

WARD 5 DEMOCRATIC COMMITTEE
115 Pearl Street
Cambridge, Mass. 02139

April 2, 1987

City Council
City of Cambridge
795 Massachusetts Avenue
Cambridge, Mass. 02139

Dear Councillors;

We hereby submit an alternative zoning petition for downzoning residential Cambridgeport and part of the Cambridgeport Industrial District (CID). We hope that you will consider this proposal as a substitute for the Planning Board proposal currently before you.

The Planning Board proposal to downzone most of Cambridgeport from Residence C-1 to Residence C is structurally lacking and legally deficient. In essence, it does not do what it purports to do. It does not prevent the rapid, over-development of small parcels of land. It does not take a large bite out of the potential massive aggravation of already-existing parking and traffic problems. And, it does not guarantee or make more likely an increase in the affordable housing stock of Cambridgeport. Furthermore, the legal description of the metes and bounds is incomplete and internally contradictory.

In the alternative, our proposal solves or ameliorates all of these problems. It is legal and tight and not internally contradictory. It is also rooted in a democratic process, unlike the petition before you that must be voted on by April 6, 1987.

Our proposal is to downzone most of Cambridgeport from Residence C-1 to Residence C-1B, and a small part of the Cambridgeport Industrial District from Business A & B - Industrial B to Residence C-1B. Residence C-1B is a new zone which first downzones to decrease the density potential overall, then grants the opportunity to come back up to the current zoning (C-1) if a minimum percentage of housing affordable to low and moderate income residents is included.

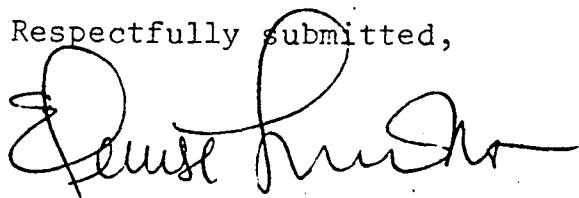
Because it is generous in its bonus provision, it can be bold in calling for the affordable units to be permanently available to low and moderate income residents. It can be bold in requiring that at least half of said units have to go to low income residents without jeopardizing the use of the bonus as a choice. It has provisions for phased construction, for dispersal of affordable units, for comparability by type, for limitations on percentage of smaller units, for an order of priority in the selection process....all absent from the current downzoning proposal.

The proponents of the Residence C proposal claim that their downzoning will soften the impacts of the Simplex development on residential Cambridgeport. This claim is preposterous, misleading, and almost laughable. The way to address the massive traffic and parking impacts of MIT's 3,500,000 square foot University Park development is to reasonably and modestly rezone the Simplex part of the Cambridgeport Industrial District itself. Our proposal does just that.

Forest City/MIT's draft environmental impact report estimated that their new development would attract 14,000 new car trips per day, with at least 900 cars going around in circles through residential Cambridgeport for lack of a parking space in their proposed 3,300-car parking garages. The supporters of the Planning Board petition claim that it would reduce the potential increase in cars from new housing construction by over 200 cars. What is 200 compared to 14,000??? Without vigorous, daily enforcement of the resident parking restrictions and the blocking of some streets from the industrial area to the residential area, the Cambridgeport neighborhood is destined to become one, giant parking lot unless the Simplex area is downzoned to decrease potential density.

By downzoning residential Cambridgeport and this part of the Cambridgeport Industrial District, the City Council has the opportunity to decrease the potential increase in the traffic and parking problems and at the same time provide generous incentives for the construction of affordable housing for the families of Cambridge residents. That's why we, of the Ward 5 Democratic Committee, don't see this as simply a downzoning petition but as a "Campaign for Quality of Life and Affordable Housing in Cambridgeport". We hope that you will agree. We are looking for the support of all the city councillors.

Respectfully submitted,



E. Denise Simmons, Chairperson
Ward 5 Democratic Committee



Bill Cavellini, Chairperson
Zoning Subcommittee, Ward 5
Democratic Committee

Cambridge, April 2, 1987

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

The undersigned respectfully pray

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

A. AMEND THE TEXT OF THE ORDINANCE BY MAKING THE FOLLOWING CHANGES AND ADDITIONS:

1. In Subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, insert the following new district designation after the Residence B district and renumber as appropriate:

"5. Residence C-1B Multi-family dwellings
(Low- & moderate-
income housing)"

2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation "C-1B" to the fourth column heading throughout so the heading reads, "Res. C-1B, 1, 2, 2A, 3, 3A".

3. Add a new superscript "x", where "x" is the next unused footnote number, to lines 4.31 a-h. under the fourth column heading, Res. C-1B, 1, 2, 2A, 3, 3A and add the following new footnote to Subsection 4.40:

"x. In a C-1B district see Section 11.200"

4. Add the following phrase to the end of Subsection 4.263:

"...except as provided in Section 11.200."

5. Add the following new Subsection 4.265 to Section 4.26:

"4.265 The requirements of this Section 4.26 are waived for the construction of multi-family dwellings complying with the requirements of Section 11.200"

6. In Section 4.55, amend "aforementioned four zoning districts" to read "aforementioned zoning districts".

7. Elsewhere in Article 4.000, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.

for the alteration or enlargement of said building or structure provided that the alteration or enlargement complies with the Section 5.31 dimensional requirements of a Residence C-1 district, except that the number of dwelling units may not exceed the Section 5.31 requirements for a Residence C-1B district."

13. In Section 11.12, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.
14. Add the following phrase to the end of Subsection 11.124:
"...except as provided in Section 11.200."
15. Add the following new Subsection 11.127 to Section 11.12:
"11.127 In a Residence C-1B district, a townhouse development shall comply with the provisions of Section 11.200; however, construction of a townhouse development shall not be allowed on a lot with an existing residential building or structure.

If, on a lot in a Residence C-1B district, a residential building or structure is demolished after April 2, 1987, no townhouse development shall be permitted on said lot or on any lot combined therewith for five (5) years from the date of demolition.

The requirements of this Section 11.127 shall apply without limitation unless the Planning Board makes a written finding, supported by uncontested evidence, that demolition of an existing residential building or structure on a lot in a Residence C-1B District was due to circumstances beyond the control of and could not have been prevented by any person or entity, including their agents or employees, which owned or controlled said lot at the time of demolition and/or of the events leading to demolition."

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

"11.200 Low- and Moderate-Income Housing

11.201 Purpose

Section 11.200 is intended to encourage the construction of new housing and the conversion to housing use of suitable, non-residential structures in existence as of January 1, 1987 without loss of jobs and to ensure that a substantial percentage of the new units shall be available to and affordable by low- and moderate-income households.

11.202 Applicability

11.2021 Construction, or conversion to residential use, of developments containing four (4) or more units in a Residence C-1B district may exceed, to the extent herein defined, the dimensional requirements set forth in Section 5.31, provided that a special permit is granted.

11.2022 New housing construction, conversion, and uses controlled by the regulations of this Section 11.200 shall also comply with the provisions of Section 11.10, Townhouse Developments, except as modified by this section. Where the provisions of Section 11.10 and Section 11.200 differ, the provisions of this Section 11.200 shall govern.

11.203 Special Permit Granting Authority

11.2031 The Planning Board shall be the special permit granting authority for Section 11.200.

11.2032 Special permits may be granted for new housing construction or for the conversion to housing use of non-residential structures in existence as of January 1, 1987 in a Residence C-1B district, provided that such construction or conversion meets the requirements of this Section 11.200.

11.2033 Special permits required by Section 11.10 may be allowed by the Planning Board within the scope of the special permit review required under this Section 11.200 and shall not require separate review.

11.2034 The Planning Board shall seek to promote a balance between rental units and ownership units, taking affirmative action where necessary to ensure production of rental units.

11.204 Low-and Moderate-Income Housing Unit Requirements:

Construction or conversion to housing use as described in Section 11.202 above shall devote the following percentages of dwelling units and floor area to dwelling units for low- and moderate-income households (hereinafter, "required units"):

<u>Total Number of Units</u>	<u>% of Units & Floor Area</u>
4 to 6 units:	20%
7 to 10 units:	24%
more than 10 units:	30%

A fractional required unit shall be rounded to the nearest whole number, and that number of units shall be required.

11.205 For the purpose of this Section 11.200, low-income families or households shall be those whose total income is less than 50% of the median income in the Boston SMSA and moderate-income families or households shall those whose total income is less than 80% of the median income in the Boston SMSA. All households occupying the low- and moderate-income units shall be certified as eligible by the Cambridge Housing Authority, or as required by any subsidy program employed.

11.206 The following requirements shall be agreed to in writing before the Planning Board may grant a special permit under this Section 11.200.

11.2061 The units to be provided shall be permanently available to low- and moderate-income households. When a project receives outside subsidy, at least one-half of the required units shall be made available to and affordable by low-income households; without a subsidy, a project required to provide more than four (4) units shall make at least one-quarter of the required units, available to and affordable by low-income families or households.

11.2062 Each completed stage of a phased development shall provide approximately the same proportion of required units as required for the entire development.

- 11.2063 The required units shall be dispersed throughout the development and not concentrated in any one location.
- 11.2064 The required units shall be comparable, by type, in finish, and amenities, to other units in the same development.
- 11.2065 Not more than 20% of the required units shall be one-bedroom units. Not more than 20% of the required units shall be units intended for the elderly. The provisions of Section 5.51 shall not apply to multi-family housing granted a special permit under this Section 11.200. Units for the elderly shall not be counted in addition to one-bedroom units. Where 20 or more units are required, 5% of the required units shall be suitable for the handicapped.
- 11.2066 For required units intended to be sold, the deed shall contain limited equity restrictions satisfactory to a neighborhood community development corporation designated by the City of Cambridge.
- 11.2067 In developments to be rented, adequate provisions shall be made for continuing competent and responsive management of all rental units and for maintaining rents in required units which are affordable to low- and moderate-income families as defined in Section 11.205.
- 11.2068 A neighborhood community development corporation designated by the City of Cambridge shall, using suitable priorities and procedures, select residents for required units from applicants certified as eligible by the Cambridge Housing Authority.
- 11.2069 The site plan shall provide for safe, convenient, and harmonious grouping of structures, uses and facilities, for a well-designed relationship between inside and outside spaces, and for preservation of desirable natural or historic features. Wherever possible structures shall be oriented and constructed to conserve energy and to take full advantage of solar heating and cooling opportunities.
- 11.207 The following dimensional standards shall apply to new housing construction granted a special permit under this Section 11.200:

- 11.2071 Maximum floor area ratio: .90
- 11.2072 Minimum lot area required per dwelling unit: 1,200 square feet (36 dwelling units per acre)
- 11.2073 Maximum height at cornice line: 30 feet
- 11.2074 Maximum height: 40 feet
- 11.2075 The bonus provisions granted under this Section 11.200 shall not apply to the construction or conversion of less than four (4) units.
- 11.208 In addition to the other provisions of Section 11.200, conversion to housing use of a non-residential building or structure in existence as of January 1, 1987 in a Residence C-1B district shall meet the following requirements:
- 11.2081 No building or structure in non-residential use in a C-1B district shall be converted to housing use under this Section 11.200 unless the Planning Board shall first be satisfied that (a) no jobs will be lost due to the conversion or that (b) if jobs will be lost, jobs equivalent or better in number, type, quality and pay are made available in the Cambridgeport Industrial District and priority for those jobs is given to all employees displaced by the conversion.
- The entity or entities owning or controlling the non-residential building or structure to be converted to housing use shall be responsible for providing the required jobs. No building permit shall be issued for such conversion until the jobs required under (b) above have been made available.
- 11.2082 A non-residential building or structure vacant on January 1, 1987 is exempt from the job-replacement requirements of subsection 11.2081. A non-residential building or structure caused to become vacant after January 1, 1987 with loss of jobs shall be subject to the provisions of this Section 11.208 for a period of five (5) years, figured from the date the structure became vacant.
- 11.2083 In addition to the requirements stated in subsections 11.2081 and 11.2082, the Planning Board shall also be satisfied, before granting a special permit under Section 11.200, that the building,

structure or structures intended for conversion are suitable for, or adaptable to, housing use and will provide pleasant, good-sized units with good ventilation and adequate natural light.

- 11.2084 The Planning Board, as part of its special permit review, shall also require that all units in the converted building or structure meet, and preferably exceed, the minimum applicable property standards for family housing issued from time to time for each type of unit by the State Executive Office of Communities and Development.
- 11.2085 A non-residential building or structure converted to housing use which complies with the requirements of Section 11.200 and this Section 11.208 shall be entitled to the FAR, maximum height, and setbacks possessed by the structure on January 1, 1987. The minimum lot area per dwelling unit shall be determined from Table 5.31 by taking the minimum lot area per dwelling unit required by the Residence C district with the FAR closest to that of the building or structure to be converted."

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE BY CHANGING THE DISTRICT DESIGNATIONS FOR THE AREA DESCRIBED BELOW:

- 1.0 Rezone to Residence C-1B that area presently zoned Business A, Business B, and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Franklin Street and River Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue as shown on the accompanying map;
- 1.1 Thence proceeding in an easterly direction along the centerline of Franklin Street to the centerline of Brookline Street, a distance of approximately 1,165 feet;
- 1.2 Thence turning and proceeding in a northerly direction along the centerline of Brookline Street for approximately 245 feet to its intersection with the centerline of Green Street;
- 1.3 Thence turning and proceeding in an easterly direction along the centerline of Green Street for approximately 931 feet to its intersection with the northerly projection of the eastern sideline of Lot #129 on Assessor's Plat #69;
- 1.4 Thence turning and proceeding in a southerly direction along said eastern sideline of Lot #129 on Assessor's Plat #69 for approximately 239 feet to its intersection with the centerline of Franklin Street;
- 1.5 Thence turning and proceeding in an westerly direction along the centerline of Franklin Street for approximately 145 feet to its intersection with the centerline of Blanche Street;
- 1.6 Thence turning and proceeding in a southerly direction along the centerline of Blanche Street and its projection for approximately 240 feet to its intersection with the centerline of Auburn Street;
- 1.7 Thence turning and proceeding in a westerly direction along the centerline of Auburn Street for approximately 187 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's Plats #69 and #92;
- 1.8 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street for approximately 484 feet to its intersection with the centerline of Pacific Street;
- 1.9 Thence turning and proceeding in a westerly direction along the centerline of Pacific Street for approximately 508 feet to its intersection with the centerline of Brookline Street;
- 1.10 Thence turning in a southerly direction and proceeding along the centerline of Brookline Street for approximately 180 feet to its intersection with a point 100 feet distant from the easterly extention of the centerline of Decatur St;

- 1.11 Thence turning and proceeding in a westerly direction along a line 100 feet distant from and parallel to the westerly sideline of Decatur Street for a distance of approximately 125 feet,
- 1.12 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the westerly sideline of Brookline Street to the centerline of Valentine Street, a distance of approximately 390 feet,
- 1.13 Thence turning and proceeding in a westerly direction along the centerline of Valentine Street and the westerly extension of the centerline of Valentine Street to the centerline of Pearl Street, a distance of approximately 390 feet,
- 1.14 Thence turning and proceeding in a southerly direction along the centerline of Pearl Street to the centerline of Erie Street, a distance of approximately 385 feet,
- 1.15 Thence turning and proceeding in an easterly direction along the centerline of Erie Street to a point 100 feet distant from the easterly sideline of Pearl Street, a distance of approximately 120 feet,
- 1.16 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Pearl Street for a distance of approximately 150 feet to a point 50 feet from the northerly sideline of Hamilton Street,
- 1.17 Thence turning and proceeding in an easterly direction along a line 50 feet distant from and parallel to the northerly sideline of Hamilton Street for a distance of approximately 50 feet,
- 1.18 Thence turning and proceeding in a southerly direction along a line 150 feet distant from and parallel to the easterly sideline of Pearl Street to the centerline of Hamilton Street, a distance of approximately 65 feet,
- 1.19 Thence turning and proceeding in a southeasterly direction along the centerline of Hamilton Street to a point 100 feet distant from the westerly sideline of Brookline Street,
- 1.20 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the westerly sideline of Brookline Street to a point 100 feet distant from the southerly sideline of Putnam Avenue, a distance of approximately 720 feet,
- 1.21 Thence turning and proceeding in an easterly direction along a line 100 feet distant from and parallel to the southerly sideline of Putnam Avenue to the centerline of Sidney Street, a distance of approximately 550 feet,

- 1.22 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street and the southerly extension of the centerline of Sidney Street to the centerline of Henry Street, a distance of approximately 500 feet,
- 1.23 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street to the intersection with the centerline of Brookline Street, a distance of approximately 430 feet,
- 1.24 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive, a distance of approximately 820 feet,
- 1.25 Thence turning and proceeding in a westerly direction along the centerline of Memorial Drive to a point of intersection with the southerly extension of the centerline of Magazine Street, a distance of approximately 1,210 feet,
- 1.26 Thence turning and proceeding in a northerly direction along the southerly extension of the centerline and the centerline of Magazine Street to the westerly extension of the centerline of Granite Street, a distance of approximately 290 feet,
- 1.27 Thence turning and proceeding in a northwesterly direction along the centerline of Riverside Road to the southeasterly side lot line numbered 83 on Assessor's Plat numbered 100, a distance of approximately 330 feet,
- 1.28 Thence turning and proceeding in an easterly direction along the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 80 feet,
- 1.29 Thence turning and proceeding in a northwesterly direction along the northeasterly side lot line of lots numbered 83 and 68 on Assessor's Plat numbered 100 to the centerline of Pleasant Street, a distance of approximately 380 feet,
- 1.30 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street to the centerline of Putnam Avenue, a distance of approximately 500 feet,
- 1.31 Thence turning and proceeding in a northwesterly direction along the center line of Putnam Avenue to its intersection with the centerline of Allston Street, a distance of approximately 600 feet,
- 1.32 Thence turning and proceeding in an easterly direction along the centerline of Allston Street to the centerline of Pleasant Street, a distance of approximately 520 feet,
- 1.33 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street, to the easterly extension of the centerline of Rockwell Street, a distance of approximately 620 feet,

- 1.34 Thence turning and proceeding in a westerly direction along the centerline of Rockwell Street to a point 100 feet distant from the easterly sideline of River Street, a distance of approximately 300 feet,
- 1.35 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the easterly sideline of River Street to the intersection with the centerline of William Street, a distance of approximately 1,250 feet,
- 1.36 Thence turning and proceeding in a westerly direction along the centerline of William Street to a point of intersection with the centerline of River Street, a distance of approximately 140 feet,
- 1.37 Thence turning and proceeding in a northeasterly direction along the centerline of River Street to the point of origin, a distance of approximately 403 feet,
- 1.00 Said area includes all of or parts of the following parcels of land:
- 1.01 Premises shown on Assessor's Plat #65:
All lots, odd numbers 47-75 Henry Street, even numbers 308-322 Brookline Street, even numbers 48-80 Chestnut Street, and odd numbers 283-285 Sidney Street.
- 1.02 Premises shown on Assessor's Plat #69:
Even numbers 20-64 Sidney Street, odd numbers 21-27 Auburn Street, odd numbers 33-81 Blanche Street, even numbers 36-58 Blanche Street, odd numbers 67-95 Franklin Street, and even numbers 32-56 Green Street, which include all of or parts of lots numbered 164, 53, 54, 58, 60, 61, 62, 147, 146, 77, 78, 124, 125, 80, and 129.
- 1.03 Premises shown on Assessor's Plat #92:
Even numbers 22-104 Brookline Street, odd numbers 115-119 Pacific Street, odd numbers 19-63 Sidney Street, even numbers 78-152 Green Street, even numbers 116-154 Franklin Street, odd numbers 109-155 Franklin Street, and odd numbers 41-47 Pilgrim Street, which include all of or parts of lots numbered 29, 30, 31, 32, 33, 34, 35, 36, 90, 84, 85, 40, 41, 42, 43, 44, 116, 3, 4, 91, 82, 114, 19, 106, 105, 22, 115, and 112.

1.04 Premises shown on Assessor's Plat #93:

Even numbers 52-92 Pearl Street, odd numbers 3-25 Watson Street, Odd numbers 41-89 Brookline Street, even numbers 170-210 Franklin Street, and even numbers 100-138 and odd numbers 97-131 Auburn Street, even numbers 4-14 and odd numbers 3-13 Salem Street, which include all of or parts of lots numbered 1, 2, 3, 4, 5, 6, 7, 7A, 8, 9, 123, 122, 32, 111, 112, 113, 34, 35, 36, 90, 114, 115, 39, 40, 41, 42, 43, 44, 119, 118, 98, 97, 93, 94, 12, 13, 14, 15, 16, 17, 18, 19, 20, 127, 125, 126, 22, 23, 24, 25, 26, 27, 28, and 29.

1.05 Premises shown on Assessor's Plat #94:

Even numbers 2-26 Watson Street, even numbers 94-158 Pearl Street, odd numbers 7-27 Valentine Street, odd numbers 91-125 Brookline Street, even numbers 6-48 and odd numbers 7-51 Lopez Street, even numbers 10-32 and odd numbers 7-31 Decatur Street, which include all of or parts of lots numbered 66, 173, 172, 69, 180, 179, 185, 186, 97, 98, 76, 171, 92, 91, 90, 89, 80, 156, 155, 82, 83, 84, 85, 164, 163, 86, 87, 88, 174, 169, 170, 42, 43, 138, 132, 131, 49, 50, 161, 162, 52, 53, 178, 177, 99, 100, 101, 58 59, 60, 61, 136, 137, 144, 145, 65, 17, 18, 182, 81, 21, 22, 24, 25, 26, 157, 154, 141, 38, 39, 40, and 41.

1.06 Premises shown on Assessor's Plat #96:

Even numbers 280-302 Brookline Street, odd numbers 45-75 Chestnut Street, odd numbers 245-257 Sidney Street, and even numbers 2-4 Putnam Court, which include all of or parts of lots numbered 1, 129, 128, 3, 4, 103, 8, 9, 146, 145, 144, 143, 142, 141, 140, 139, 14, 15, 16, 17, 18, 84, 20, 21, 68, and 67.

1.07 Premises shown on Assessor's Plat #97:

Even numbers 196-290 Pearl Street, odd numbers 91-137 Chestnut Street, odd numbers 251, 285-301 Brookline Street, even numbers 174-180 Erie Street, and odd numbers 149-161 and even numbers 122-162 Hamilton Street, odd numbers 129-177 and even numbers 130-174 Allston Street, even numbers 504-524 and odd numbers 607-539 Putnam Avenue, even number 2 Westacott Court, even numbers 6-22 and odd numbers 3-27 Acorn Street, which include all of or part of lots numbered 1, 98, 99, 5, 93, 7, 121, 120, 128, 127, 10, 11, 12, 13, 132, 131, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 35, 36, 136, 135, 40, 134, 133, 42, 43, 44, 45, 46, 47, 48, 49, 50, 119, 118, 117, 52, 59, 60, 61, 62, 124, 125, 122, 64, 65, 110, 67, 68, 114, 116, 115, 81, 14, 15, 16, 92, 91, 18, 82, 85, 86, 106, 101, 105, and 21.

1.08 Premises shown on Assessor's Plat #98:

All lots, even numbers 306-356 Pearl Street, odd numbers 3-25 Granite Street, odd numbers 1-33 and even numbers 8-32 Rockingham Street, even numbers 82-122 and odd numbers 97-111 Henry Street, 1-5 Hastings Square and even numbers 108-142 Chestnut Street.

1.09 Premises shown on Assessor's Plat #99:

All lots, odd numbers 295-355 Pearl Street, even numbers 144-188 Magazine Street, odd numbers 29-61 Granite Street, even numbers 12-38 and odd numbers 11-37 Glenwood Avenue, odd numbers 7-39 and even numbers 8-38 Tufts Street, and even numbers 152-194 Chestnut Street.

1.001 Premises shown on Assessor's Plat #100:

All lots, even numbers 210-244 Chestnut Street, odd numbers 1-23 and even numbers 4-18 Florence Street, odd numbers 141-187 Magazine Street, 720-763 Memorial Drive and 30-31 Riverside Road.

1.002 Premises shown on Assessor's Plat #101:

All lots, even numbers 8-34 Fairmont Street, odd numbers 13-79 and even numbers 12-72 Prince Street, odd numbers 265-309 and even numbers 272-306 Allston Street, even numbers 394-432 and odd numbers 397-431 Putnam Avenue, odd numbers 199-251 Chestnut Street, odd numbers 9-27 and even numbers 10-30 Whitney Avenue, odd numbers 9-27 and even numbers 8-26 Kenwood Street.

1.003 Premises shown on Assessor's Plat #102:

All lots, odd numbers 201-291½ Pearl Street, even numbers 90-140 Magazine Street, odd numbers 157-185 Chestnut Street, even numbers 456-492 and odd numbers 463-489 Putnam Avenue, even numbers 2-12 and odd numbers 3-9 Newton Street, odd numbers 199-239 and even numbers 192-248 Allston Street, even numbers 174-222 and odd numbers 177-209 Hamilton Street, and even numbers 190-226 Erie Street.

1.004 Premises shown on Assessor's Plat #103:

All lots, even numbers 42-84 Magazine Street, odd numbers 191-217 Erie Street, odd numbers 107-189 Pearl Street, even numbers 6-24 Cottage Street, even numbers 3-18 and odd numbers 5-23 Perry Street, even numbers 2-14 and odd numbers 1-35 Lawrence Street, even numbers 10-26 and odd numbers 3-9 Corporal McTernan Street.

1.005 Premises shown on Assessor's Plat #104:

All or parts of all lots except that numbered 88, even numbers 46-98 Pleasant Street, even numbers 30-50 Cottage Street, odd numbers 39-81 Magazine Street, odd numbers 13-31 Fairmont Street, even numbers 2-16 and odd numbers 3-17 Pleasant Place, even numbers 4-30 and odd numbers 3-21 Upton Street, even numbers 6-34 and odd numbers 1-27 Kelly Road, and even numbers 2-32 and odd numbers 5-31 Chalk Street.

1.006 Premises shown on Assessor's Plat #105:

Even numbers 26-62 River Street, even numbers 278-286 Franklin Street, odd numbers 9-37 Magazine Street, even 188-210 and odd numbers 193-209 Auburn Street, and odd numbers 27-47 and even numbers 28-46 William Street, which include all of or parts of lots numbered 115, 4, 5, 6, 91, 8, 8A, 9, 10, 11, 94, 95, 13, 14, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 104, 103, 102, 34, 109, 110, 122, 121, 120, 119, 123, 83, 84, 42, 43, 44, 45, 46, 47, 48, 49, and 50.

1.007 Premises shown on Assessor's Plat #106:

Even numbers 14-34 Magazine Street, even numbers 216-262 Franklin Street, odd numbers 53-101 Pearl Street, odd numbers 1-25 Cottage Street, odd numbers 143-183 and even numbers 144-174 Auburn Street, and odd numbers 3-25 and even numbers 2-20 William Street, which include all of or parts of lots numbered 1, 2, 2A, 3, 4, 5, 6, 7, 8, 9, 97, 98, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 120, 121, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 96, 95, 40, 41, 42, 108, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, and 60.

1.008 Premises shown on Assessor's Plat #125:

Even number 176 River Street, odd numbers 55-75 Pleasant Street, odd numbers 5-17 Laurel Street, and even numbers 44-52 and odd numbers 51-59 Kelly Road, which include all of or parts of lots numbered 85, 84, 89, 80, 81, 98, 97, 83, 93, 102, 74, 75, 76, 77, 78, 99, 100.

1.009 Premises shown on Assessor's Plat #127:

Even numbers 6-14 Laurel Street, odd numbers 75-85 and 125-143 Pleasant Street, even numbers 340-384 Putnam Avenue, even numbers 316-360 Allston Street, and odd numbers 5-17 Rockwell Street, which include all of or parts of lots numbered 1, 150, 4, 5, 6, 7, 8, 9, 10, 11, 12, 111, 110, 169, 164, 165, 20, 21, 152, 151, 107, 96, 97, 98, 138, 139, 101, 102, 103, 104, 105, and 106.

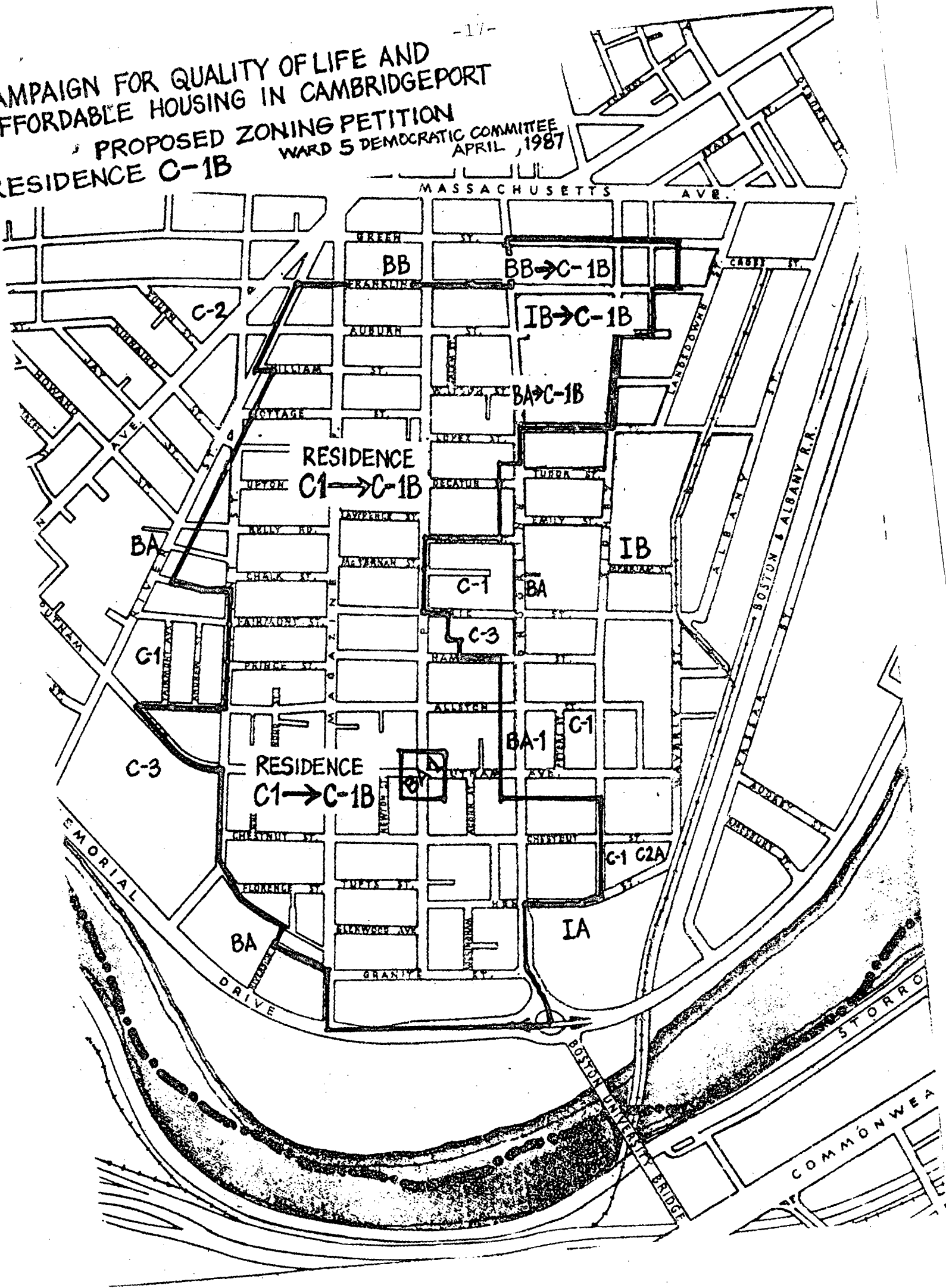
Respectfully submitted,

Earlene Denise Simms	195 Brookline St.	✓
William Cavellini	274 Brookline St.	✓
Elaine M. DeLosa	4 Pleasant Place	✓
Janet Murray	115 Pearl St.	✓
Mark Levine	154 Magazine St Camb	✓
Dan French	200 Erie St.	✓
Frederick F. Darcy	808 Memorial Dr	✓
Rosemarie J. Weston	5 Newton St.	✓
Mary R. Shea	55 Magazine St	✓
William S. Noble	38 Green St.	
Mary Darcy	808 MEM. DR. CAM. ✓	
Polly H. Allen	202 Erie St. Camb. ✓	

✓ registered voters

CAMPAIGN FOR QUALITY OF LIFE AND AFFORDABLE HOUSING IN CAMBRIDGEPORT
PROPOSED ZONING PETITION
RESIDENCE C-1B

WARD 5 DEMOCRATIC COMMITTEE
APRIL, 1987



City of Cambridge

PETITION OF *Ward Five Democratic Committee*
to *Rezone land in the Cambridgeport Industrial area.*
Petition filed with the City Clerk *April 6, 1987*

(all hearing to be completed 65 days from filing date with the City Clerk)

24 days April
31 days May
10 days June

65 days = June 10, 1987 = all hearings

In City Council *April 6, 1987*

Referred to the Planning Board for report *April 6, 1987*

Planning Board Hearing *June 2, 1987*

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *Aug. 31, 1987* .)

28 days June
31 days July
31 days Aug

90 days Aug. 31, 1987

* City Council *amended* hearing published - *Chronicle* - *May 7, 1987 & May 14, 1987*

Hearing before the City Council - *Wednesday, May 27, 1987 at 8:00 p.m.*

Report to the City Council *hearing commenced 5/27/87 then recommenced for 6/18/87 5:30*

Passed to a second reading
published

Ready for Ordination
published

COMPLETION DATE: *Aug. 31, 1987*

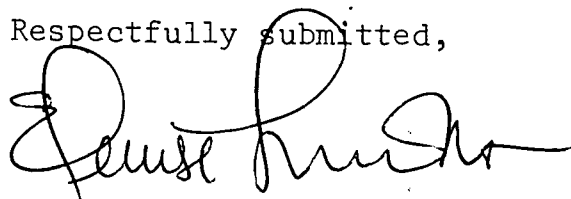
*note original hearing scheduled for *May 20, 1987 & published - April 30, 1987 - Chronicle*

The proponents of the Residence C proposal claim that their downzoning will soften the impacts of the Simplex development on residential Cambridgeport. This claim is preposterous, misleading, and almost laughable. The way to address the massive traffic and parking impacts of MIT's 3,500,000 square foot University Park development is to reasonably and modestly rezone the Simplex part of the Cambridgeport Industrial District itself. Our proposal does just that.

Forest City/MIT's draft environmental impact report estimated that their new development would attract 14,000 new car trips per day, with at least 900 cars going around in circles through residential Cambridgeport for lack of a parking space in their proposed 3,300-car parking garages. The supporters of the Planning Board petition claim that it would reduce the potential increase in cars from new housing construction by over 200 cars. What is 200 compared to 14,000??? Without vigorous, daily enforcement of the resident parking restrictions and the blocking of some streets from the industrial area to the residential area, the Cambridgeport neighborhood is destined to become one, giant parking lot unless the Simplex area is downzoned to decrease potential density.

By downzoning residential Cambridgeport and this part of the Cambridgeport Industrial District, the City Council has the opportunity to decrease the potential increase in the traffic and parking problems and at the same time provide generous incentives for the construction of affordable housing for the families of Cambridge residents. That's why we, of the Ward 5 Democratic Committee, don't see this as simply a downzoning petition but as a "Campaign for Quality of Life and Affordable Housing in Cambridgeport". We hope that you will agree. We are looking for the support of all the city councillors.

Respectfully submitted,



E. Denise Simmons, Chairperson
Ward 5 Democratic Committee



Bill Cavellini, Chairperson
Zoning Subcommittee, Ward 5
Democratic Committee

WARD 5 DEMOCRATIC COMMITTEE
115 Pearl Street
Cambridge, Mass. 02139

RECEIVED BY
CITY CLERK
1987 MAR 26 PM 4:46

March 26, 1987

City Council
City of Cambridge
795 Massachusetts Avenue
Cambridge, Mass. 02139

CAMBRIDGE MA.

Dear Councillors;

We will be submitting an alternative zoning petition for downzoning residential Cambridgeport and part of the Cambridgeport Industrial District (CID). We hope that you will consider this proposal as a substitute for the Planning Board proposal currently before you.

The Planning Board proposal to downzone most of Cambridgeport from Residence C-1 to Residence C is structurally lacking and legally deficient. In essence, it does not do what it purports to do. It does not prevent the rapid, over-development of small parcels of land. It does not take a large bite out of the potential massive aggravation of already-existing parking and traffic problems. And, it does not guarantee or make more likely an increase in the affordable housing stock of Cambridgeport. Furthermore, the legal description of the metes and bounds is incomplete and internally contradictory.

In the alternative, our proposal solves or ameliorates all of these problems. It is legal and tight and not internally contradictory. It is also rooted in a democratic process, unlike the petition before you that must be voted on by April 6, 1987.

Our proposal is to downzone most of Cambridgeport from Residence C-1 to Residence C1-B, and a small part of the Cambridgeport Industrial District from Business A & B - Industrial B to Residence C1-B. Residence C1-B is a new zone which first downzones to decrease the density potential overall, then grants the opportunity to come back up to the current zoning (C-1) if a minimum percentage of housing affordable to low and moderate income residents is included.

Because it is generous in its bonus provision, it can be bold in calling for the affordable units to be permanently available to low and moderate income residents. It can be bold in requiring that at least half of said units have to go to low income residents without jeopardizing the use of the bonus as a choice. It has provisions for phased construction, for dispersal of affordable units, for comparability by type, for limitations on percentage of smaller units, for an order of priority in the selection process....all absent from the current downzoning proposal.

10.

Comm. from E. Denise Simmons and Bill Cavellini,
Chairpersons of the Ward 5 Democratic
Committee, notifying the City Council that
the Ward 5 Democratic Committee would be
submitting to the City Council an alternative
zoning petition for the down zoning in the
Cambridgeport area.

In City Council,

March 30, 1987

Referred to the Planning
Board + Ordinance
Committee

copy sent to Les Barber, Planning
Board 4/2/87. Copy to Councilor
Walsh, Ordinance Committee
Chair 4/3/87

WARD 5 DEMOCRATIC COMMITTEE
115 Pearl Street
Cambridge, Mass. 02139

April 2, 1987

City Council
City of Cambridge
795 Massachusetts Avenue
Cambridge, Mass. 02139

RECEIVED
APR 11 1987
CAMBRIDGE, MASS.
1987 APR -2 PM 3:32

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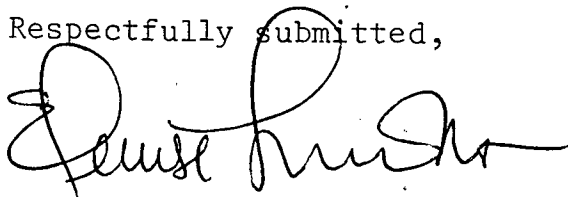
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Respectfully submitted,



E. Denise Simmons, Chairperson
Ward 5 Democratic Committee



Bill Cavellini, Chairperson
Zoning Subcommittee, Ward 5
Democratic Committee

Cambridge, April 2, 1987

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

The undersigned respectfully pray

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

A. AMEND THE TEXT OF THE ORDINANCE BY MAKING THE FOLLOWING CHANGES AND ADDITIONS:

1. In Subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, insert the following new district designation after the Residence B district and renumber as appropriate:

"5. Residence C-1B Multi-family dwellings
(Low- & moderate-
income housing)"

2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation "C-1B" to the fourth column heading throughout so the heading reads, "Res. C-1B, 1, 2, 2A, 3, 3A".

3. Add a new superscript "x", where "x" is the next unused footnote number, to lines 4.31 a-h. under the fourth column heading, Res. C-1B, 1, 2, 2A, 3, 3A and add the following new footnote to Subsection 4.40:

"x. In a C-1B district see Section 11.200"

4. Add the following phrase to the end of Subsection 4.263:

"...except as provided in Section 11.200."

5. Add the following new Subsection 4.265 to Section 4.26:

"4.265 The requirements of this Section 4.26 are waived for the construction of multi-family dwellings complying with the requirements of Section 11.200"

6. In Section 4.55, amend "aforementioned four zoning districts" to read "aforementioned zoning districts".

7. Elsewhere in Article 4.000, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.

8. Amend Subsection 5.31, Table 5-1, Table of Dimensional Requirements - Residential Districts, by adding the following new line after the existing line "Res B":

(1)	(2)	(3)	(4)	(5)	(6)	(7)			
Max. Ratio of floor area to lot area	Lot Size	Lot Area per D.U.	Width	Minimum Front Yard	Side Yard in Feet	Rear Yard in Feet	Max. height in ft.	Min. Ratio of usable Op.Sp. to lot area	
C-1B ⁽ⁱ⁾	0.60	5,000	1,800	50	$\frac{H+L}{4}$ (a)	$\frac{H+L}{5}$	$\frac{H+L}{4}$ (c)	35	20%
					(min 7'-6"; sum of 20')				

And add the following footnote:

"(i) See Section 11.200."

9. Amend Section 6.36, Schedule of Parking and Loading Requirements, by adding Res. C-1B to the second column heading throughout so the heading reads:

"Res. C-1B, C-1 Bus. C (res.)
 O-1 Ind. A-1
 Bus. A (Comm.) Ind. C
 Bus. A-1".

10. Insert the designation "C-1B" before "C-1" in the following locations:

a. 5.31, 2. (g) & (h) b. 7.21.

11. Add the following new Subsection 5.54 to Section 5.50:

"5.54 Low- and Moderate-Income Housing. The dimensional requirements of this Article may be reduced for Low- and Moderate-Income Housing as provided in Section 11.200"

12. In Section 8.10, Existing Buildings, add the following new Subsection 8.13:

"8.13 In a Residence C-1B District, for a residential building or structure in existence on January 1, 1987 which exceeds one or more of the Section 5.31 dimensional requirements of the Residence C-1B district but no Section 5.31 dimensional requirement of the Residence C-1 District, the Superintendent of Buildings may, without need of a special permit or variance, issue building permits

for the alteration or enlargement of said building or structure provided that the alteration or enlargement complies with the Section 5.31 dimensional requirements of a Residence C-1 district, except that the number of dwelling units may not exceed the Section 5.31 requirements for a Residence C-1B district."

13. In Section 11.12, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.
14. Add the following phrase to the end of Subsection 11.124:
"...except as provided in Section 11.200."
15. Add the following new Subsection 11.127 to Section 11.12:
"11.127 In a Residence C-1B district, a townhouse development shall comply with the provisions of Section 11.200; however, construction of a townhouse development shall not be allowed on a lot with an existing residential building or structure.

If, on a lot in a Residence C-1B district, a residential building or structure is demolished after April 2, 1987, no townhouse development shall be permitted on said lot or on any lot combined therewith for five (5) years from the date of demolition.

The requirements of this Section 11.127 shall apply without limitation unless the Planning Board makes a written finding, supported by uncontested evidence, that demolition of an existing residential building or structure on a lot in a Residence C-1B District was due to circumstances beyond the control of and could not have been prevented by any person or entity, including their agents or employees, which owned or controlled said lot at the time of demolition and/or of the events leading to demolition."

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

"11.200 Low- and Moderate-Income Housing

11.201 Purpose

Section 11.200 is intended to encourage the construction of new housing and the conversion to housing use of suitable, non-residential structures in existence as of January 1, 1987 without loss of jobs and to ensure that a substantial percentage of the new units shall be available to and affordable by low- and moderate-income households.

11.202 Applicability

11.2021 Construction, or conversion to residential use, of developments containing four (4) or more units in a Residence C-1B district may exceed, to the extent herein defined, the dimensional requirements set forth in Section 5.31, provided that a special permit is granted.

11.2022 New housing construction, conversion, and uses controlled by the regulations of this Section 11.200 shall also comply with the provisions of Section 11.10, Townhouse Developments, except as modified by this section. Where the provisions of Section 11.10 and Section 11.200 differ, the provisions of this Section 11.200 shall govern.

11.203 Special Permit Granting Authority

11.2031 The Planning Board shall be the special permit granting authority for Section 11.200.

11.2032 Special permits may be granted for new housing construction or for the conversion to housing use of non-residential structures in existence as of January 1, 1987 in a Residence C-1B district, provided that such construction or conversion meets the requirements of this Section 11.200.

11.2033 Special permits required by Section 11.10 may be allowed by the Planning Board within the scope of the special permit review required under this Section 11.200 and shall not require separate review.

11.2034 The Planning Board shall seek to promote a balance between rental units and ownership units, taking affirmative action where necessary to ensure production of rental units.

11.204 Low-and Moderate-Income Housing Unit Requirements:

Construction or conversion to housing use as described in Section 11.202 above shall devote the following percentages of dwelling units and floor area to dwelling units for low- and moderate-income households (hereinafter, "required units"):

<u>Total Number of Units</u>	<u>% of Units & Floor Area</u>
4 to 6 units:	20%
7 to 10 units:	24%
more than 10 units:	30%

A fractional required unit shall be rounded to the nearest whole number, and that number of units shall be required.

11.205 For the purpose of this Section 11.200, low-income families or households shall be those whose total income is less than 50% of the median income in the Boston SMSA and moderate-income families or households shall those whose total income is less than 80% of the median income in the Boston SMSA. All households occupying the low- and moderate-income units shall be certified as eligible by the Cambridge Housing Authority, or as required by any subsidy program employed.

11.206 The following requirements shall be agreed to in writing before the Planning Board may grant a special permit under this Section 11.200.

11.2061 The units to be provided shall be permanently available to low- and moderate-income households. When a project receives outside subsidy, at least one-half of the required units shall be made available to and affordable by low-income households; without a subsidy, a project required to provide more than four (4) units shall make at least one-quarter of the required units, available to and affordable by low-income families or households.

11.2062 Each completed stage of a phased development shall provide approximately the same proportion of required units as required for the entire development.

- 11.2063 The required units shall be dispersed throughout the development and not concentrated in any one location.
- 11.2064 The required units shall be comparable, by type, in finish, and amenities, to other units in the same development.
- 11.2065 Not more than 20% of the required units shall be one-bedroom units. Not more than 20% of the required units shall be units intended for the elderly. The provisions of Section 5.51 shall not apply to multi-family housing granted a special permit under this Section 11.200. Units for the elderly shall not be counted in addition to one-bedroom units. Where 20 or more units are required, 5% of the required units shall be suitable for the handicapped.
- 11.2066 For required units intended to be sold, the deed shall contain limited equity restrictions satisfactory to a neighborhood community development corporation designated by the City of Cambridge.
- 11.2067 In developments to be rented, adequate provisions shall be made for continuing competent and responsive management of all rental units and for maintaining rents in required units which are affordable to low- and moderate-income families as defined in Section 11.205.
- 11.2068 A neighborhood community development corporation designated by the City of Cambridge shall, using suitable priorities and procedures, select residents for required units from applicants certified as eligible by the Cambridge Housing Authority.
- 11.2069 The site plan shall provide for safe, convenient, and harmonious grouping of structures, uses and facilities, for a well-designed relationship between inside and outside spaces, and for preservation of desirable natural or historic features. Wherever possible structures shall be oriented and constructed to conserve energy and to take full advantage of solar heating and cooling opportunities.
- 11.207 The following dimensional standards shall apply to new housing construction granted a special permit under this Section 11.200:

- 11.2071 Maximum floor area ratio: .90
- 11.2072 Minimum lot area required per dwelling unit: 1,200 square feet (36 dwelling units per acre)
- 11.2073 Maximum height at cornice line: 30 feet
- 11.2074 Maximum height: 40 feet
- 11.2075 The bonus provisions granted under this Section 11.200 shall not apply to the construction or conversion of less than four (4) units.
- 11.208 In addition to the other provisions of Section 11.200, conversion to housing use of a non-residential building or structure in existence as of January 1, 1987 in a Residence C-1B district shall meet the following requirements:
- 11.2081 No building or structure in non-residential use in a C-1B district shall be converted to housing use under this Section 11.200 unless the Planning Board shall first be satisfied that (a) no jobs will be lost due to the conversion or that (b) if jobs will be lost, jobs equivalent or better in number, type, quality and pay are made available in the Cambridgeport Industrial District and priority for those jobs is given to all employees displaced by the conversion.
- The entity or entities owning or controlling the non-residential building or structure to be converted to housing use shall be responsible for providing the required jobs. No building permit shall be issued for such conversion until the jobs required under (b) above have been made available.
- 11.2082 A non-residential building or structure vacant on January 1, 1987 is exempt from the job-replacement requirements of subsection 11.2081. A non-residential building or structure caused to become vacant after January 1, 1987 with loss of jobs shall be subject to the provisions of this Section 11.208 for a period of five (5) years, figured from the date the structure became vacant.
- 11.2083 In addition to the requirements stated in subsections 11.2081 and 11.2082, the Planning Board shall also be satisfied, before granting a special permit under Section 11.200, that the building,

structure or structures intended for conversion are suitable for, or adaptable to, housing use and will provide pleasant, good-sized units with good ventilation and adequate natural light.

- 11.2084 The Planning Board, as part of its special permit review, shall also require that all units in the converted building or structure meet, and preferably exceed, the minimum applicable property standards for family housing issued from time to time for each type of unit by the State Executive Office of Communities and Development.
- 11.2085 A non-residential building or structure converted to housing use which complies with the requirements of Section 11.200 and this Section 11.208 shall be entitled to the FAR, maximum height, and setbacks possessed by the structure on January 1, 1987. The minimum lot area per dwelling unit shall be determined from Table 5.31 by taking the minimum lot area per dwelling unit required by the Residence C district with the FAR closest to that of the building or structure to be converted."

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE BY CHANGING THE DISTRICT DESIGNATIONS FOR THE AREA DESCRIBED BELOW:

- 1.0 Rezone to Residence C-1B that area presently zoned Business A, Business B, and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Franklin Street and River Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue as shown on the accompanying map;
- 1.1 Thence proceeding in an easterly direction along the centerline of Franklin Street to the centerline of Brookline Street, a distance of approximately 1,165 feet;
- 1.2 Thence turning and proceeding in a northerly direction along the centerline of Brookline Street for approximately 245 feet to its intersection with the centerline of Green Street;
- 1.3 Thence turning and proceeding in an easterly direction along the centerline of Green Street for approximately 931 feet to its intersection with the northerly projection of the eastern sideline of Lot #129 on Assessor's Plat #69;
- 1.4 Thence turning and proceeding in a southerly direction along said eastern sideline of Lot #129 on Assessor's Plat #69 for approximately 239 feet to its intersection with the centerline of Franklin Street;
- 1.5 Thence turning and proceeding in an westerly direction along the centerline of Franklin Street for approximately 145 feet to its intersection with the centerline of Blanche Street;
- 1.6 Thence turning and proceeding in a southerly direction along the centerline of Blanche Street and its projection for approximately 240 feet to its intersection with the centerline of Auburn Street;
- 1.7 Thence turning and proceeding in a westerly direction along the centerline of Auburn Street for approximately 187 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's Plats #69 and #92;
- 1.8 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street for approximately 484 feet to its intersection with the centerline of Pacific Street;
- 1.9 Thence turning and proceeding in a westerly direction along the centerline of Pacific Street for approximately 508 feet to its intersection with the centerline of Brookline Street;
- 1.10 Thence turning in a southerly direction and proceeding along the centerline of Brookline Street for approximately 180 feet to its intersection with a point 100 feet distant from the easterly extention of the centerline of Decatur St;

- 1.11 Thence turning and proceeding in a westerly direction along a line 100 feet distant from and parallel to the westerly sideline of Decatur Street for a distance of approximately 125 feet,
- 1.12 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the westerly sideline of Brookline Street to the centerline of Valentine Street, a distance of approximately 390 feet,
- 1.13 Thence turning and proceeding in a westerly direction along the centerline of Valentine Street and the westerly extension of the centerline of Valentine Street to the centerline of Pearl Street, a distance of approximately 390 feet,
- 1.14 Thence turning and proceeding in a southerly direction along the centerline of Pearl Street to the centerline of Erie Street, a distance of approximately 385 feet,
- 1.15 Thence turning and proceeding in an easterly direction along the centerline of Erie Street to a point 100 feet distant from the easterly sideline of Pearl Street, a distance of approximately 120 feet,
- 1.16 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Pearl Street for a distance of approximately 150 feet to a point 50 feet from the northerly sideline of Hamilton Street,
- 1.17 Thence turning and proceeding in an easterly direction along a line 50 feet distant from and parallel to the northerly sideline of Hamilton Street for a distance of approximately 50 feet,
- 1.18 Thence turning and proceeding in a southerly direction along a line 150 feet distant from and parallel to the easterly sideline of Pearl Street to the centerline of Hamilton Street, a distance of approximately 65 feet,
- 1.19 Thence turning and proceeding in a southeasterly direction along the centerline of Hamilton Street to a point 100 feet distant from the westerly sideline of Brookline Street,
- 1.20 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the westerly sideline of Brookline Street to a point 100 feet distant from the southerly sideline of Putnam Avenue, a distance of approximately 720 feet,
- 1.21 Thence turning and proceeding in an easterly direction along a line 100 feet distant from and parallel to the southerly sideline of Putnam Avenue to the centerline of Sidney Street, a distance of approximately 550 feet,

- 1.22 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street and the southerly extension of the centerline of Sidney Street to the centerline of Henry Street, a distance of approximately 500 feet,
- 1.23 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street to the intersection with the centerline of Brookline Street, a distance of approximately 430 feet,
- 1.24 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive, a distance of approximately 820 feet,
- 1.25 Thence turning and proceeding in a westerly direction along the centerline of Memorial Drive to a point of intersection with the southerly extension of the centerline of Magazine Street, a distance of approximately 1,210 feet,
- 1.26 Thence turning and proceeding in a northerly direction along the southerly extension of the centerline and the centerline of Magazine Street to the westerly extension of the centerline of Granite Street, a distance of approximately 290 feet,
- 1.27 Thence turning and proceeding in a northwesterly direction along the centerline of Riverside Road to the southeasterly side lot line numbered 83 on Assessor's Plat numbered 100, a distance of approximately 330 feet,
- 1.28 Thence turning and proceeding in an easterly direction along the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 80 feet,
- 1.29 Thence turning and proceeding in a northwesterly direction along the northeasterly side lot line of lots numbered 83 and 68 on Assessor's Plat numbered 100 to the centerline of Pleasant Street, a distance of approximately 380 feet,
- 1.30 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street to the centerline of Putnam Avenue, a distance of approximately 500 feet,
- 1.31 Thence turning and proceeding in a northwesterly direction along the center line of Putnam Avenue to its intersection with the centerline of Allston Street, a distance of approximately 600 feet,
- 1.32 Thence turning and proceeding in an easterly direction along the centerline of Allston Street to the centerline of Pleasant Street, a distance of approximately 520 feet,
- 1.33 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street, to the easterly extension of the centerline of Rockwell Street, a distance of approximately 620 feet,

- 1.34 Thence turning and proceeding in a westerly direction along the centerline of Rockwell Street to a point 100 feet distant from the easterly sideline of River Street, a distance of approximately 300 feet,
- 1.35 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the easterly sideline of River Street to the intersection with the centerline of William Street, a distance of approximately 1,250 feet,
- 1.36 Thence turning and proceeding in a westerly direction along the centerline of William Street to a point of intersection with the centerline of River Street, a distance of approximately 140 feet,
- 1.37 Thence turning and proceeding in a northeasterly direction along the centerline of River Street to the point of origin, a distance of approximately 403 feet,
- 1.00 Said area includes all of or parts of the following parcels of land:
- 1.01 Premises shown on Assessor's Plat #65:
All lots, odd numbers 47-75 Henry Street, even numbers 308-322 Brookline Street, even numbers 48-80 Chestnut Street, and odd numbers 283-285 Sidney Street.
- 1.02 Premises shown on Assessor's Plat #69:
Even numbers 20-64 Sidney Street, odd numbers 21-27 Auburn Street, odd numbers 33-81 Blanche Street, even numbers 36-58 Blanche Street, odd numbers 67-95 Franklin Street, and even numbers 32-56 Green Street, which include all of or parts of lots numbered 164, 53, 54, 58, 60, 61, 62, 147, 146, 77, 78, 124, 125, 80, and 129.
- 1.03 Premises shown on Assessor's Plat #92:
Even numbers 22-104 Brookline Street, odd numbers 115-119 Pacific Street, odd numbers 19-63 Sidney Street, even numbers 78-152 Green Street, even numbers 116-154 Franklin Street, odd numbers 109-155 Franklin Street, and odd numbers 41-47 Pilgrim Street, which include all of or parts of lots numbered 29, 30, 31, 32, 33, 34, 35, 36, 90, 84, 85, 40, 41, 42, 43, 44, 116, 3, 4, 91, 82, 114, 19, 106, 105, 22, 115, and 112.

1.04 Premises shown on Assessor's Plat #93:

Even numbers 52-92 Pearl Street, odd numbers 3-25 Watson Street, Odd numbers 41-89 Brookline Street, even numbers 170-210 Franklin Street, and even numbers 100-138 and odd numbers 97-131 Auburn Street, even numbers 4-14 and odd numbers 3-13 Salem Street, which include all of or parts of lots numbered 1, 2, 3, 4, 5, 6, 7, 7A, 8, 9, 123, 122, 32, 111, 112, 113, 34, 35, 36, 90, 114, 115, 39, 40, 41, 42, 43, 44, 119, 118, 98, 97, 93, 94, 12, 13, 14, 15, 16, 17, 18, 19, 20, 127, 125, 126, 22, 23, 24, 25, 26, 27, 28, and 29.

1.05 Premises shown on Assessor's Plat #94:

Even numbers 2-26 Watson Street, even numbers 94-158 Pearl Street, odd numbers 7-27 Valentine Street, odd numbers 91-125 Brookline Street, even numbers 6-48 and odd numbers 7-51 Lopez Street, even numbers 10-32 and odd numbers 7-31 Decatur Street, which include all of or parts of lots numbered 66, 173, 172, 69, 180, 179, 185, 186, 97, 98, 76, 171, 92, 91, 90, 89, 80, 156, 155, 82, 83, 84, 85, 164, 163, 86, 87, 88, 174, 169, 170, 42, 43, 138, 132, 131, 49, 50, 161, 162, 52, 53, 178, 177, 99, 100, 101, 58 59, 60, 61, 136, 137, 144, 145, 65, 17, 18, 182, 81, 21, 22, 24, 25, 26, 157, 154, 141, 38, 39, 40, and 41.

1.06 Premises shown on Assessor's Plat #96:

Even numbers 280-302 Brookline Street, odd numbers 45-75 Chestnut Street, odd numbers 245-257 Sidney Street, and even numbers 2-4 Putnam Court, which include all of or parts of lots numbered 1, 129, 128, 3, 4, 103, 8, 9, 146, 145, 144, 143, 142, 141, 140, 139, 14, 15, 16, 17, 18, 84, 20, 21, 68, and 67.

1.07 Premises shown on Assessor's Plat #97:

Even numbers 196-290 Pearl Street, odd numbers 91-137 Chestnut Street, odd numbers 251, 285-301 Brookline Street, even numbers 174-180 Erie Street, and odd numbers 149-161 and even numbers 122-162 Hamilton Street, odd numbers 129-177 and even numbers 130-174 Allston Street, even numbers 504-524 and odd numbers 607-539 Putnam Avenue, even number 2 Westacott Court, even numbers 6-22 and odd numbers 3-27 Acorn Street, which include all of or part of lots numbered 1, 98, 99, 5, 93, 7, 121, 120, 128, 127, 10, 11, 12, 13, 132, 131, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 35, 36, 136, 135, 40, 134, 133, 42, 43, 44, 45, 46, 47, 48, 49, 50, 119, 118, 117, 52, 59, 60, 61, 62, 124, 125, 122, 64, 65, 110, 67, 68, 114, 116, 115, 81, 14, 15, 16, 92, 91, 18, 82, 85, 86, 106, 101, 105, and 21.

1.08 Premises shown on Assessor's Plat #98:

All lots, even numbers 306-356 Pearl Street, odd numbers 3-25 Granite Street, odd numbers 1-33 and even numbers 8-32 Rockingham Street, even numbers 82-122 and odd numbers 97-111 Henry Street, 1-5 Hastings Square and even numbers 108-142 Chestnut Street.

1.09 Premises shown on Assessor's Plat #99:

All lots, odd numbers 295-355 Pearl Street, even numbers 144-188 Magazine Street, odd numbers 29-61 Granite Street, even numbers 12-38 and odd numbers 11-37 Glenwood Avenue, odd numbers 7-39 and even numbers 8-38 Tufts Street, and even numbers 152-194 Chestnut Street.

1.001 Premises shown on Assessor's Plat #100:

All lots, even numbers 210-244 Chestnut Street, odd numbers 1-23 and even numbers 4-18 Florence Street, odd numbers 141-187 Magazine Street, 720-763 Memorial Drive and 30-31 Riverside Road.

1.002 Premises shown on Assessor's Plat #101:

All lots, even numbers 8-34 Fairmont Street, odd numbers 13-79 and even numbers 12-72 Prince Street, odd numbers 265-309 and even numbers 272-306 Allston Street, even numbers 394-432 and odd numbers 397-431 Putnam Avenue, odd numbers 199-251 Chestnut Street, odd numbers 9-27 and even numbers 10-30 Whitney Avenue, odd numbers 9-27 and even numbers 8-26 Kenwood Street.

1.003 Premises shown on Assessor's Plat #102:

All lots, odd numbers 201-291½ Pearl Street, even numbers 90-140 Magazine Street, odd numbers 157-185 Chestnut Street, even numbers 456-492 and odd numbers 463-489 Putnam Avenue, even numbers 2-12 and odd numbers 3-9 Newton Street, odd numbers 199-239 and even numbers 192-248 Allston Street, even numbers 174-222 and odd numbers 177-209 Hamilton Street, and even numbers 190-226 Erie Street.

1.004 Premises shown on Assessor's Plat #103:

All lots, even numbers 42-84 Magazine Street, odd numbers 191-217 Erie Street, odd numbers 107-189 Pearl Street, even numbers 6-24 Cottage Street, even numbers 3-18 and odd numbers 5-23 Perry Street, even numbers 2-14 and odd numbers 1-35 Lawrence Street, even numbers 10-26 and odd numbers 3-9 Corporal McTernan Street.

1.005 Premises shown on Assessor's Plat #104:

All or parts of all lots except that numbered 88, even numbers 46-98 Pleasant Street, even numbers 30-50 Cottage Street, odd numbers 39-81 Magazine Street, odd numbers 13-31 Fairmont Street, even numbers 2-16 and odd numbers 3-17 Pleasant Place, even numbers 4-30 and odd numbers 3-21 Upton Street, even numbers 6-34 and odd numbers 1-27 Kelly Road, and even numbers 2-32 and odd numbers 5-31 Chalk Street.

1.006 Premises shown on Assessor's Plat #105:

Even numbers 26-62 River Street, even numbers 278-286 Franklin Street, odd numbers 9-37 Magazine Street, even 188-210 and odd numbers 193-209 Auburn Street, and odd numbers 27-47 and even numbers 28-46 William Street, which include all of or parts of lots numbered 115, 4, 5, 6, 9, 8, 8A, 9, 10, 11, 94, 95, 13, 14, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 104, 103, 102, 34, 109, 110, 122, 121, 120, 119, 123, 83, 84, 42, 43, 44, 45, 46, 47, 48, 49, and 50.

1.007 Premises shown on Assessor's Plat #106:

Even numbers 14-34 Magazine Street, even numbers 216-262 Franklin Street, odd numbers 53-101 Pearl Street, odd numbers 1-25 Cottage Street, odd numbers 143-183 and even numbers 144-174 Auburn Street, and odd numbers 3-25 and even numbers 2-20 William Street, which include all of or parts of lots numbered 1, 2, 2A, 3, 4, 5, 6, 7, 8, 9, 97, 98, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 120, 121, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 96, 95, 40, 41, 42, 108, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, and 60.

1.008 Premises shown on Assessor's Plat #125:

Even number 176 River Street, odd numbers 55-75 Pleasant Street, odd numbers 5-17 Laurel Street, and even numbers 44-52 and odd numbers 51-59 Kelly Road, which include all of or parts of lots numbered 85, 84, 89, 80, 81, 98, 97, 83, 93, 102, 74, 75, 76, 77, 78, 99, 100.

1.009 Premises shown on Assessor's Plat #127:

Even numbers 6-14 Laurel Street, odd numbers 75-85 and 125-143 Pleasant Street, even numbers 340-384 Putnam Avenue, even numbers 316-360 Allston Street, and odd numbers 5-17 Rockwell Street, which include all of or parts of lots numbered 1, 150, 4, 5, 6, 7, 8, 9, 10, 11, 12, 111, 110, 169, 164, 165, 20, 21, 152, 151, 107, 96, 97, 98, 138, 139, 101, 102, 103, 104, 105, and 106.

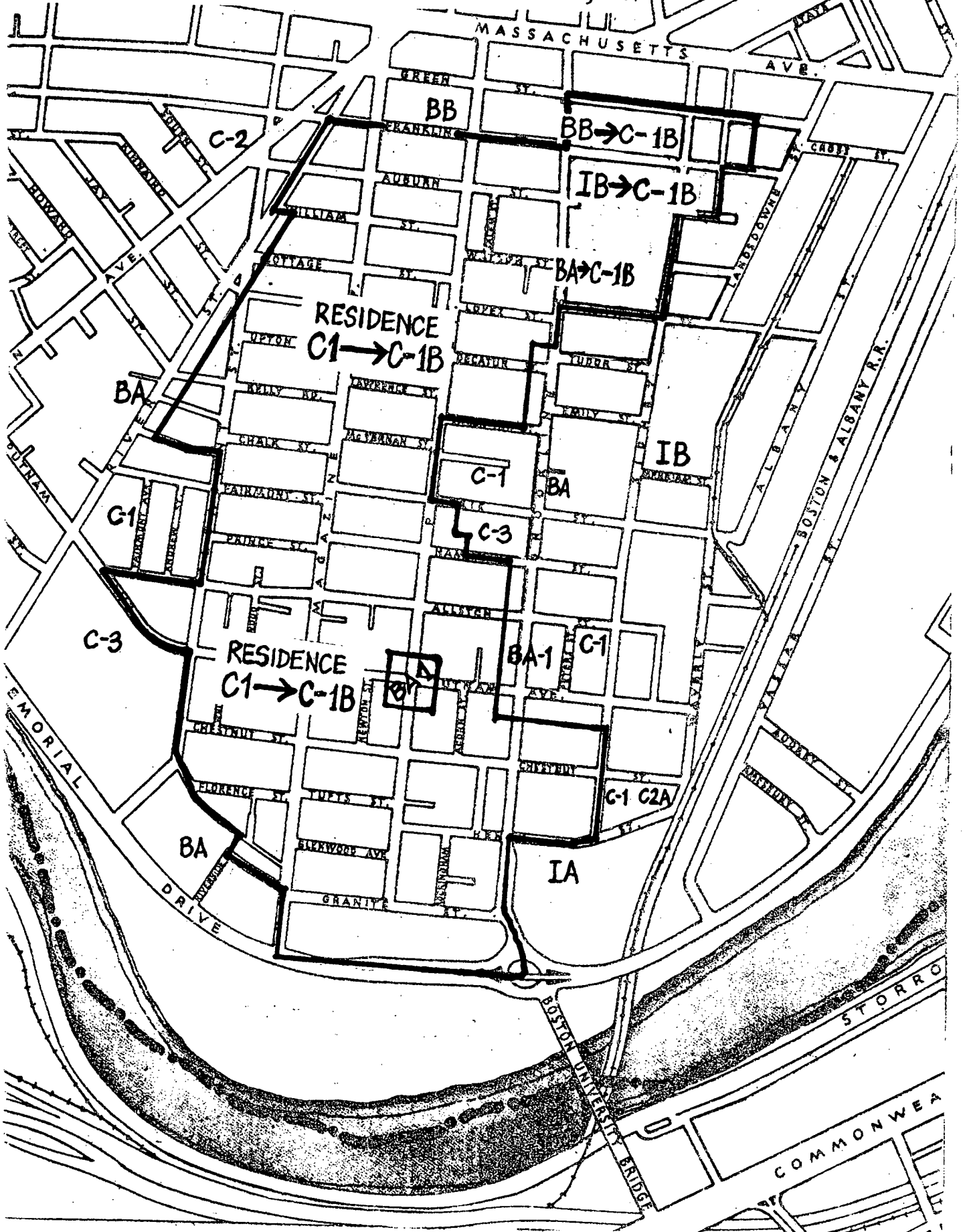
Respectfully submitted,

Earlene Denise Simms	195 Brookline St.	✓
William Cavellini	274 Brookline St.	✓
Elaine M. DeKosa	4 Pleasant Place	✓
Janet Murray	115 Pearl St.	✓
Mark Levine	154 Magazine St Camb	✓
Dan French	200 Erie St.	✓
Federick F. Darcy	808 Memorial Dr	✓
Rosemarie Quinton	5 Newton St.	✓
Mary R. Shea	55 Magazine St	✓
William S. Noble	38 Green St.	
Mary Darcy	808 MEM. DR. CAM.	✓
Polly H. Allen	202 Erie St. Camb.	✓

✓ registered voters

CAMPAIGN FOR QUALITY OF LIFE AND AFFORDABLE HOUSING IN CAMBRIDGEPORT

PROPOSED ZONING PETITION RESIDENCE C-1B WARD 5 DEMOCRATIC COMMITTEE APRIL, 1987



Petition of E. Denise Simmons, Chairperson & Bill Cavellini, Chairperson of the Zoning Committee, Ward 5 Democratic Committee to amend the Zoning Ordinances by rezoning most of Cambridgeport from Residence C-1 to Residence C-1B & part of the Cambridgeport Industrial District from Business A & B - Industrial to Residence C-1 B.

*copy sent to Leo Barber, Planning Board 4/8/87
copy to Councilor Walsh, Ordinance Committee
Chair 4/10/87 mlr*

In City Council,

April 6, 1987

**Referred to Planning
Board or Committee on
Ordinances.**



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

May 4, 1987

Bill Cavellini, Chairperson
Zoning Subcommittee
Ward 5 Democratic Committee
115 Pearl Street
Cambridge, MA 02139

Dear Mr. Cavellini:

Please be advised that the public hearing scheduled by the Ordinance Committee of the City Council to hear your petition for the rezoning of the Cambridgeport area, originally scheduled for Wednesday, May 20th, 1987, has been cancelled.

Said hearing has been rescheduled to Wednesday, May 27, 1987 to be held at 8:00 p.m. in the Sullivan Chamber. Your presence, or that of your appropriate designee(s) is hereby requested at this time.

Thank you for your cooperation in this matter.

Sincerely yours,

Joseph E. Connarton
City Clerk.

JEC/mh

AMENDED 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, May 27, 1987 at 8:00 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Ward Five Democratic Committee to amend the text of the Zoning Ordinance by making the following changes and additions:

1. In Subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, insert the following new district designation after the Residence B district and renumber as appropriate:

"5. Residence C-1B Multi-family dwellings
(Low- & moderate-
income housing)"
2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation "C-1B" to the fourth column heading throughout so the heading reads, "Res. C-1B, 1, 2, 2A, 3, 3A".
3. Add a new superscript "x", where "x" is the next unused footnote number, to lines 4.31 a-h. under the fourth column heading, Res. C-1B, 1, 2, 2A, 3, 3A and add the following new footnote to Subsection 4.40:

"x. In a C-1B district see Section 11.200"
4. Add the following phrase to the end of Subsection 4.263:

"...except as provided in Section 11.200."
5. Add the following new Subsection 4.265 to Section 4.26:

"4.265 The requirements of this Section 4.26 are waived for the construction of multi-family dwellings complying with the requirements of Section 11.200"
6. In Section 4.55, amend "aforementioned four zoning districts" to read "aforementioned zoning districts".
7. Elsewhere in Article 4.000, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.

for the alteration or enlargement of said building or structure provided that the alteration or enlargement complies with the Section 5.31 dimensional requirements of a Residence C-1 district, except that the number of dwelling units may not exceed the Section 5.31 requirements for a Residence C-1B district."

13. In Section 11.12, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.
14. Add the following phrase to the end of Subsection 11.124:
"...except as provided in Section 11.200."
15. Add the following new Subsection 11.127 to Section 11.12:

"11.127 In a Residence C-1B district, a townhouse development shall comply with the provisions of Section 11.200; however, construction of a townhouse development shall not be allowed on a lot with an existing residential building or structure.

If, on a lot in a Residence C-1B district, a residential building or structure is demolished after April 2, 1987, no townhouse development shall be permitted on said lot or on any lot combined therewith for five (5) years from the date of demolition.

The requirements of this Section 11.127 shall apply without limitation unless the Planning Board makes a written finding, supported by uncontested evidence, that demolition of an existing residential building or structure on a lot in a Residence C-1B District was due to circumstances beyond the control of and could not have been prevented by any person or entity, including their agents or employees, which owned or controlled said lot at the time of demolition and/or of the events leading to demolition."

16. In Article 11.000, Special Regulations, by adding a new section entitled "11.200 - Low and Moderate Income Housing".

Also by amending the Zoning Map of the City of Cambridge by changing the area presently zoned Business A, Business B and Industry B to Residence C-1B in the area bounded Franklin St., River St., Pearl St., Putnam Avenue, Brookline St., Green St., Blanche St., Auburn St., Sidney St., Pacific St., Decatur St., Valentine St., Erie St., Hamilton St., Henry St., Memorial Drive, Magazine St., Granite St., Riverside Road, Pleasant St., Allston St., Rockwell St., William St., Chestnut St., Pilgrim St., Salem St., Lopez St., Putnam Court, Westacott Court, Acorn St., Rockingham St., Glenwood Avenue, Tufts St., Florence St., Fairmont St., Prince St., Whitney Avenue, Kenwood St., Newton St., Cottage St., Perry St., Lawrence St., Corporal McTernan St., Upton St., Kelly Road, and Chalk Street on the attached map.

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.

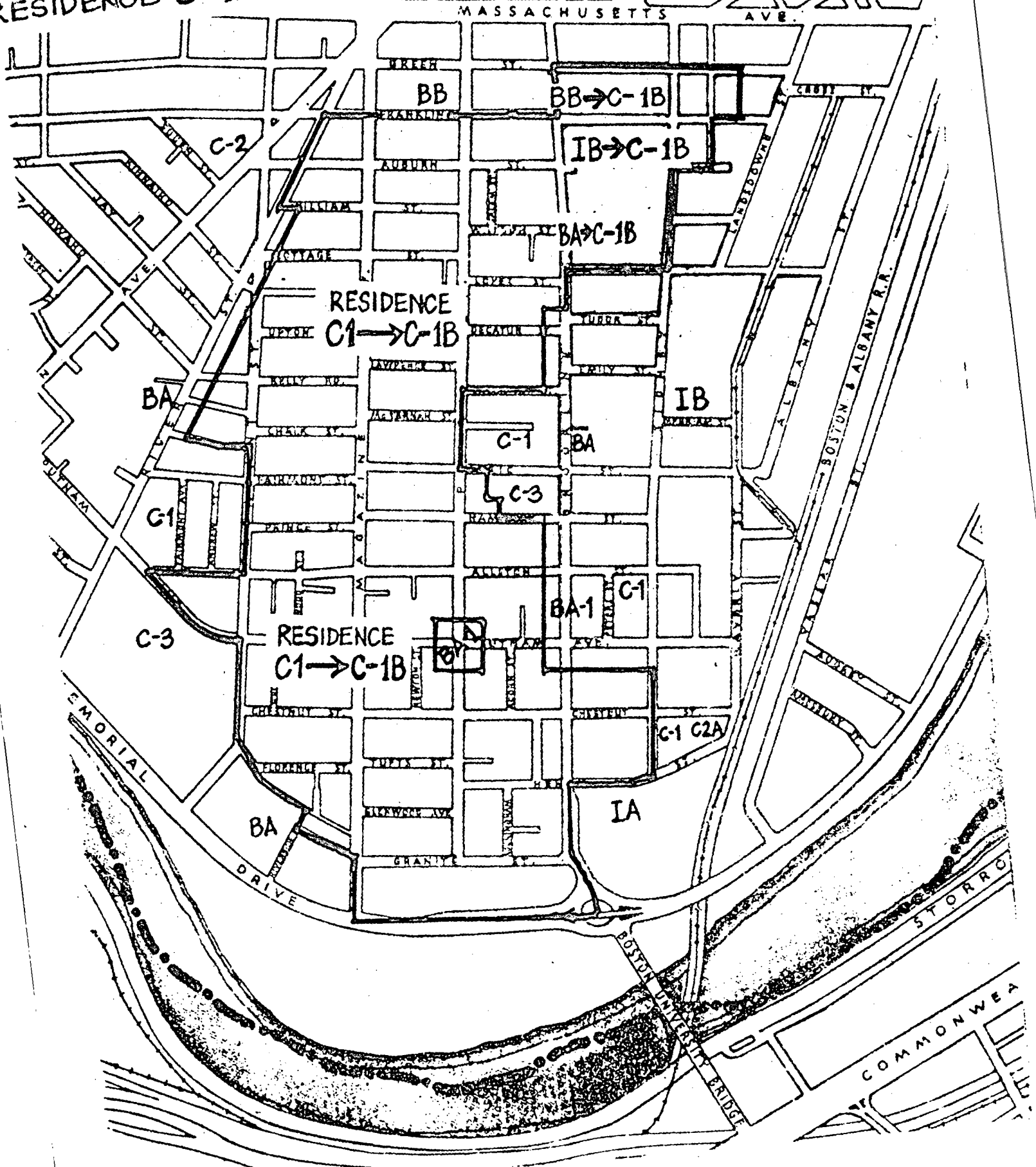
For the Committee,

Councillor William H. Walsh
Chairman.

CAMPAIGN FOR QUALITY OF LIFE AND AFFORDABLE HOUSING IN CAMBRIDGEPORT

PROPOSED ZONING PETITION
WARD 5 DEMOCRATIC COMMITTEE
APRIL, 1987

RESIDENCE C-1B



1st flr bnd.

RECEIVED BY
OFFICE OF CITY CLERK
1987 MAY 21 AM 7:49
CAMBRIDGE MA.



CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9094

William H. Walsh
City Councillor

April 16, 1987

Joseph Connarton
City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts

Dear Joe:

Enclosed herewith please find a self-explanatory letter which I received from Bill Cavellini.

Would you please contact me at your convenience to discuss.

Very truly yours,

A handwritten signature in cursive script that reads "Wm H. Walsh".

William H. Walsh

WHW/lm
Enclosure

WARD 5 DEMOCRATIC COMMITTEE
115 Pearl Street
Cambridge, Mass. 02139

April 16, 1987

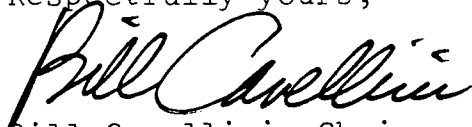
Councillor William Walsh, Chairman
Ordinance Committee
Cambridge City Council
795 Massachusetts Avenue
Cambridge, Mass. 02139

Dear Councillor Walsh,

We request that you put off the public hearing on our April 2nd zoning petition until we have time to amend it to conform to recent changes in the zoning ordinance. The April 6th approval of the Residence C downzoning petition for Cambridgeport means that, at a minimum, we must change some technical language in our proposal.

We are aware that you are under obligation by the ordinance to schedule a timely hearing. We will submit said amendments in a manner that is sensitive to this requirement. Thank you for your consideration of this matter.

Respectfully yours,



Bill Cavellini, Chairperson
Zoning Subcommittee, WARD 5
Democratic Committee



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

May 4, 1987

Bill Cavellini, Chairperson
Zoning Subcommittee
Ward 5 Democratic Committee
115 Pearl Street
Cambridge, MA 02139

Dear Mr. Cavellini:

Please be advised that the public hearing scheduled by the Ordinance Committee of the City Council to hear your petition for the rezoning of the Cambridgeport area, originally scheduled for Wednesday, May 20th, 1987, has been cancelled.

Said hearing has been rescheduled to Wednesday, May 27, 1987 to be held at 8:00 p.m. in the Sullivan Chamber. Your presence, or that of your appropriate designee(s) is hereby requested at this time.

Thank you for your cooperation in this matter.

Sincerely yours,

Joseph E. Connarton
City Clerk.

JEC/mh

AMENDED 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, May 27, 1987 at 8:00 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Ward Five Democratic Committee to amend the text of the Zoning Ordinance by making the following changes and additions:

1. In Subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, insert the following new district designation after the Residence B district and renumber as appropriate:

"5. Residence C-1B Multi-family dwellings
(Low- & moderate-
income housing)"
2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation "C-1B" to the fourth column heading throughout so the heading reads, "Res. C-1B, 1, 2, 2A, 3, 3A".
3. Add a new superscript "x", where "x" is the next unused footnote number, to lines 4.31 a-h. under the fourth column heading, Res. C-1B, 1, 2, 2A, 3, 3A and add the following new footnote to Subsection 4.40:

"x. In a C-1B district see Section 11.200"
4. Add the following phrase to the end of Subsection 4.263:

"...except as provided in Section 11.200."
5. Add the following new Subsection 4.265 to Section 4.26:

"4.265 The requirements of this Section 4.26 are waived for the construction of multi-family dwellings complying with the requirements of Section 11.200"
6. In Section 4.55, amend "aforementioned four zoning districts" to read "aforementioned zoning districts".
7. Elsewhere in Article 4.000, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.

8. Amend Subsection 5.31, Table 5-1, Table of Dimensional Requirements - Residential Districts, by adding the following new line after the existing line "Res B":

(1)	(2)	(3)	(4)	(5)	(6)	(7)		
Max. Ratio of floor area to lot area	Lot Size	Lot Area per D.U.	Width	Minimum Front Yard	Side Yard in Feet	Rear height in ft.	Max. Min. Ratio of usable Op.Sp. to lot area	
C-1B ⁽ⁱ⁾	0.60	5,000	1,800	50	$\frac{H+L}{4}$ ^(a)	$\frac{H+L}{5}$ ^(c)	35	20%
					(min 7'-6"; sum of 20')			

And add the following footnote:

"(i) See Section 11.200."

9. Amend Section 6.36, Schedule of Parking and Loading Requirements, by adding Res. C-1B to the second column heading throughout so the heading reads:

"Res. C-1B, C-1 Bus. C (res.)
 O-1 Ind. A-1
 Bus. A (Comm.) Ind. C
 Bus. A-1".

10. Insert the designation "C-1B" before "C-1" in the following locations:

a. 5.31, 2. (g) & (h) b. 7.21.

11. Add the following new Subsection 5.54 to Section 5.50:

"5.54 Low- and Moderate-Income Housing. The dimensional requirements of this Article may be reduced for Low- and Moderate-Income Housing as provided in Section 11.200"

12. In Section 8.10, Existing Buildings, add the following new Subsection 8.13:

"8.13 In a Residence C-1B District, for a residential building or structure in existence on January 1, 1987 which exceeds one or more of the Section 5.31 dimensional requirements of the Residence C-1B district but no Section 5.31 dimensional requirement of the Residence C-1 District, the Superintendent of Buildings may, without need of a special permit or variance, issue building permits

for the alteration or enlargement of said building or structure provided that the alteration or enlargement complies with the Section 5.31 dimensional requirements of a Residence C-1 district, except that the number of dwelling units may not exceed the Section 5.31 requirements for a Residence C-1B district."

13. In Section 11.12, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.
14. Add the following phrase to the end of Subsection 11.124:
"...except as provided in Section 11.200."
15. Add the following new Subsection 11.127 to Section 11.12:
"11.127 In a Residence C-1B district, a townhouse development shall comply with the provisions of Section 11.200; however, construction of a townhouse development shall not be allowed on a lot with an existing residential building or structure.

If, on a lot in a Residence C-1B district, a residential building or structure is demolished after April 2, 1987, no townhouse development shall be permitted on said lot or on any lot combined therewith for five (5) years from the date of demolition.

The requirements of this Section 11.127 shall apply without limitation unless the Planning Board makes a written finding, supported by uncontested evidence, that demolition of an existing residential building or structure on a lot in a Residence C-1B District was due to circumstances beyond the control of and could not have been prevented by any person or entity, including their agents or employees, which owned or controlled said lot at the time of demolition and/or of the events leading to demolition."

16. In Article 11.000, Special Regulations, by adding a new section entitled "11.200 - Low and Moderate Income Housing".

Also by amending the Zoning Map of the City of Cambridge by changing the area presently zoned Business A, Business B and Industry B to Residence C-1B in the area bounded Franklin St., River St., Pearl St., Putnam Avenue, Brookline St., Green St., Blanche St., Auburn St., Sidney St., Pacific St., Decatur St., Valentine St., Erie St., Hamilton St., Henry St., Memorial Drive, Magazine St., Granite St., Riverside Road, Pleasant St., Allston St., Rockwell St., William St., Chestnut St., Pilgrim St., Salem St., Lopez St., Putnam Court, Westacott Court, Acorn St., Rockingham St., Glenwood Avenue, Tufts St., Florence St., Fairmont St., Prince St., Whitney Avenue, Kenwood St., Newton St., Cottage St., Perry St., Lawrence St., Corporal McTernan St., Upton St., Kelly Road, and Chalk Street on the attached map.

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

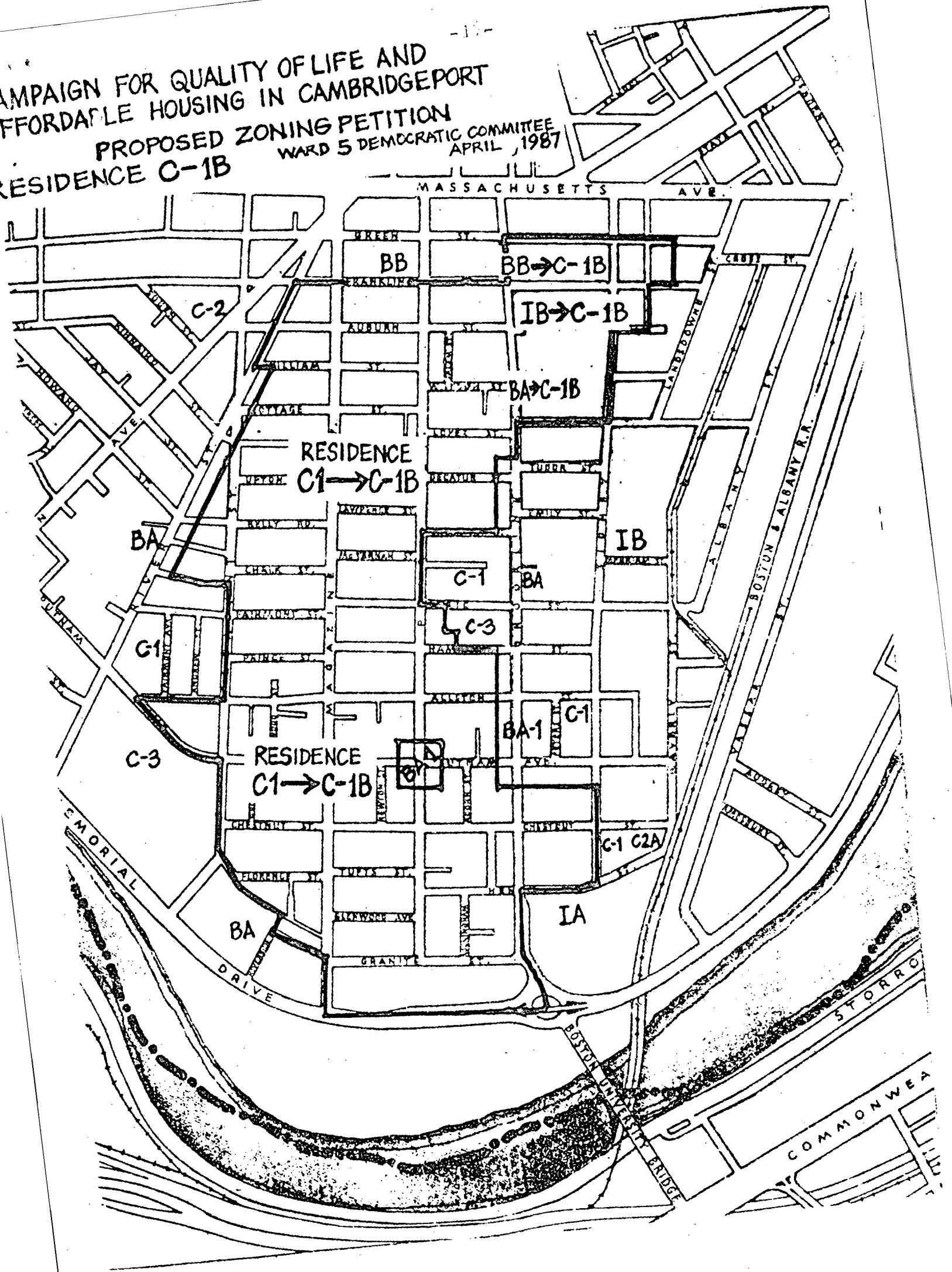
For the Committee,

Councillor William H. Walsh
Chairman.

CAMPAIGN FOR QUALITY OF LIFE AND AFFORDABLE HOUSING IN CAMBRIDGEPORT

PROPOSED ZONING PETITION
WARD 5 DEMOCRATIC COMMITTEE
APRIL, 1987

RESIDENCE C-1B





CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

May 19, 1987

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, May 27, 1987 at 8:00 p.m. in the Sullivan Chambers, City Hall, Cambridge, Massachusetts on an alternative petition of the Ward Five Democratic Committee to amend the Zoning Ordinances by rezoning most of the Cambridgeport from Residence C-1 to Residence C-1B and part of the Cambridgeport Industrial District from Business A and B - Industrial to Residence C-1B.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

AMENDED PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

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(Low- & moderate-
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3. Add a new superscript "x", where "x" is the next unused footnote number, to lines 4.31 a-h. under the fourth column heading, Res. C-1B, 1, 2, 2A, 3, 3A and add the following new footnote to Subsection 4.40:

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"4.265 The requirements of this Section 4.26 are waived for the construction of multi-family dwellings complying with the requirements of Section 11.200"
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7. Elsewhere in Article 4.000, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.

for the alteration or enlargement of said building or structure provided that the alteration or enlargement complies with the Section 5.31 dimensional requirements of a Residence C-1 district, except that the number of dwelling units may not exceed the Section 5.31 requirements for a Residence C-1B district."

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14. Add the following phrase to the end of Subsection 11.124:
"...except as provided in Section 11.200."
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"11.127 In a Residence C-1B district, a townhouse development shall comply with the provisions of Section 11.200; however, construction of a townhouse development shall not be allowed on a lot with an existing residential building or structure.

If, on a lot in a Residence C-1B district, a residential building or structure is demolished after April 2, 1987, no townhouse development shall be permitted on said lot or on any lot combined therewith for five (5) years from the date of demolition.

The requirements of this Section 11.127 shall apply without limitation unless the Planning Board makes a written finding, supported by uncontested evidence, that demolition of an existing residential building or structure on a lot in a Residence C-1B District was due to circumstances beyond the control of and could not have been prevented by any person or entity, including their agents or employees, which owned or controlled said lot at the time of demolition and/or of the events leading to demolition."

16. In Article 11.000, Special Regulations, by adding a new section entitled "11.200 - Low and Moderate Income Housing".

Also by amending the Zoning Map of the City of Cambridge by changing the area presently zoned Business A, Business B and Industry B to Residence C-1B in the area bounded Franklin St., River St., Pearl St., Putnam Avenue, Brookline St., Green St., Blanche St., Auburn St., Sidney St., Pacific St., Decatur St., Valentine St., Erie St., Hamilton St., Henry St., Memorial Drive, Magazine St., Granite St., Riverside Road, Pleasant St., Allston St., Rockwell St., William St., Chestnut St., Pilgrim St., Salem St., Lopez St., Putnam Court, Westacott Court, Acorn St., Rockingham St., Glenwood Avenue, Tufts St., Florence St., Fairmont St., Prince St., Whitney Avenue, Kenwood St., Newton St., Cottage St., Perry St., Lawrence St., Corporal McTernan St., Upton St., Kelly Road, and Chalk Street on the attached map.

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

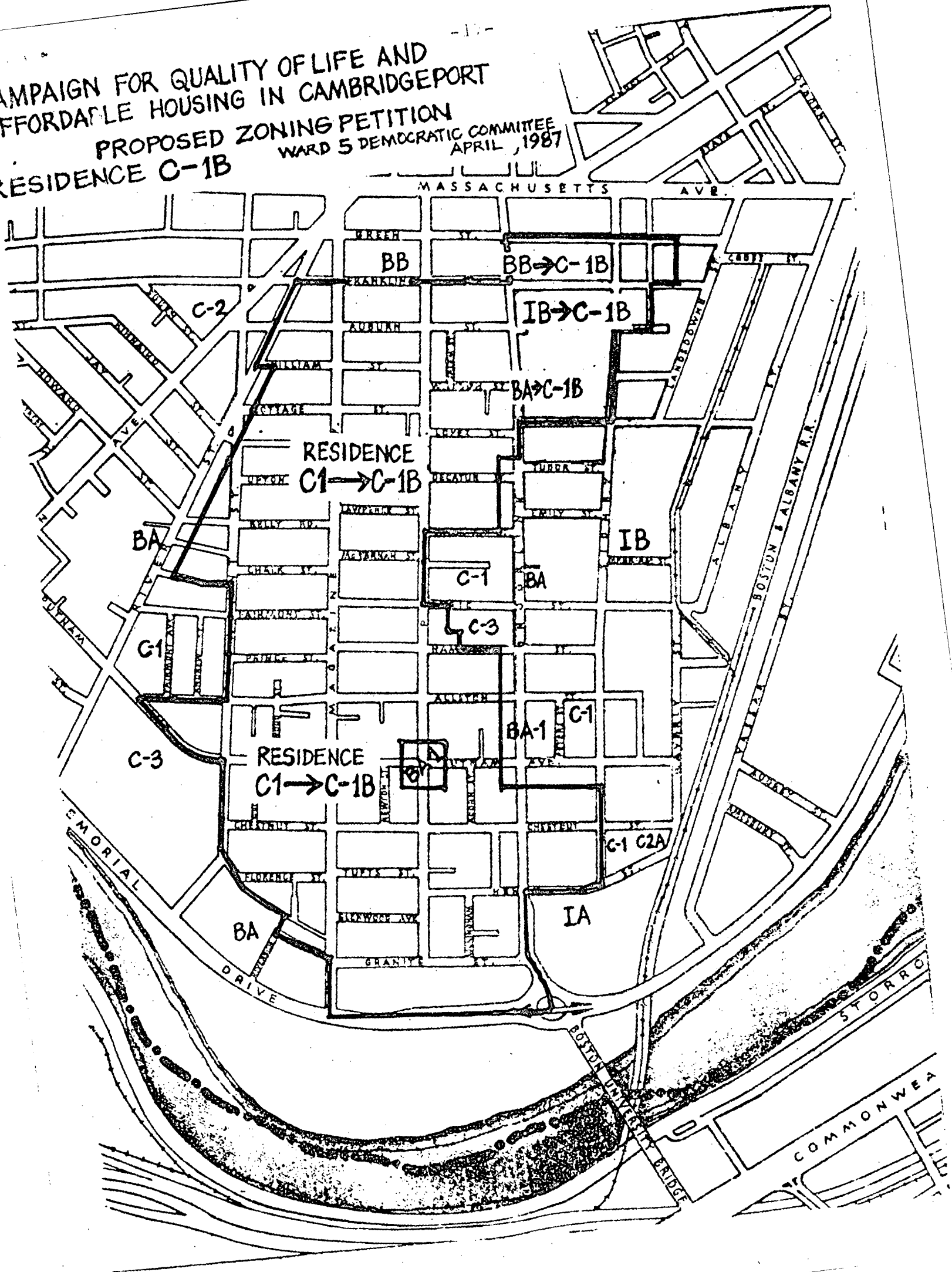
All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor William H. Walsh
Chairman.

CAMPAIGN FOR QUALITY OF LIFE AND AFFORDABLE HOUSING IN CAMBRIDGEPORT
PROPOSED ZONING PETITION
RESIDENCE C-1B

WARD 5 DEMOCRATIC COMMITTEE
APRIL, 1987



AMENDED 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, May 27, 1987 at 8:00 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Ward Five Democratic Committee to amend the text of the Zoning Ordinance by making the following changes and additions:

1. In Subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, insert the following new district designation after the Residence B district and renumber as appropriate:

"5. Residence C-1B Multi-family dwellings
(Low- & moderate-
income housing)"
2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation "C-1B" to the fourth column heading throughout so the heading reads, "Res. C-1B, 1, 2, 2A, 3, 3A".
3. Add a new superscript "x", where "x" is the next unused footnote number, to lines 4.31 a-h. under the fourth column heading, Res. C-1B, 1, 2, 2A, 3, 3A and add the following new footnote to Subsection 4.40:

"x. In a C-1B district see Section 11.200"
4. Add the following phrase to the end of Subsection 4.263:

"...except as provided in Section 11.200."
5. Add the following new Subsection 4.265 to Section 4.26:

"4.265 The requirements of this Section 4.26 are waived for the construction of multi-family dwellings complying with the requirements of Section 11.200"
6. In Section 4.55, amend "aforementioned four zoning districts" to read "aforementioned zoning districts".
7. Elsewhere in Article 4.000, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.

8. Amend Subsection 5.31, Table 5-1, Table of Dimensional Requirements - Residential Districts, by adding the following new line after the existing line "Res B":

(1)	(2)	(3)	(4)	(5)	(6)	(7)			
Max. Ratio of floor area to lot area	Lot Size	Lot Area per D.U.	Width	Minimum Front Yard	Side Yard in Feet	Rear Yard in Feet	Max. height in ft.	Min. Ratio of usable Op.Sp. to lot area	
C-1B ⁽ⁱ⁾	0.60	5,000	1,800	50	$\frac{H+L}{4}$ (a)	$\frac{H+L}{5}$	$\frac{H+L}{4}$ (c)	35	20%
					(min 7'-6"; sum of 20')				

And add the following footnote:

"(i) See Section 11.200."

9. Amend Section 6.36, Schedule of Parking and Loading Requirements, by adding Res. C-1B to the second column heading throughout so the heading reads:

"Res. C-1B, C-1 Bus. C (res.)
 O-1 Ind. A-1
 Bus. A (Comm.) Ind. C
 Bus. A-1".

10. Insert the designation "C-1B" before "C-1" in the following locations:

- a. 5.31, 2. (g) & (h)
- b. 7.21.

11. Add the following new Subsection 5.54 to Section 5.50:

"5.54 Low- and Moderate-Income Housing. The dimensional requirements of this Article may be reduced for Low- and Moderate-Income Housing as provided in Section 11.200"

12. In Section 8.10, Existing Buildings, add the following new Subsection 8.13:

"8.13 In a Residence C-1B District, for a residential building or structure in existence on January 1, 1987 which exceeds one or more of the Section 5.31 dimensional requirements of the Residence C-1B district but no Section 5.31 dimensional requirement of the Residence C-1 District, the Superintendent of Buildings may, without need of a special permit or variance, issue building permits

for the alteration or enlargement of said building or structure provided that the alteration or enlargement complies with the Section 5.31 dimensional requirements of a Residence C-1 district, except that the number of dwelling units may not exceed the Section 5.31 requirements for a Residence C-1B district."

13. In Section 11.12, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.
14. Add the following phrase to the end of Subsection 11.124:
"...except as provided in Section 11.200."
15. Add the following new Subsection 11.127 to Section 11.12:

"11.127 In a Residence C-1B district, a townhouse development shall comply with the provisions of Section 11.200; however, construction of a townhouse development shall not be allowed on a lot with an existing residential building or structure.

If, on a lot in a Residence C-1B district, a residential building or structure is demolished after April 2, 1987, no townhouse development shall be permitted on said lot or on any lot combined therewith for five (5) years from the date of demolition.

The requirements of this Section 11.127 shall apply without limitation unless the Planning Board makes a written finding, supported by uncontested evidence, that demolition of an existing residential building or structure on a lot in a Residence C-1B District was due to circumstances beyond the control of and could not have been prevented by any person or entity, including their agents or employees, which owned or controlled said lot at the time of demolition and/or of the events leading to demolition."

16. In Article 11.000, Special Regulations, by adding a new section entitled "11.200 - Low and Moderate Income Housing".

Also by amending the Zoning Map of the City of Cambridge by changing the area presently zoned Business A, Business B and Industry B to Residence C-1B in the area bounded Franklin St., River St., Pearl St., Putnam Avenue, Brookline St., Green St., Blanche St., Auburn St., Sidney St., Pacific St., Decatur St., Valentine St., Erie St., Hamilton St., Henry St., Memorial Drive, Magazine St., Granite St., Riverside Road, Pleasant St., Allston St., Rockwell St., William St., Chestnut St., Pilgrim St., Salem St., Lopez St., Putnam Court, Westacott Court, Acorn St., Rockingham St., Glenwood Avenue, Tufts St., Florence St., Fairmont St., Prince St., Whitney Avenue, Kenwood St., Newton St., Cottage St., Perry St., Lawrence St., Corporal McTernan St., Upton St., Kelly Road, and Chalk Street on the attached map.

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.

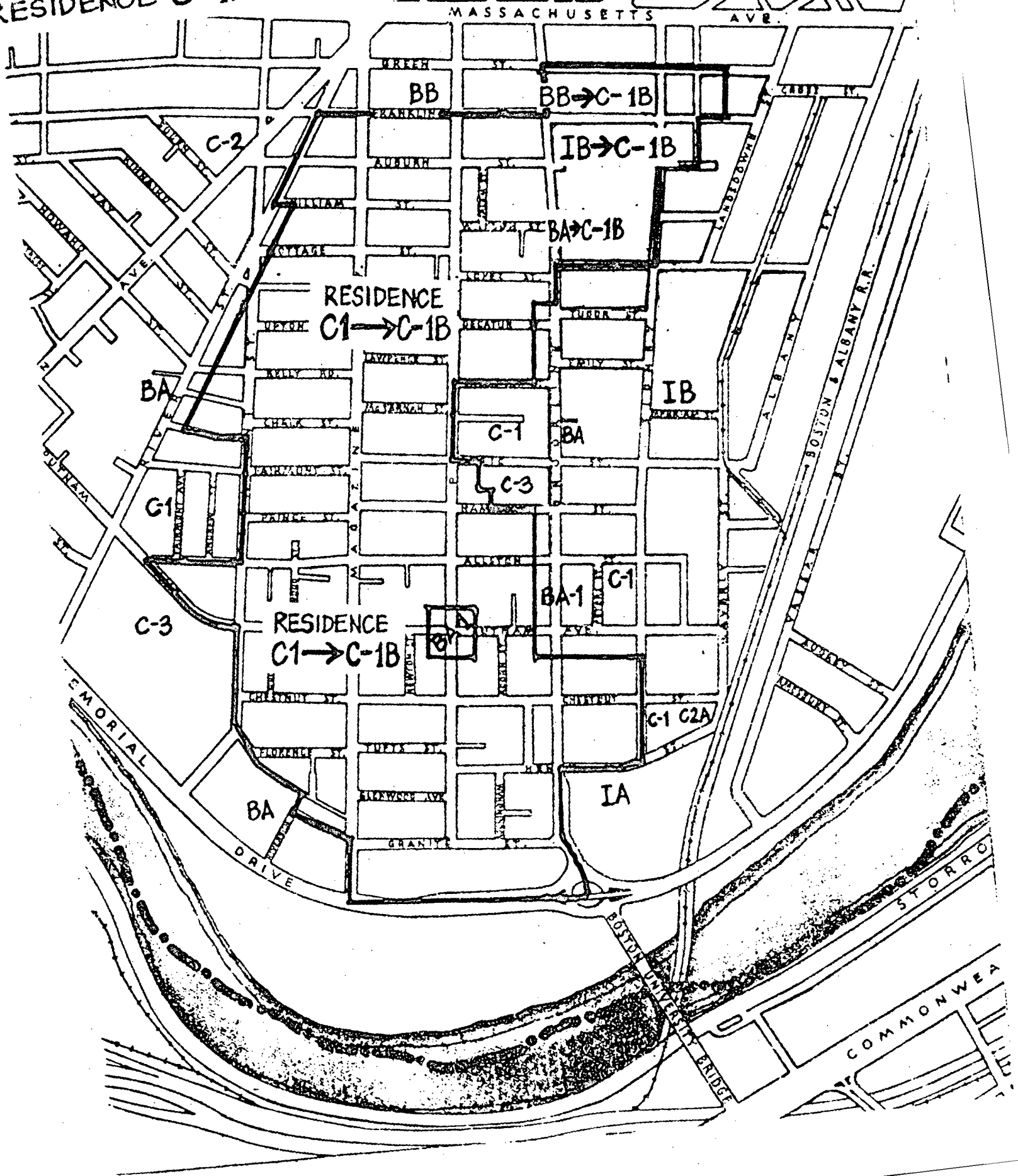
For the Committee,

Councillor William H. Walsh
Chairman.

CAMPAIGN FOR QUALITY OF LIFE AND AFFORDABLE HOUSING IN CAMBRIDGEPORT

PROPOSED ZONING PETITION
WARD 5 DEMOCRATIC COMMITTEE
APRIL, 1987

RESIDENCE C-1B





CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

May 19, 1987

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, May 27, 1987 at 8:00 p.m. in the Sullivan Chambers, City Hall, Cambridge, Massachusetts on an alternative petition of the Ward Five Democratic Committee to amend the Zoning Ordinances by rezoning most of the Cambridgeport from Residence C-1 to Residence C-1B and part of the Cambridgeport Industrial District from Business A and B - Industrial to Residence C-1B.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

AMENDED 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, May 27, 1987 at 8:00 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Ward Five Democratic Committee to amend the text of the Zoning Ordinance by making the following changes and additions:

- 1. In Subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, insert the following new district designation after the Residence B district and renumber as appropriate:

"5. Residence C-1B Multi-family dwellings
(Low- & moderate-
income housing)"

- 2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation "C-1B" to the fourth column heading throughout so the heading reads, "Res. C-1B, 1, 2, 2A, 3, 3A".

- 3. Add a new superscript "x", where "x" is the next unused footnote number, to lines 4.31 a-h. under the fourth column heading, Res. C-1B, 1, 2, 2A, 3, 3A and add the following new footnote to Subsection 4.40:

"x. In a C-1B district see Section 11.200"

- 4. Add the following phrase to the end of Subsection 4.263:

"...except as provided in Section 11.200."

- 5. Add the following new Subsection 4.265 to Section 4.26:

"4.265 The requirements of this Section 4.26 are waived for the construction of multi-family dwellings complying with the requirements of Section 11.200"

- 6. In Section 4.55, amend "aforementioned four zoning districts" to read "aforementioned zoning districts".

- 7. Elsewhere in Article 4.000, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.

for the alteration or enlargement of said building or structure provided that the alteration or enlargement complies with the Section 5.31 dimensional requirements of a Residence C-1 district, except that the number of dwelling units may not exceed the Section 5.31 requirements for a Residence C-1B district."

13. In Section 11.12, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.
14. Add the following phrase to the end of Subsection 11.124:
"...except as provided in Section 11.200."
15. Add the following new Subsection 11.127 to Section 11.12:

"11.127 In a Residence C-1B district, a townhouse development shall comply with the provisions of Section 11.200; however, construction of a townhouse development shall not be allowed on a lot with an existing residential building or structure.

If, on a lot in a Residence C-1B district, a residential building or structure is demolished after April 2, 1987, no townhouse development shall be permitted on said lot or on any lot combined therewith for five (5) years from the date of demolition.

The requirements of this Section 11.127 shall apply without limitation unless the Planning Board makes a written finding, supported by uncontested evidence, that demolition of an existing residential building or structure on a lot in a Residence C-1B District was due to circumstances beyond the control of and could not have been prevented by any person or entity, including their agents or employees, which owned or controlled said lot at the time of demolition and/or of the events leading to demolition."

16. In Article 11.000, Special Regulations, by adding a new section entitled "11.200 - Low and Moderate Income Housing".

Also by amending the Zoning Map of the City of Cambridge by changing the area presently zoned Business A, Business B and Industry B to Residence C-1B in the area bounded Franklin St., River St., Pearl St., Putnam Avenue, Brookline St., Green St., Blanche St., Auburn St., Sidney St., Pacific St., Decatur St., Valentine St., Erie St., Hamilton St., Henry St., Memorial Drive, Magazine St., Granite St., Riverside Road, Pleasant St., Allston St., Rockwell St., William St., Chestnut St., Pilgrim St., Salem St., Lopez St., Putnam Court, Westacott Court, Acorn St., Rockingham St., Glenwood Avenue, Tufts St., Florence St., Fairmont St., Prince St., Whitney Avenue, Kenwood St., Newton St., Cottage St., Perry St., Lawrence St., Corporal McTernan St., Upton St., Kelly Road, and Chalk Street on the attached map.

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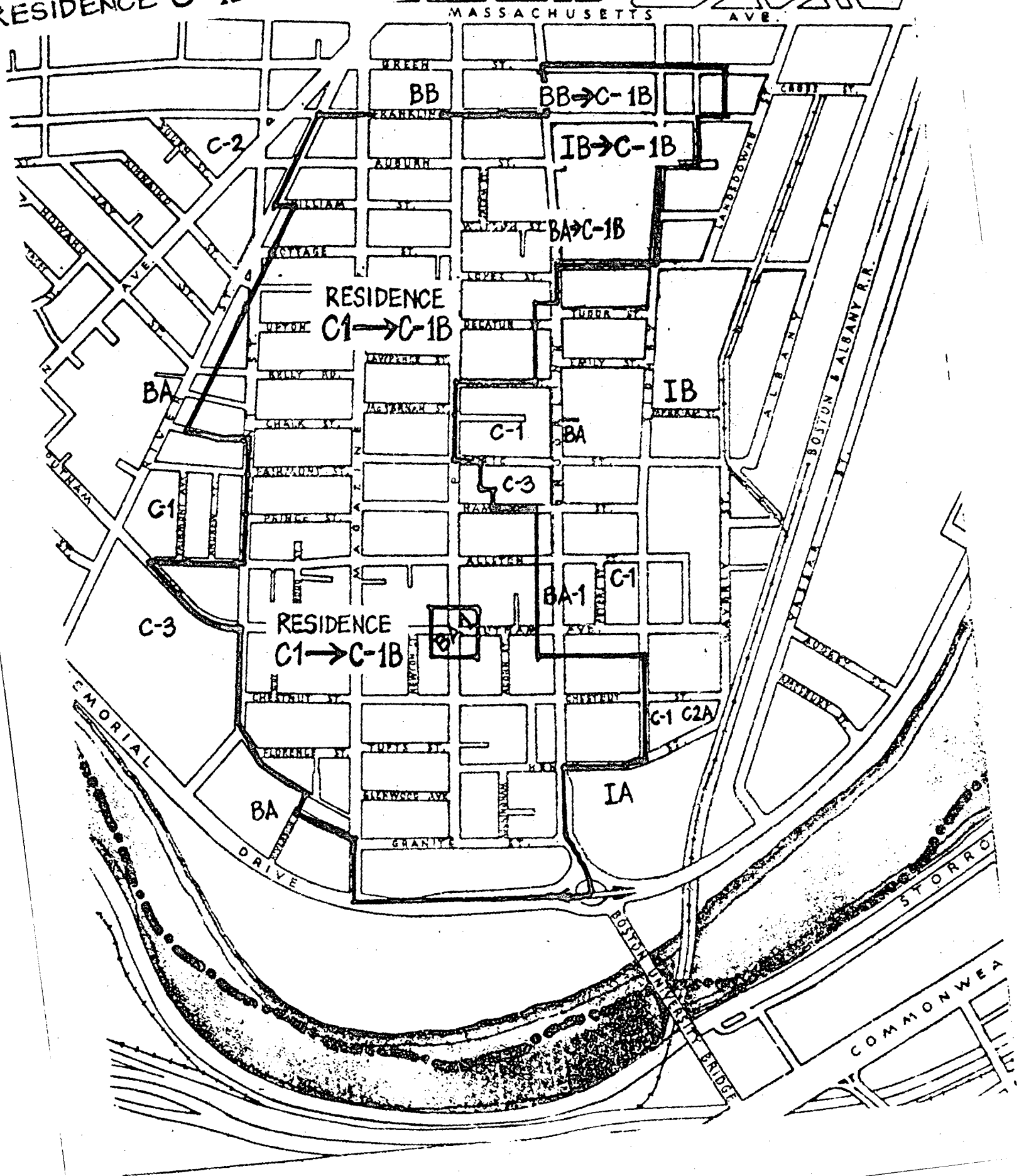
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For the Committee,

Councillor William H. Walsh
Chairman.

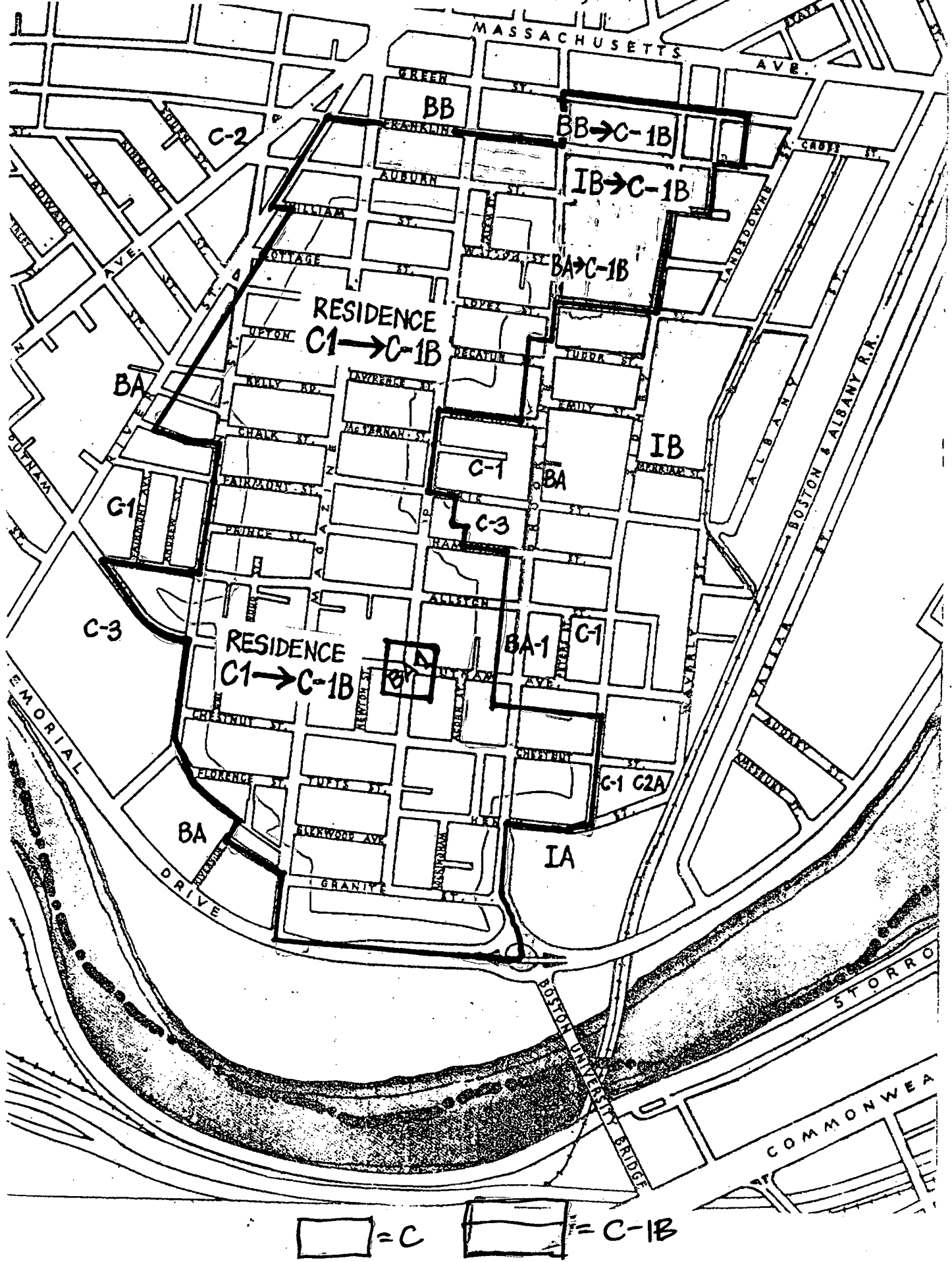
CAMPAIGN FOR QUALITY OF LIFE AND AFFORDABLE HOUSING IN CAMBRIDGEPORT
PROPOSED ZONING PETITION
RESIDENCE C-1B

WARD 5 DEMOCRATIC COMMITTEE
APRIL, 1987



CAMPAIGN FOR QUALITY OF LIFE AND AFFORDABLE HOUSING IN CAMBRIDGEPORT

PROPOSED ZONING PETITION RESIDENCE C-1B WARD 5 DEMOCRATIC COMMITTEE APRIL, 1987





**AMENDED 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, May 27, 1987 at 8:00 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the **Ward Five Democratic Committee** to amend the text of the Zoning Ordinance by making the following changes and additions:

1. In Subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, insert the following new district designation after the Residence B district and renumber as appropriate:
"5. Residence C-1B...Multi-family dwellings (Low- & moderate- income housing)"
2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation "C-1B" to the fourth column heading throughout so the heading reads, "Res. C-1B, 1, 2, 2A, 3, 3A."
3. Add a new superscript "x", where "x" is the next unused footnote number, to lines 4.31 a-h, under the fourth column heading, Res. C-1B, 1, 2, 2A, 3, 3A and add the following new footnote to Subsection 4.40:

"x. In a C-1B district see Section 11.200"

4. Add the following phrase to the end of Subsection 4.263:
"...except as provided in Section 11.200."
5. Add the following new Subsection 4.265 to Section 4.26:
"4.265 The requirements of this Section 4.26 are waived for the construction of multi-family dwellings complying with the requirements of Section 11.200"

6. In Section 4.55, amend "aforementioned four zoning districts" to read "aforementioned zoning districts."

7. Elsewhere in Article 4.000, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.

8. Amend Subsection 5.31, Table 5-1, Table of Dimensional Requirements - Residential Districts, by adding the following new line after the existing line "Res B":

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Max. Ratio of floor area to lot area	0.60	Lot Size	Lot Area per D.U.	Minimum Yard Width	Minimum Yard in Feet	Max. height in ft.	Min. Ratio of usable Op. Sp. to lot area
C-1B ⁽ⁱ⁾	0.60	5,000	1,800	50	H+L(a) H+L H+L(c) (min 7'-6"; sum of 20')	35	20%

And add the following footnote:

"(i) See Section 11.200."

9. Amend Section 6.36, Schedule of Parking and Loading Requirements, by adding Res. C-1B to the second column heading throughout so the heading reads:

Res. C-1B, C-1	Bus. C (res.)
O-1	Ind. A-1
Bus. A (Comm.)	Ind. C
Bus. A-1	

10. Insert the designation "C-1B" before "C-1" in the following locations:
a. 5.31, 2. (g) & (h) b. 7.21.

11. Add the following new Subsection 5.54 to Section 5.50:
5.54 Low- and Moderate-Income Housing. The dimensional requirements of this Article may be reduced for Low- and Moderate-Income Housing as provided in Section 11.200"

12. In Section 8.10, Existing Buildings, add the following new Subsection 8.13:
"8.13 In a Residence C-1B District, for a residential building or structure in existence on January 1, 1987 which exceeds one or more of the Section 5.31 dimensional requirements of the Residence C-1B district but no Section 5.31 dimensional requirement of the Residence C-1 District, the Superintendent of Buildings may, without need of a special permit or variance, issue building permits for the alteration or enlargement of said building or structure provided that the alteration or enlargement complies with the Section 5.31 dimensional requirements of a Residence C-1 district, except that the number of dwelling units may not exceed the Section 5.31 requirements for a Residence C-1B district."

13. In Section 11.12, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.

14. Add the following phrase to the end of the Subsection 11.124:
"...except as provided in Section 11.200."

15. Add the following new Subsection 11.127 to Section 11.12:
"11.127 In a Residence C-1B district, a townhouse development shall comply with the provisions of Section 11.200; however, construction of a townhouse development shall not be allowed on a lot with an existing residential building or structure.

If, on a lot in a Residence C-1B district, a residential building or structure is demolished after April 2, 1987, no townhouse development shall be permitted on said lot or on any lot combined therewith for five (5) years from the date of demolition.

The requirements of this Section 11.127 shall apply without limitation unless the Planning Board makes a written finding, supported by uncontested evidence, that demolition of an existing residential building or structure on a lot in a Residence C-1B District was due to circumstances beyond the control of and could not have been prevented by any person or entity, including their agents or employees, which owned or controlled said lot at the time of demolition and/or of the events leading to demolition."

16. In Article 11.000, Special Regulations, by adding a new section entitled "11.200 - Low and Moderate Income Housing."

Also by amending the Zoning Map of the City of Cambridge by changing the area presently zoned Business A, Business B and Industry B to Residence C-1B in the area bounded Franklin St., River St., Pearl St., Putnam Avenue, Brookline St., Green St., Blanche St., Auburn St., Sidney St., Pacific St., Decatur St., Valentine St., Erie St., Hamilton St., Henry St., Memorial Drive, Magazine St., Granite St., Riverside Road, Pleasant St., Allston St., Rockwell St., William St., Chestnut St., Pilgrim St., Salem St., Lopez St., Putnam Court, Westcott Court, Acorn St., Rockingham St., Glenwood Avenue, Tufts St., Florence St., Fairmont St., Prince St., Whitney Avenue, Kenwood St., Newton St., Cottage St., Perry St., Lawrence St., Corporal McTernan St., Upton St., Kelly Road, and Chalk Street on the attached map.

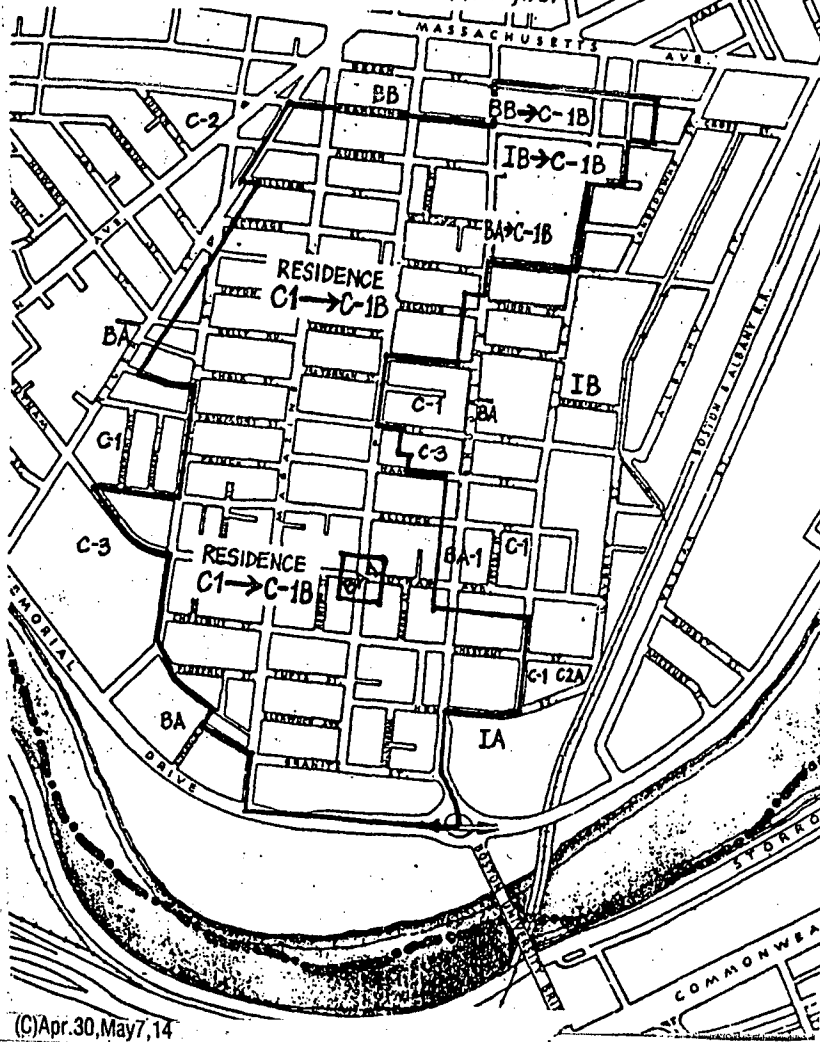
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All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh

**CAMPAIGN FOR QUALITY OF LIFE AND
AFFORDABLE HOUSING IN CAMBRIDGEPORT
PROPOSED ZONING PETITION
RESIDENCE C-1B**

WARD 5 DEMOCRATIC COMMITTEE
APR. 1, 1987



(C)Apr.30, May 7, 14



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

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1. In Subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, insert the following new district designation after the Residence B district and renumber as appropriate:
"5. Residence C-1B...Multi-family dwellings (Low- & moderate- income housing)"
2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation "C-1B" to the fourth column heading throughout so the heading reads, "Res. C-1B, 1, 2, 2A, 3, 3A."
3. Add a new superscript "x", where "x" is the next unused footnote number, to lines 4.31 a-h under the fourth column heading, Res. C-1B, 1, 2, 2A, 3, 3A and add the following new footnote to Subsection 4.40:
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C-1B ⁽¹⁾ 0.60	5,000	1,800	50	H+L ^(a) H+L H+L ^(c)	35	20%
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Bus. A-1."
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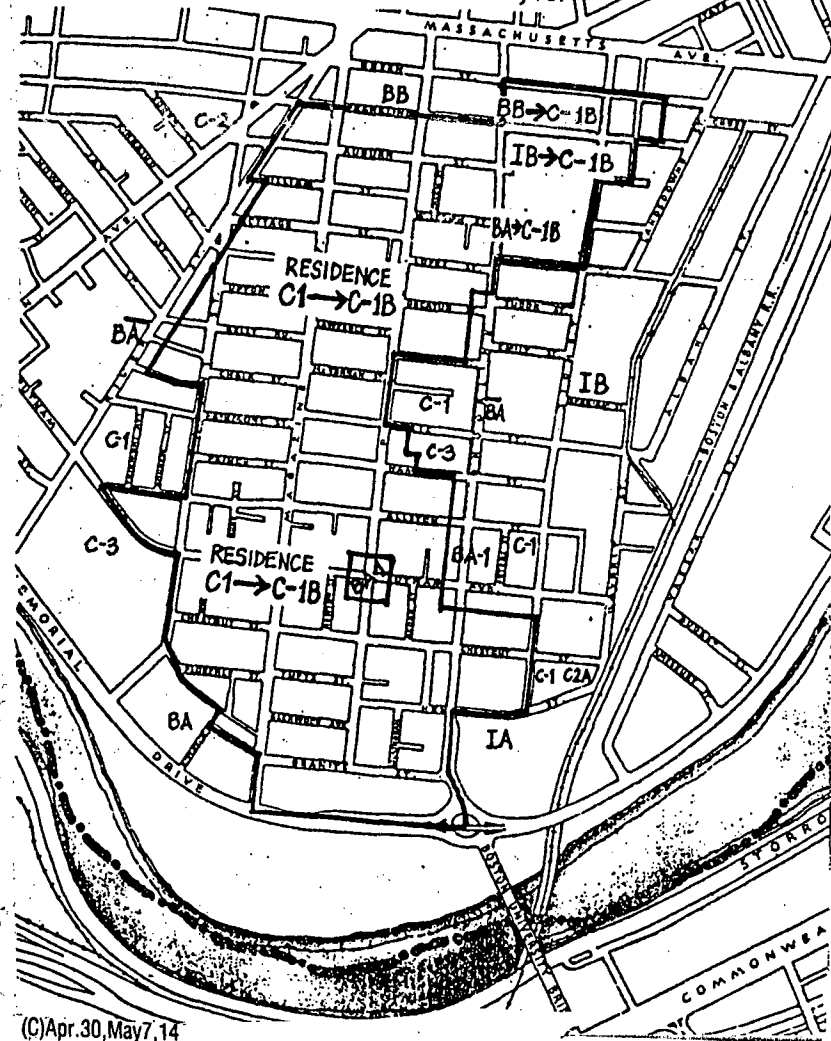
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For the Committee,
Councillor William H. Walsh

**CAMPAGN FOR QUALITY OF LIFE AND
AFFORDABLE HOUSING IN CAMBRIDGEPORT
PROPOSED ZONING PETITION
RESIDENCE C-1B**

WARD 5 DEMOCRATIC COMMITTEE
APR. 1, 1987



(C)Apr.30, May 7, 14



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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, May 27, 1987 at 8:00 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Ward Five Democratic Committee to amend the text of the Zoning Ordinance by making the following changes and additions:

1. In Subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, insert the following new district designation after the Residence B district and renumber as appropriate:
"5. Residence C-1B...Multi-family dwellings (Low- & moderate-income housing)"
2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation "C-1B" to the fourth column heading throughout so the heading reads, "Res. C-1B, 1, 2, 2A, 3, 3A."
3. Add a new superscript "x", where "x" is the next unused footnote number, to lines 4.31 a-h under the fourth column heading, Res. C-1B, 1, 2, 2A, 3, 3A and add the following new footnote to Subsection 4.40:
"x. In a C-1B district see Section 11.200"
4. Add the following phrase to the end of Subsection 4.263:
"...except as provided in Section 11.200."
5. Add the following new Subsection 4.265 to Section 4.26:
"4.265 The requirements of this Section 4.26 are waived for the construction of multi-family dwellings complying with the requirements of Section 11.200"
6. In Section 4.55, amend "aforementioned four zoning districts" to read "aforementioned zoning districts."
7. Elsewhere in Article 4.000, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.
8. Amend Subsection 5.31, Table 5-1, Table of Dimensional Requirements - Residential Districts, by adding the following new line after the existing line "Res B":

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Max. Ratio of floor area to lot area	0.60						
Lot Size	5,000						
Lot Area per D.U.	1,800						
Width	50						
Minimum Front Yard	H+L(a)						
Side Yard	H+L	5					
Rear Yard	H+L(c)	4					
Minimum height in ft.					7'-6"		
Max. height in ft.					35		
Min. Ratio of usable Op. Sp. to lot area					20%		

(min 7'-6" sum of 20')

And add the following footnote:

- (i) See Section 11.200.
9. Amend Section 6.36, Schedule of Parking and Loading Requirements, by adding Res. C-1B to the second column heading throughout so the heading reads:

Res. C-1B, C-1	Bus. C (res.)
O-1	Ind. A-1
Bus. A (Comm.)	Ind. C
Bus. A-1	

10. Insert the designation "C-1B" before "C-1" in the following locations:
a. 5.31, 2. (g) & (h) b. 7.21.
11. Add the following new Subsection 5.54 to Section 5.50:
5.54 Low- and Moderate-Income Housing. The dimensional requirements of this Article may be reduced for Low- and Moderate-Income Housing as provided in Section 11.200"
12. In Section 8.10, Existing Buildings, add the following new Subsection 8.13:
"8.13 In a Residence C-1B District, for a residential building or structure in existence on January 1, 1987 which exceeds one or more of the Section 5.31 dimensional requirements of the Residence C-1B district but no Section 5.31 dimensional requirement of the Residence C-1 District, the Superintendent of Buildings may, without need of a special permit or variance, issue building permits for the alteration or enlargement of said building or structure provided that the alteration or enlargement complies with the Section 5.31 dimensional requirements of a Residence C-1 district, except that the number of dwelling units may not exceed the Section 5.31 requirements for a Residence C-1B district."
13. In Section 11.12, insert the new district designation "C-1B" before the designation "C-1" at each location where "C-1" appears.

14. Add the following phrase to the end of the Subsection 11.124:
"...except as provided in Section 11.200."

15. Add the following new Subsection 11.127 to Section 11.12:
"11.127 In a Residence C-1B district, a townhouse development shall comply with the provisions of Section 11.200; however, construction of a townhouse development shall not be allowed on a lot with an existing residential building or structure.

If, on a lot in a Residence C-1B district, a residential building or structure is demolished after April 2, 1987, no townhouse development shall be permitted on said lot or on any lot combined therewith for five (5) years from the date of demolition.

The requirements of this Section 11.127 shall apply without limitation unless the Planning Board makes a written finding, supported by uncontested evidence, that demolition of an existing residential building or structure on a lot in a Residence C-1B District was due to circumstances beyond the control of and could not have been prevented by any person or entity, including their agents or employees, which owned or controlled said lot at the time of demolition and/or of the events leading to demolition."

16. In Article 11.000, Special Regulations, by adding a new section entitled "11.200 - Low and Moderate Income Housing."

Also by amending the Zoning Map of the City of Cambridge by changing the area presently zoned Business A, Business B and Industry B to Residence C-1B in the area bounded Franklin St., River St., Pearl St., Putnam Avenue, Brookline St., Green St., Blanche St., Auburn St., Sidney St., Pacific St., Decatur St., Valentine St., Erie St., Hamilton St., Henry St., Memorial Drive, Magazine St., Granite St., Riverside Road, Pleasant St., Allston St., Rockwell St., William St., Chestnut St., Pilgrim St., Salem St., Lopez St., Putnam Court, Westacott Court, Acorn St., Rockingham St., Glenwood Avenue, Tufts St., Florence St., Fairmont St., Prince St., Whitney Avenue, Kenwood St., Newton St., Cottage St., Perry St., Lawrence St., Corporal McTernan St., Upton St., Kelly Road, and Chalk Street on the attached map.

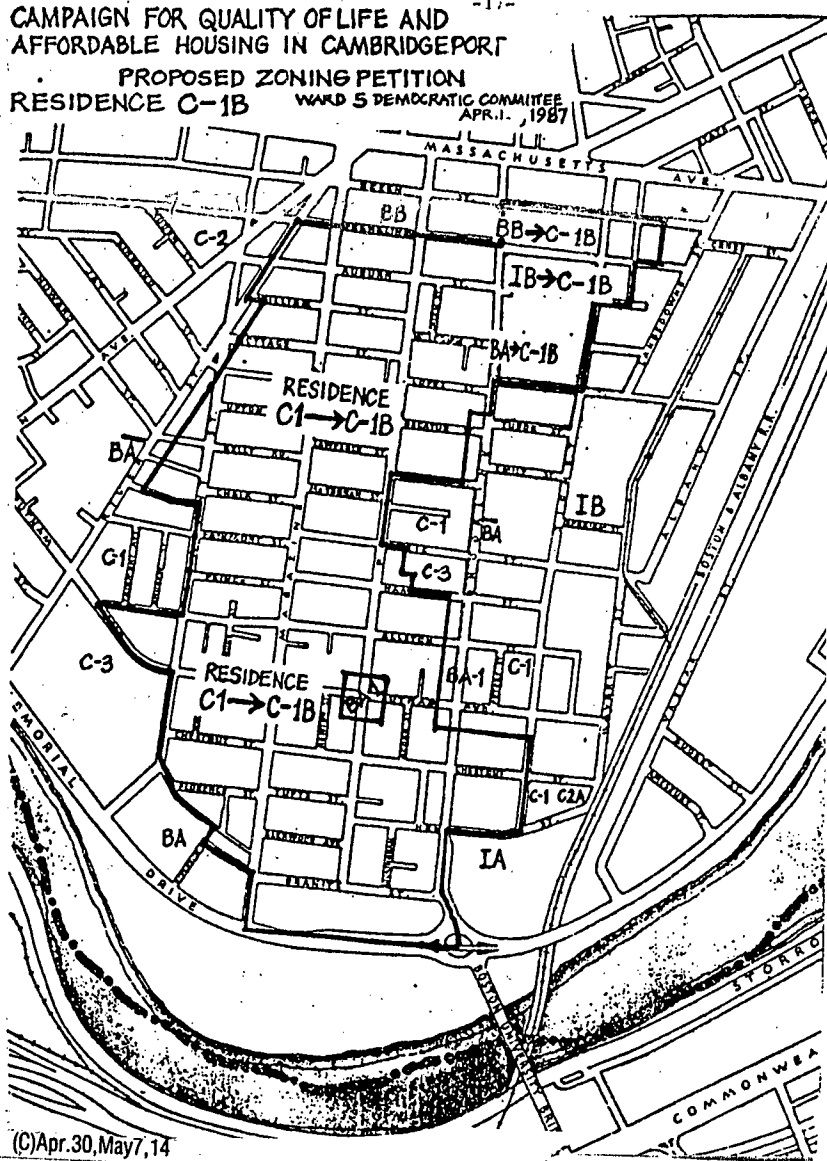
Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,
Councillor William H. Walsh

**CAMPAIGN FOR QUALITY OF LIFE AND
AFFORDABLE HOUSING IN CAMBRIDGEPORT
PROPOSED ZONING PETITION
RESIDENCE C-1B**

WARD 5 DEMOCRATIC COMMITTEE
APR. 11, 1987



(C) Apr. 30, May 7, 14

Deaths

Dorothy Foss

Dorothy (Tenny) Foss, 90, died May 3 in Cambridge after a short illness. Born in Boston, she was a member of the Cambridge Garden Club, the Shakespeare Club, the Mother's Club and the Monadnock Club.

She was the wife of Alden S. Foss; the mother of Alice (Foss) Brown of Wisconsin and Harriet (Foss) Coch of Brookline; and the sister of the late Dr. Benjamin Penn. She is also survived by 8 grandchildren and 11 great-grandchildren.

Funeral services will be held May 10 at First Parish Church Chapel in Cambridge at 2 p.m.

John Sheppard

Funeral services were held for John C. Sheppard, 75, who died April 11 in Clearwater, Fla., after a long illness.

He was born and raised in Cambridge and he lived in Revere for 25 years after moving from Cambridge. He was a first class machinist for the Charlestown Naval Shipyard.

He is survived by his wife, Helen of

**INVITATION TO BID
REMOVAL AND REPLACEMENT OF
ROOFING FLASHING AND
ASSOCIATED WORK AT THE
MARTIN LUTHER KING JR. SCHOOL
CAMBRIDGE, MASSACHUSETTS**

The City of Cambridge, School Department, hereinafter called the Owner invites sealed proposals from Contractors for the Removal and Replacement of Roofing and Flashing and Associated Work at the Martin Luther King School, Cambridge, Massachusetts in accordance with the Contract Documents. The construction cost is estimated to be approximately \$100,000. Sealed general bids will be received at the Office of the Cambridge School Department, 159 Thorncliffe Street, Cambridge, Massachusetts 02140, until 10:00 a.m. on Friday, May 15, 1987. At that time, all Bid-Subs will be opened and read aloud.

Bid-Subs will be received for Section 7C, Sealants and for Section 8, Glazings and Sealants at the above location until 2:00 p.m. on Friday, May 15, 1987. At that time, all Bid-Subs will be opened and read aloud.

Plans, Specifications and other Contract Documents may be seen, examined and obtained at the office of the Cambridge School Department, 159 Thorncliffe Street, Cambridge, Massachusetts 02140, during the hours of 9:00 a.m. to 4:00 p.m. Copies thereof may be obtained for the purpose of bidding with a deposit of \$25.00 in the form of a check drawn to the order of the City of Cambridge.

Every General Bid shall be accompanied by a Certificate of Eligibility issued by the Commonwealth of Massachusetts, DPO-1, a Contractor's Qualification Update Statement and Bid amount payable to the City of Cambridge in the form of a certified check, bid bond, or irrevocable cashiers check in the amount of one (1) percent of the bid. Bids are subject to the provision of Chapter 30A, Section 27B, and Chapter 149, Section 44A to H inclusive. The Certificate of Eligibility from the DPO shall be the Contractor's approval to bid on the projects of the size and nature as described in this bid advertisement.

Bids shall be made on the basis of the Minimum Wage Schedule as determined by the Commission of Labor and Industries, pursuant to the provisions of Chapter 149, Section 27B, 27D inclusive, of the General Laws. The Department of Labor and Industries wage rates, as set forth in the schedule contained in the Specifications, must be paid on this project, per M.G.L., Chapter 149, Section 27B-27D inclusive.

The successful bidder shall be required to furnish certificates of Workmen's Compensation, Statutory Public Liability Insurance in the sum of not less than \$1,000,000 for injury to one (1) person, \$2,000,000 for injuries to two (2) or more persons, Property Damage Insurance in not less than a \$500,000 limit, and \$500,000 Completed Operations Insurance, and also comply with the provision of the Massachusetts General Laws, Chapters 149, Sections 24 and 34A and the Project Contract Documents.

The successful bidder will be required to furnish a Contractor's Performance Bond and a bond and materials or Payment Bond. The amounts of the Contractor's Performance Bond and Payment Bond shall be for the full amount of the Contract and shall include such premiums as the bid amount. Such bonds shall be a surety company qualified to do business under the Laws of the Commonwealth of Massachusetts, and shall be in a form acceptable to the Owner.

The Owner reserves the right to reject any and all bids, if it be in the public interest so to do, and to act upon bids and make its award in any lawful manner.

The Department of Labor and Industries wage rates, as set forth in the schedule contained in the Specifications, must be paid on this project, per M.G.L., Chapter 149, Section 27B-27D inclusive.

All work on this project must meet the requirements of all applicable state and local codes, laws and ordinances, as well as the requirements of the Specifications. Contractors shall schedule their work, material deliveries, and provide protection as required to cause as little interference as possible with the Owner's normal use of the building.

No bidder may withdraw his bid for at least thirty (30) days after the day and date set for the receipt of the bids.

All work must be completed within 90 days of signing of the contract. Liquidated damages will be charged against the Contractor in the event of non-completion. Work shall commence within 10 days of signing of the contract.

Attention is called to the 10% Minority Business Enterprise goals as contained within the Bidding Documents.

Sections 44A through 44H of Chapter 149 of the General Laws of the Commonwealth of Massachusetts are incorporated herein by reference, as well as Sections 39F through 39P of Chapter 30A of the General Laws of the Commonwealth of Massachusetts. Any inconsistency between the Invitation to Bid, Information for Bidders, Bid Forms, Conditions or any other Contract Document or potential Contract Document and these statutes, or any other applicable laws or regulations existing on the date on which a bid is submitted, shall not be grounds for invalidating the bidding procedure, or where required by law, such statute, by law or regulation shall be deemed to govern.

Gale Engineering Company, Inc. A School Street Weymouth, Massachusetts 02199

For the Cambridge School Department 159 Thorncliffe Street Cambridge, Massachusetts 02141

(C/May)

City to honor school volunteers

On Thursday, May 7, the third annual Appreciation Reception for Cambridge's school volunteers will take place at the Cambridge City Hall.

The reception is the highlight of the co-anchor of WMLV-TV 56's "News at Ten." WMLV-TV will speak about the importance and value of volunteers to public education.

In the past years, the program will include speeches by Mayor Walter Sullivan and School Superintendent Robert Peterkin, two strong supporters of the Cambridge School Volunteers (CSV). The program will conclude with special presentations to every volunteer for their contributions to Cambridge students.

For anyone who wants more information about the programs and activities of the Cambridge School Volunteers, call or write: CSV, c/o CRLS, 459 Broadway, Cambridge 02138, 498-9218.

School volunteers to be honored include:

Barbara Acard, Simon Alberg, Kathy Albert, Hilgard Albertson, Julie Altano, Karo Anderson, Charles Anstoula, Kyra Armstrong, Wendy Ann Antonida, Taaka Awog, Peg Bagshaw, Antonio Barry, John Barth, James B. Barton, Scott Becker, Jennifer Bell, Nancy Bennett, Peter Bello, Stephen Bier, Alisa Bishop, Tina Blythe, Melissa Bogursky, Helen Bond, Sherry Booth, Claudy Boy, Brenda Brackett, Maura Brennan, Catherine Bronnett, Debbie Brown, Theresa M. Caira, Peter Clateman, Danny Cloherty, Peter Cohen, James Constantine, Caitlin Cook, Sally Cook, Constantine Costes, Dana Crino, Melissa Crowshaw, Claudia Cimino, Lisa D'Agostino, Sherrie Davies, Julie De Agostino, Sophia DeChiazza, Denise Deschene, Louis Devergie, Joe Dillon, Gina di Natale, Frances DiBisceglia, Christine Dion, Valeriano Diviacchi, Mary Doughty, Mary Drury, Michelle Drury, Maria Guadalupe Esteve, Steven Evtiv, Liz Ewing, Lea Fasanio, Robert Faucher, Valerie Feldman, Michael Felner, Jonathan Feng, Lura Ferguson, Laurento Ferris, Polly Fischer, David Fisher, Margaret Fitzgerald, Lisa Fitzpatrick, Todd Flynn, Kim Foley, Marc Foster, David Fox, Kim Fox, Michelle Frank, Lisa C. Franke, David Fruchtman, Michael Fu, Philippe Fusco, Jennifer Gagnon, Edward Garney, Maria Guerra, Elizabeth Garrigue, Jean Garisde, Zachary Gaulkin, Janet Lee Gault, Lara Gerson, Sandra Gilly, Gorn Ginsberg, Dan Gladowski, Claire Gorman, Jennifer S. Goss, Ellen Grimm, Sarah Gross, Leslie Grumbach, John Guerra, Steve Gutelle, Julie Haas, Sue Haggerty, Dana Hail, Audrey Hall, Eve Hall, Emily Hamilton, Audrey Harlow, Christie A. Harper, Sarah Hatch, Elinor Haverly, Angela Hayes, Julia Hendrix, Mark Herthly, Sara Herold, Sam Hodder, April Hodgkins, Conrad

Hohenlohe, Natalie Hou, Anne Howard, Heidi Howkins, Laura Hubner, Heather Huber, Lisa Hunter, Sam Hunting, Alex Ingle, Dorothy Irving, Nancy Ishihara, Marie Jackson, Sumita A. Jacob, Cheryl Jacobs, Sam Janeway, Everton Johnson, Will Johnston, Matthew Joseph, Janet Josimovich, Kim Kanskiy, Bonnie Kaplan, Jay Katzman, Devashia Kayal, Kallie Keith, James Kelly, Kim Kelly, Susan Kelly, Elinor Kennedy, Jamal Khalifa, Jamie Kim, Sunny Kim, Russell Klein, Neil Kneibler, Kimberly Koger, Henry Kong, Carlissa Calloppo Kripke, Mel In Kwan-Gett, Amy La Rocca, Karen Lam, Anne-Marie Lambert, Kim Lee Lambert, Gary Lane, Erika Lane, Debbi Lane, Loretta LaValle, Dan Lawton, Jennifer Lehan, Susan Levene, Deborah Lewis, David Lieb, Margaret C. Liu, Elizabeth Logsdon, Arthur Long, Rosemary Loomis, Teresa Lopes, James Lovett, Grace Lownes, Sara Lupica, Lynne Machold, Sylvia Malzacher, Arthur Mandel, Evan Mandery, Gabriella Manina, Joel Mar-

cus, June Mark, Ben Marx, Elliot Mart, Doug Masters, Felix Mathieu, Carolyn McColley, Melba McGrath, Alexandra McHugh, Cristal Meli, Elizabeth Mitchell, Donald Milenko, Scott Miller Agnes Morgan, Perry Moriearty, David Morrison, Kenneth Murray, Paul Nichipurenko, Eli Newwood, Pauline O'Donnell, Adeli O'Leary, Timothy O'Leary, Freya Oulson, Theresa On, David Orzdez, Elaine Ostrosky, Nelle Pace, Letizia Palazzi, Donald Park, Elena Patterson, Belinda Peck, Tamara Petronzi, Michelle Pizzini, Jeff Platte, John Power, Susan Pressler, Sandra Price, Anne Priestly, Shemin Proctor, Lisa Puls, Clifford Putney, Miriam Rabinin, Beth Rainsner, Norma Richman, Deborah A. Ring, Wendy Roberts, Christopher Robinson, Sarah Robinson, Paula Robinson, Marc Rodriguez, Steven Rohall, Marie Rolland, Peg Rondini, Henry Rosen, Liz Rosenberg, Demity Ritschev, Leny Rubin, Matthew Sald, Carla Sant, Lena Sanford, Dino Sangiamo, Mary

Ann Scalley, Frank Sedettino, Ken Schmetterer, Emily Sedgwick, Ann Shaw, Tim Shiner, Anita Sil, Sheena Singh, Quinn Sloan, Danielle Sloane, Deborah Stotnick, Hilary Smith, Peggy Smith, Dino Songiamo, Jill Southgate, Della Souza, Maati Spinning, Aileen Speitz, Paul Spurlin, Jacqueline Steele, Jodi Stern, Michael Stoler, Leslie Stone, Joyce Strong, Ted Sturman, Lon Sunshine, Jing-Kai Syz, Suresh Thiruganum, Randy Thomas, Carolyn A. Tillotson, Tina Tilson, Jill Todd, Elizabeth Trainor, Kay Treadwell, Robb Tring, Helen Van Praagh, Myrna Velaz, Judy Van, David Wagger, Jerard Waitkus, Lori Waterman, Valerie Lynn Ward, Eric Wasserman, Karl Weinstein, Daniel Weinfeld, David Weinberg, Julie Western, Nick Weir, Rick West, Jim Whinfield, Douglas Williams, Mildred Williams, Faith Wong, Judith Wood, Ann Yeh, Chuck Young, Francie Youssef, Andrew Yun, Doug Zimmerman, John Zinsky, Angela Zorzi.

Taxi medallions

Continued from page 1

commission makes up its mind, according to attorney Beryl Cohen, who represents Yellow Cab owner Arthur Goldberg.

Cohen said Yellow Cab will soon seek a temporary restraining order against the commission at the state Court of Appeals. He predicts the court will make a decision on the matter before June 2.

Calling the license commission's action against Yellow Cab an "economic boycott," Cohen said it is unfair that his client should have to wait until June 2 for the panel to decide on the fate of the 14 medallions.

In late March, the city council lifted a temporary

moratorium on the sale of taxi medallions in Cambridge but urged the commission to keep small taxi fleets intact until the council votes on the new proposal.

By late May, the council may pass this regulatory proposal. There is also the possibility that the council may permanently prohibit the breakup of small fleets.

This worries Cohen and his client. Goldberg owns 26 Yellow Cab medallions. Cohen said that if the council votes to keep small fleets intact as proposed, it would place the future sale of his client's medallions in jeopardy.

The number of hackney medallions in the city is capped at 248. These independent taxi licenses currently sell for \$60,000 each.

Elks hold oratory contest

The Francis A. Sealey Joint Education Department of Cambridge Mass. (I.B.P.O.E. of W.) held its annual oratorical contest, known as the "Loral" on Sunday, May 3, at 55 Richard Allen drive, (the Elks Home).

The winner of this contest will compete against other contestants in the Lillian W. Ricker Mass. Education

Department Oratorical at a later date.

Winners were, in first place, Yanderje Dhangra, 17, of Dorchester, who attends Jamaica Plain High School; second place, Nalida Lacton, 17, of Dorchester, who attends Boston Latin Academy; and third place, Joseph Osgood, 17, of Brookline, who attends Brookline High School.

Bartie has been chosen for this honor by many of her friends and co-workers at the Cambridge Hospital.

She has been employed at the Cambridge Hospital as a nurse aide, for 30 years, 27 of which were spent on the Pediatric Floor. Her interest and devotion of the children were two of the many outstanding attributes she was cited for.

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East Division opens season

Pitching dominated the Majors opening games in the East Division, Cambridge Little League baseball.

In game one, Sons of Italy beat Gallagher Roofing 1-0 behind Seth Dobson's one-hitter and 14 Ks. The lone run was scored in the 6th inning on Javier Soto's 2 base hit followed by a clutch RBI single by Louis Soares.

Game 2 featured another shut-out as Deran's, behind Tyrone Bellitt's 2 hitter and 16 strike-outs, blanked St. Mary's, 8-0. Tyrone Bellitt's hit came with a 1st inning three-run homer.

Tony Colon chipped in with a two-run double and catcher Kevin McManus hit a solo home run.

The Sons continued their winning way defeating McDonald's, 9-7, behind Gary Witham's two-hitter and the batting support of Julie Craig, Frankie Cabral, Seth Dobson and Mike Pelletting.

Deran's kept pace with the Sons defeating Pat's Auto 8-4 on Kevin McManus' four-hitter. Tyrone Bellitt's (3 hits), and Nilton Pina and

Church plan

Continued from page 1

the DeWolfe street site. "The four developers have been asked to include affordable housing," he said, adding that Harvard University's plan was not among the final proposals chosen.

Not all of the councilors agreed that the vote on landmark status should be a leveraging device for affordable housing. "I don't think we should hold the (church school building) hostage in this situation," said Councilor Sheila Russell, adding

Pat's Auto also remained undefeated coming up with wins over MIT 21-14 and St. Mary's, 17-10. Charlie Donofrio pitched. Scott Seth, Jorge Negron and Jeremy Fitzgibbon were instrumental with their hitting.

Mario's Pals beat Ferriter & Costello, 17-10, and Flowers by Sal, 18-17.

Ferriter & Costello defeated Flowers by Sal 27-10, Joe Mac's beat St. Mary's, 9-8, and MIT beat Joe Mac's 15-9.

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Church plan

Continued from page 1

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Not all of the councilors agreed that the vote on landmark status should be a leveraging device for affordable housing. "I don't think we should hold the (church school building) hostage in this situation," said Councilor Sheila Russell, adding

Pat's Auto also remained undefeated coming up with wins over MIT 21-14 and St. Mary's, 17-10. Charlie Donofrio pitched. Scott Seth, Jorge Negron and Jeremy Fitzgibbon were instrumental with their hitting.

Mario's Pals beat Ferriter & Costello, 17-10, and Flowers by Sal, 18-17.

Ferriter & Costello defeated Flowers by Sal 27-10, Joe Mac's beat St. Mary's, 9-8, and MIT beat Joe Mac's 15-9.

East End House offers day camp

The East End House is now accepting registration for Camp Cowemok summer day camp in Sharon.

Children, aged 5 to 12, will be used to the camp on a daily basis. Activities include swimming, canoe lessons, arts and crafts, environmental education, hiking and more.

For information, contact Camp Director Marilyn S. Mesiti, East End House, 105 Spring St., Cambridge 02141, telephone 876-4444.

Hospital nurses honor Bartie

The Nursing Staff Recognition Committee of the Cambridge Hospital announces the choice of Rose Bartie of Cambridge as the Nursing Service Employee of the month.

Bartie has been chosen for this honor by many of her friends and co-workers at the Cambridge Hospital.

She has been employed at the Cambridge Hospital as a nurse aide, for 30 years, 27 of which were spent on the Pediatric Floor. Her interest and devotion of the children were two of the many outstanding attributes she was cited for.

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CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To: The Honorable, The City Council

Subject: Denise Simmons Petition -
Residence C-1B District in Cambridgeport

Date: July 24, 1987

RECOMMENDATION

The Planning Board does not recommend adoption of the petition.

As the Cambridgeport residential area has recently been rezoned to Residence C and as the current petition extends into areas in the industrial district which will be the subject of a comprehensive rezoning at a later date, it would be inappropriate and counter productive to adopt the current petition. While the petition expresses a sincere concern for encouragement of affordable housing in Cambridgeport the effectiveness of the recently adopted Residence C District should be given an opportunity to succeed.

FINDINGS

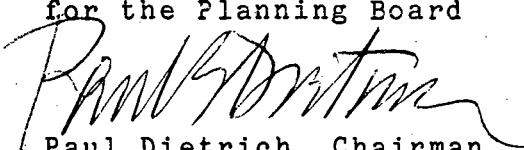
1. The petition extends the area rezoned to areas north of Auburn Street and east of Brookline Street. The blocks between Auburn Street and Franklin Street, currently zoned Residence C-1, have a dwelling unit density closer to Residence C-2 than even that permitted in the existing Residence C-1 District. Therefore this block was not included in the previous Residence C rezoning effort. The area east of Brookline Street is part of the University Park development and will be included in a comprehensive rezoning of the area, the consideration of which will include the participation of Forest City Rental Properties Corporation, the City Council and the Planning Board.

2. The dimensional requirements of both districts are essentially identical as they apply to as-of-right development. (1 unit per 1,800 square feet and an FAR of .6)
3. The existing Residence C District allows increased density (to 1 unit per 1,200 square feet of lot area and an FAR of .75) where specified low and moderate income housing is provided. The proposed Residence C-1B District also allows increased density (to one unit per 1,200 square feet and an FAR of .90) also where specified low and moderate income housing is provided. As concern for overall bulk of new development was the motivating factor that precipitated the original rezoning to Residence C, the reinstatement of the .90 FAR, even if in only limited circumstances, should not be adopted until the current zoning has an opportunity to be tested.
4. In the existing Residence C District, 50% of the additional units allowed through the bonus provision must be available for low and moderate income households (all developments conforming to the Residence C base regulations, i.e. those developments not using the bonus FAR or density provisions, do not have to provide housing for low and moderate income households.) In the proposed Residence C-1B District any development exceeding four units must provide housing for low and moderate income households at a rate of 20 - 30%, depending on size, in order for the bonus provisions to apply. The thirty per cent requirement is applied to developments exceeding ten units. The inclusionary housing requirement imposed in the existing Residence C District (about 17% when applied over the total number of units permitted on a lot is problematic without subsidy; the twenty to thirty percent in the Residence C-1B District is more problematic still given the fact that only additional FAR (from .75 to .90) is given as an increased bonus and not additional units (both Residence C and C-1B go from one unit per 1,800 square feet to one unit per 1,200 square feet of lot area as a swelling unit bonus). In addition the regulations detailing the characteristics of the inclusionary units to be provided are much more specific than is the case in the Residence C District; compliance therefore becomes all that more difficult.

As the number of lots likely to be affected by the inclusionary bonus provisions and the number of units likely to be produced are small in the residential Cambridgeport neighborhood, and as the issue of affordable housing will be thoroughly debated and ultimately resolved in any rezoning that precedes the University Park development in the industrial area, there seems no compelling reason to rezone yet again the Cambridgeport residential area so soon after its designation as a Residence C District.

5. In summary the Planning Board does not recommend adoption of the petition. The extension of area is inappropriate given the elaborate and complicated discussions now under way regarding the University Park development; in the residential neighborhood the proposal gives a very large FAR bonus for inclusionary housing units before the existing zone's provisions have had an opportunity to be tested. As in either case the number of units to be generated is likely to be modest, a reasonable time to test the usefulness of the current Zone would be appropriate before any additional changes are considered.

Respectfully submitted,
for the Planning Board



Paul Dietrich, Chairman

PD/gb



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

August 3, 1987

To the Honorable, the City Council:

Enclosed please find copy of the Cambridge Planning Board's recommendation relative to the Denise Simmons Petition - Residence C-1B District in Cambridgeport.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Re: Planning Board recommendation enclosed
on the Denise Simmons Petition - Residence
C-1B District in Cambridgeport.

In City Council,

August 3, 1987

Referred to the Petition



OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

December 28, 1987

To the Honorable City Council:

This memorandum is written to note and clarify for the record that the Massachusetts Institute of Technology supports the rezoning package for the Cambridgeport Revitalization District submitted to the Council by the Cambridge Planning Board.

By calling for more housing and less overall development, the recommendations of the Planning Board represent a substantial reduction in degree, although not a change in kind, from the rezoning package which was submitted to the Council in October and which MIT also supported.

The Planning Board recommendations call specifically for both a significant decrease in the size of the development and a significant increase in the amount of housing -- to as many as 400 units, with 150 (37.5%) reserved for low-and-moderate-income people -- over that allowed under current zoning. The proposal also provides for a number of controls, including particularly traffic mitigation measures, that could further restrict or modify the development.

While MIT accepts the additional reductions and restrictions proposed by the Planning Board, it has nonetheless filed pro forma an objection to the Board's recommendations in order to preserve its rights, as guaranteed to a principal owner by Chapter 40A of Massachusetts General Laws. If there are no further restrictions or downzoning -- which already amounts to a reduction of nearly 40% from the present zone -- MIT will withdraw its objection before the final Council vote.

Sincerely,

Walter L. Milne
Assistant to the President



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joan Lastovica, City Engineer

Date December 29, 1987

From Joseph E. Connarton, City Clerk *JEC*

Reference

Subject Cambridgeport Revitalization District Zoning Petition

Enclosed you will find a copy of a communication received by the City Council at its meeting of Monday, December 21, 1987 from Glenn P. Strehle, Vice-President and Treasurer, Massachusetts Institute of Technology in objection to the above-referenced rezoning petition.

Would you please verify the square footage of the properties in an effort to determine if it does in fact entail twenty percent of the affected area, so that I may inform the City Council as to the appropriate number of votes required for its ordination.

Your earliest response to this request will be greatly appreciated, as the petition is ready for ordination on January 11, 1988.

JEC/mh

Enclosure: Communication No. 22 of 12/21/87

RECEIVED BY
CITY CLERK

1987 DEC 21 PM 1:26

CAMBRIDGE MA.

OFFICE OF THE
VICE PRESIDENT AND TREASURER



CAMBRIDGE, MASSACHUSETTS 02139

December 21, 1987

Mr. Joseph Connarton
City Clerk
City of Cambridge
City Hall
Cambridge, Massachusetts 02138

Dear Mr. Connarton:

Re: Cambridgeport
Revitalization District

Massachusetts Institute of Technology as owner of more than twenty percent of the land affected by the referenced zoning petition, hereby files its objection to said petition for the reason that such petition represents a significant down-zoning of the subject land owned by MIT and therefore has substantial consequences to the Institute.

Sincerely,

Glenn P. Strehle
Vice President and Treasurer



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To The Board of Assessors

Date December 29, 1987

From Joseph E. Connarton, City Clerk *JEC*

Reference

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Would you please verify the ownership of the property in an effort to determine if it does in fact entail twenty percent of the affected area, so that I may inform the City Council as to the appropriate number of votes required for its ordination.

Your earliest response to this request will be greatly appreciated, as the petition is ready for ordination on January 11, 1988.

Thank you for your cooperation in this matter.

JEC/mh

Enclosure: Communication No. 22 of 12/21/87

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City Hall
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Sincerely,

Glenn P. Strehle
Vice President and Treasurer

Comm. from Glenn Strehle, Vice-President & Treasurer, MIT, filing written objection as owner of more than 20% of the land affected to the petition to rezone the Cambridgeport Revitalization District.

In City Council,

December 21, 1987

Referred to Petition
Board of Assessors and
City Engineer for
Verification

forwarding letters + copies of this
communication sent to Joan LeFevre,
City Engineer, + the Board of Assessors
for square footage verification +
ownership verification 12/29/87 mh
(copies within)