
- (f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following) an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

- (a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or
- (b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or
- (c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used ordinary maintenance activities normally undertaken by the City.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.

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 Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by Mary Conlan, et al to amend the Zoning Ordinances as follows:

- A Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.
- b. O-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commercial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

- B Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph "c" which shall read:

"c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."

- C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

*11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

- (a) the use is contained in a structure, or portion of a structure, in existence on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else
- (b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an

existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

- (c) Issue of special permit conforms to the requirements of subsection 6.35; and also
- (d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also
- (e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,
- (f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following) an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

- (a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or
- (b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or
- (c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used ordinary maintenance activities normally undertaken by the City.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.

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 Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by Mary Conlan, et al to amend the Zoning Ordinances as follows:

- A Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.
- b. O-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commercial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

- B Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph "c" which shall read:

"c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."

- C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

*11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

- (a) the use is contained in a structure, or portion of a structure, in existence on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else
- (b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an

existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

- (c) Issue of special permit conforms to the requirements of subsection 6.35; and also
- (d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also
- (e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,
- (f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following) an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

- (a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or
- (b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or
- (c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used ordinary maintenance activities normally undertaken by the City.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

October 7, 1988

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Mary Conlan, et al to amend the Zoning Ordinances of the City of Cambridge in Article 11.50, the Harvard Square Overlay District relative to Floor Area Ratio Limitations; Parking and Loading Requirements and establishment of the Harvard Square Improvement Fund for capital improvements in said district.

Your kind attention in this matter will be greatly appreciated.

Very truly yours

A handwritten signature in cursive script that reads "Joseph E. Connarton".

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

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 Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by Mary Conlan, et al to amend the Zoning Ordinances as follows:

- A Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.
- b. O-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commercial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

- B Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".
2. Add to the end of 11.542 a new paragraph "c" which shall read:
 - "c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."

- C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

*11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

- (a) the use is contained in a structure, or portion of a structure, in existence on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else
- (b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an

existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

- (c) Issue of special permit conforms to the requirements of subsection 6.35; and also
- (d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also
- (e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,
- (f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following) an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

- (a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or
- (b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or
- (c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used ordinary maintenance activities normally undertaken by the City.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

October 7, 1988

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Mary Conlan, et al to amend the Zoning Ordinances of the City of Cambridge in Article 11.50, the Harvard Square Overlay District relative to Floor Area Ratio Limitations; Parking and Loading Requirements and establishment of the Harvard Square Improvement Fund for capital improvements in said district.

Your kind attention in this matter will be greatly appreciated.

Very truly yours

A handwritten signature in cursive script that reads "Joseph E. Connarton".

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

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 Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by Mary Conlan, et al to amend the Zoning Ordinances as follows:

- A Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.
- b. O-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commercial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

- B Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph "c" which shall read:

"c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."

- C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

*11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

- (a) the use is contained in a structure, or portion of a structure, in existence on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else
- (b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an

existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

- (c) Issue of special permit conforms to the requirements of subsection 6.35; and also
- (d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also
- (e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,
- (f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following) an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

- (a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or
- (b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or
- (c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used ordinary maintenance activities normally undertaken by the City.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

October 7, 1988

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Mary Conlan, et al to amend the Zoning Ordinances of the City of Cambridge in Article 11.50, the Harvard Square Overlay District relative to Floor Area Ratio Limitations; Parking and Loading Requirements and establishment of the Harvard Square Improvement Fund for capital improvements in said district.

Your kind attention in this matter will be greatly appreciated.

Very truly yours

A handwritten signature in cursive script that reads "Joseph E. Connarton".

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

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 Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by Mary Conlan, et al to amend the Zoning Ordinances as follows:

- A Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.
- b. O-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commercial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

- B Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".

2. Add to the end of 11.542 a new paragraph "c" which shall read:

"c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."

- C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

*11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

- (a) the use is contained in a structure, or portion of a structure, in existence on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else
- (b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an

existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

- (c) Issue of special permit conforms to the requirements of subsection 6.35; and also
- (d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also
- (e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,
- (f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following) an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

- (a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or
- (b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or
- (c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used ordinary maintenance activities normally undertaken by the City.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

October 7, 1988

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Mary Conlan, et al to amend the Zoning Ordinances of the City of Cambridge in Article 11.50, the Harvard Square Overlay District relative to Floor Area Ratio Limitations; Parking and Loading Requirements and establishment of the Harvard Square Improvement Fund for capital improvements in said district.

Your kind attention in this matter will be greatly appreciated.

Very truly yours

A handwritten signature in cursive script that reads "Joseph E. Connarton".

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

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 Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by Mary Conlan, et al to amend the Zoning Ordinances as follows:

- A Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

- a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.
- b. O-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commercial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

- B Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:

1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".
2. Add to the end of 11.542 a new paragraph "c" which shall read:

"c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."

- C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

*11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

- (a) the use is contained in a structure, or portion of a structure, in existence on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else
- (b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an

existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

- (c) Issue of special permit conforms to the requirements of subsection 6.35; and also
- (d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also
- (e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,
- (f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following) an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

- (a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or
- (b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or
- (c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used ordinary maintenance activities normally undertaken by the City.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

October 7, 1988

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, November 2, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Mary Conlan, et al to amend the Zoning Ordinances of the City of Cambridge in Article 11.50, the Harvard Square Overlay District relative to Floor Area Ratio Limitations; Parking and Loading Requirements and establishment of the Harvard Square Improvement Fund for capital improvements in said district.

Your kind attention in this matter will be greatly appreciated.

Very truly yours

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

City of Cambridge
ZONING PETITION

Sponsored by:
THE COALITION FOR HARVARD SQUARE

RECEIVED BY
OFFICE OF CITY CLERK
1988 SEP 12 AM 9:
CAMBRIDGE MA

**HARVARD SQUARE OVERLAY DISTRICT
DOWNZONING PETITION 2**

FINAL / AS FILED / 9 SEP 88

WHEREAS the original Conlan Harvard Square Overlay District Petition was signed by more than 2600 registered Cambridge voters, all of whom supported the Petition's purpose of reducing new construction density, constraining commercial development, and promoting housing development in the Square; and

WHEREAS the Planning Board made favorable review of key purposes and provisions of the Conlan Petition; and further

WHEREAS the Planning Board proposed a variety of thoughtful and useful amendments to the Conlan Petition, and recommended adoption of the Conlan Petition, so amended, to the City Council;

NOW THEREFORE we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A Create a new subsection 11.542 (renumbering existing Sections 11.542 through 11.545 accordingly) which shall read:

"11.542 Floor Area Ratio Limitations. The maximum floor area ratio permitted on any lot in the Harvard Square Overlay District shall be governed by the requirements of this subsection 11.542; however, at locations where the base zoning district establishes a more restrictive FAR limitation, the more restrictive shall apply.

a. All Residence and Business Districts: The maximum FAR applicable to any lot shall be no greater than 3.0.

b. O-3 Districts: The maximum FAR applicable to any lot shall be no greater than 2.0 for permitted business and commer-

cial uses. A density bonus of additional FAR of 0.5 may be granted by special permit, provided said additional floor area is developed for a permitted residential use.

- B Reduce maximum height limits established by the present subsection 11.542 (renumbered to 11.543 pursuant to above), by making changes as follows:
1. Throughout the subsection, at each occurrence of "eighty" or "80", substitute "seventy" or "70", and at each occurrence of "sixty" or "60", substitute "fifty-five" or "55".
 2. Add to the end of 11.542 a new paragraph "c" which shall read:

"c. Maximum heights in the Overlay District, shall be inclusive of, and measured to, the uppermost limit of mechanical equipment, enclosures and/or visual screens for said equipment, and also any roof accessories and/or appurtenances."
- C. Amend requirements for waiver or reduction of parking requirements by deleting subsection formerly 11.544 (but renumbered 11.545 pursuant to A above) in its entirety, and replacing it with new section 11.545 reading as follows:

"11.545 Parking and Loading Requirements.

Uses in the Harvard Square Overlay District may be exempted by special permit from the parking and loading requirements of subsection 6.36, provided that:

- (a) the use is contained in a structure, or portion of a structure, in existence on or before 1 June 1940, or if constructed later, is identified as a National Register or contributing building; or else
- (b) the subject lot is less than 10,000 square feet in area, and development thereof, without parking and loading as required in subsection 6.36, would contribute to a pattern of diverse, small scale new structures, and/or help promote the retention of existing structures.

But if the use does not satisfy the conditions of either (a) or (b) above, or else if the use is part of a project which demolishes a National Register or contributing building, or alters an

existing building so as to preclude its designation as a National Register or contributing building, or which has so demolished or so altered said building(s) within 5 years of the date of the special permit application, then said use may be exempted by special permit from the parking and loading requirements of subsection 6.36 only if the following conditions are met:

- (c) Issue of special permit conforms to the requirements of subsection 6.35; and also
- (d) The applicant provides satisfactory evidence of his intent to implement an appropriate parking demand mitigation program of proven effectiveness, which might include, but not be limited to: participation in the CARAVAN sponsored program; in-house ridesharing matching; preferential parking or reduced parking costs for high occupancy vehicles; operation of vans and carpool services; employer subsidized transit passes; implementation of flexible work hours; or other methods as may be effective and appropriate; and also
- (e) The applicant, by deeded easement or other acceptable written instrument, permanently waives the right to develop the subject lot to an FAR in excess of 80% of that allowed by the Overlay District or the underlying base zoning, whichever shall be the lesser amount. Or as an alternative,
- (f) The requirements of (e) above may be waived, provided that the applicant pays to the Harvard Square Improvement Fund (described following) an amount approximately equal to half the cost of providing below-grade parking in the Harvard Square area for each parking space which would otherwise be required by subsection 6.36. Said amount (the amount to be paid by the applicant per space so waived) is hereby established as ten thousand dollars (\$10,000.00), and shall be increased or decreased each year on the anniversary date of this Ordinance amendment in proportion to increases or decreases in the construction price index applicable to the Harvard Square area as published by R S Means or comparable industry source.

11.546 The Harvard Square Improvement Fund

The City of Cambridge shall establish a Harvard Square Improvement Fund to receive the cash contributions mandated in 11.545 (f) above, or other funds as may become available subsequently. This Fund shall be used by the City of Cambridge for one or more of the following capital improvements in the Harvard Square Overlay District:

- (a) Provision of public parking, preferably for short term users, which, opportunities available, shall be the first priority of any expenditure; or
- (b) Improvements to public parks, or restoration of historic structures, monuments, and other features owned by the City, other public agency, or non-profit organization; or
- (c) Extension throughout the Harvard Square Overlay District of the surface improvements (brick walks, lampposts, street furniture, etc) installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall make proposal for, or receive and make comment on any proposal for, expenditure of monies within the Fund. Funds shall not be used ordinary maintenance activities normally undertaken by the City.

We the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the rules and regulations of the Zoning Ordinance Article 11.50, the Harvard Square Overlay District, in conformance with the Petition attached hereto.

Signature	Printed Name	Address	Phone
✓ <u>Mary Conlan</u>	<u>MARY CONLAN</u>	<u>26 Chauncy St</u>	<u>547-0965 8/1</u>
Howard D. Medwed	HOWARD D. MEDWED	58 WASHINGTON AVE.	868-8809 7/3
✓ <u>C. DENISON MAKEPEACE</u>	<u>C. DENISON MAKEPEACE</u>	<u>83 COULDEE HILL RD</u>	<u>354-5386 9/1</u>
✓ <u>Gladys P Gifford</u>	<u>GLADYS P GIFFORD</u>	<u>85 SPARKS ST</u>	<u>547-2441 9/1</u>
✓ <u>Sarah A. Wolfensohn</u>	<u>SARAH A. WOLFENSOHN</u>	<u>18 1/2 Hilliard St</u>	<u>876-5316 8/2</u>
R. PHILIP DOWDS	R. PHILIP DOWDS	48 BANKS ST	354-6004 6/2
✓ <u>Petra H. Beer</u>	<u>PETRA H. BEER</u>	<u>137 Mt. Auburn St.</u>	<u>876-6907 8/2</u>
<u>Margot C. Lindsay</u>	<u>MARGOT C. LINDSAY</u>	<u>130 Mt. Auburn</u>	<u>492-0844 8/4</u>
✓ <u>Paisilla J. McMillen</u>	<u>Paisilla J. McMillen</u>	<u>12 Hilliard St</u>	<u>547-6260 8/2</u>
Sarah A. Wolfensohn	SARAH A WOLFENSOHN	11 1/2 Hilliard St	876-5316
✓ <u>Caroline F. Williams</u>	<u>CAROLINE F. WILLIAMS</u>	<u>14 Kelly Ave.</u>	<u>491-0787 10/3</u>
✓ <u>Peter T. Bennett</u>	<u>PETER T. BENNETT</u>	<u>14 Holly Ave</u>	<u>491-0789 10/3</u>
✓ <u>Claudia E. Sargent</u>	<u>CLAUDIA E. SARGENT</u>	<u>15 HOLLY AVE</u>	<u>491-0454 10/3</u>
✓ <u>Owen S. Walker</u>	<u>Owen S. Walker</u>	<u>17 Holly Avenue</u>	<u>868-7670 10/3</u>
✓ <u>Harry L. Katz</u>	<u>HARRY L. KATZ</u>	<u>34 Gueney St #1</u>	<u>876-8906 9/2</u>
✓ <u>Anne H. Hutchins</u>	<u>Anne H. Hutchins</u>	<u>3A Gueney St No 1</u>	<u>876-8906 9/2</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

I, the above signed, am a registered voter in the City of Cambridge, MA.

12 = registered voters

1.

0-11

Petition of Mary Conlan, et al, to amend the Zoning Ordinances in Article 11.50, the Harvard Square Overlay District Re: Floor Area Ratio Limitations; Parking & Loading Requirements & establishment of the Harvard Square Improvement Fund for capital improvements in said District.

1-23-89 - Filed for ordination
4-3-1-1

Reconsideration filed by
Councillor Duchoy

1-30-89 Reconsideration
prevailed 5-4-0

Councillor Duchoy Tabled

1-31-89 - Placed on file
due to expiration of
time limit

In City Council,

September 19, 1988

Referred to the
Ordinance Committee
and
Planning Board

Copy sent to Les Barber 9/21/88
Copy to Council via Walsh, Ordinance
Committee Chair 9/23/88 mg