

REVISED AMENDMENT NO. 1
URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

Kendall Square Urban Renewal Area
Cambridge Redevelopment Authority
Cambridge, Massachusetts

Whereas, the Cambridge Redevelopment Authority desires to modify, as hereinafter set forth, certain provisions of the urban renewal plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal Area, Project No. Mass. R-107", approved by the Cambridge Redevelopment Authority, on August 24, 1965, in order to reflect the closing of the National Aeronautics and Space Administration (NASA) Electronics Research Center prior to its completion in accordance with the approved Urban Renewal Plan, and the land disposition contract dated June 13, 1966, as amended, and related matters:

Now, therefore, said Plan is hereby modified as follows:

(1) Section 101 of the Plan is amended to read as follows:

Section 101: Boundaries of the Project Area

The project is situated in an area bounded generally by Main Street, the land or right-of-way now or formerly of the Boston and Albany (Grand Junction) Branch Railroad, Binney Street, and Third Street.

A description of the perimeter boundary of the project area is attached hereto as Exhibit A of the Urban Renewal

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Plan and is made a part hereof as if fully set forth herein.

The perimeter boundary of the project area is shown on Map 1 : Proposed Land Use Plan, which is attached hereto as Exhibit B of the Urban Renewal Plan and made a part hereof as if fully set forth herein.

As shown on Map 1 (Exhibit B), that portion of the project area which has not been conveyed to the United States of America (and which is bounded generally by Binney Street on the North, the Boston and Albany (Grand Junction) Branch Railroad on the West, Main Street on the South and discontinued Sixth Street and Broadway on the East) is hereinafter described as the "MXD District" or "MXD District portion"; and the remaining portion of the project area is hereinafter described as the "remainder of the project area".

(2) Section 102 of the Plan is amended to read as follows:

Section 102: Urban Renewal Plan Objectives

The Urban Renewal Plan objectives of the project are as follows:

- (a) To secure the elimination and prevent the recurrence of blighted, deteriorated, deteriorating, or decadent conditions in the project area;

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(b) To insure the replacement of such conditions by well-planned, well-designed improvements which provide for the most appropriate reuse of the land in conformity with the general plan for the City of Cambridge as a whole and with definite local objectives, which objectives are:

- (1) The provision of land uses which maximize job opportunities at a variety of skill levels, including blue-collar and non-professional white-collar employment for present and future Cambridge residents, upgrade Cambridge workers' skills and wages in a manner commensurate with the cost of living in Cambridge, and help stabilize the City's industrial base and minimize the loss of local jobs;
- (2) The improvement of land use and traffic circulation;
- (3) The improvement of public transportation, public utilities, and other public improvements;
- (4) The improvement of truck access to and through the project area; and
- (5) The provision of a decent, pleasant, and humane environment involving a mixture of those land uses

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needed to produce balanced development;

- (c) To maximize the full socio-economic potential of the project area with the most appropriate land uses and densities, and consistent with the other objectives stated herein;
- (d) To promote economic development which strengthens the City's tax base without unacceptably impacting upon the physical, social, and cultural environment;
- (e) To establish the minimum necessary land use controls which promote development, yet protect the public interest;
- (f) To establish a flexible set of controls which are adaptable to both current and future market conditions;
- (g) To secure development in the shortest possible time period;
- (h) To relate to development controls in the surrounding area;
- (i) To help stabilize the existing surrounding neighborhoods, including East Cambridge;
- (j) To help alleviate problems of vehicular movement through East Cambridge;
- (k) To achieve harmonious visual and functional relationships with adjacent areas;
- (l) To establish a sense of identity and place for Kendall

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Square;

- (m) To encourage the development of Kendall Square as an activity center; and
 - (n) To capitalize on the location of rapid transit facilities.
- (3) Sections 103(b), 802, and 803 of the Plan are amended by deleting the words "Division of Urban Renewal of the Massachusetts Department of Commerce and Development", and replacing those words with "Massachusetts Department of Community Affairs".
- (4) Section 110 is amended by deleting the words, "June 30, 1965", and inserting the words "the date of approval by the Cambridge City Council of Revised Amendment No. 1 to the Urban Renewal Plan".
- (5) Section 303 of the Plan is amended to read as follows:
- Section 303 : Zoning Adjustments
- The existing zoning district within which the MXD District of the project area is located shall be changed from "Industry B District" to the "Cambridge Center Mixed Use Development District" (or "Cambridge Center MXD District") zoning classification for the project area, as shown on Map 1: Proposed Land Use Plan, attached hereto as Exhibit B of the Urban Renewal Plan. The zoning district for the remainder of the
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project area shall continue to be the "Industry B District".

These zoning changes shall be made by amendment upon the "Zoning Map", under the provisions of "Article I: Administration and Enforcement", set forth in the City of Cambridge, Massachusetts, Zoning Ordinance, ordained February 13, 1961, as amended to and including the date of approval by the Cambridge City Council of Revised Amendment No. 1 to the Urban Renewal Plan. Zoning changes shall be made as soon as practicable, prior to the time land is disposed of by the Authority for reuse and development.

(6) Section 304 of the Plan is amended to read as follows:

Section 304.: Public or Special Purpose Uses

The location and nature of proposed public or special purpose uses, shall be as shown on Map 1 : Proposed Land Use Plan, attached hereto as Exhibit B of the Urban Renewal Plan, to be developed by:

- (a) The Department of Transportation (DOT) for a Transportation Systems Center (TSC) in that portion of the project area, bounded, generally, by or abutting Broadway, Sixth Street, (a portion of which was discontinued as a public way on December 15, 1969), Binney Street, and Third Street, except for land now or formerly of Cambridge Gas Company;

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(b) The Massachusetts Bay Transportation Authority (MBTA) for improved subway, rapid transit, bus transportation and terminal, passenger station and interchange, electric power, and appurtenant facilities and incidental or accessory services, tentatively, in that portion of the project area adjoining or related to the present subway station and tunnel located under Main Street.

The City of Cambridge, the Cambridge Redevelopment Authority, or other public or quasi-public agencies, may develop or cause to be developed, at any location or locations, such other public or special purpose uses, including but not limited to public parking facilities, pedestrian circulation systems, and open space for parks and plazas, as approved by the Cambridge Redevelopment Authority and as may be required to carry out the Urban Renewal Plan.

Open space shall mean a portion of a lot or other area of land associated with and adjacent to a building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational, or similar purposes. Such space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated, and at times to the general public, but may include a limited

proportion of space so located and treated as to enhance the amenity of development by providing landscaping features, screening or buffering for the occupants or neighbors or a general appearance of openness. Open space shall include parks, plazas, lawns, landscaped areas, decorative plantings, pedestrian ways listed herein, active and passive recreational areas, including playgrounds and swimming pools. Streets, parking lots, driveways, service roads, loading areas, and areas normally inaccessible to pedestrian circulation beneath pedestrian bridges, decks, or shopping bridges shall not be counted in determining required open space.

(7) Section 401 is amended to read as follows:

Section 401 : Permitted Uses on Land Designated to be Acquired
The uses permitted in the MXD District of the project area on land designated to be acquired by the Cambridge Redevelopment Authority shall be:

(1) Light Industry

- a) Manufacturing: fabrication, assembly, finishing work (including packaging and bottling, but only as an accessory use) without limit as to category or product.
- b) Wholesale business, only if affiliated with and accessory to another use or located on the same lot as

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other non-wholesale uses. Development on any lot in the MXD District shall not be devoted exclusively to wholesale uses.

- c) Printing, binding, or related establishment.
- d) Storage warehouse, cold storage plant, storage building, as an accessory use only and not exceeding 20,000 square feet, but not including storage or bailing of junk, scrap metal, rags, paper or other waste materials and not including outside storage of products or materials.

(2) Office Uses

- a) Business or professional offices.
- b) Bank, trust company or other financial institution.
- c) Research and development office.
- d) Research, experimental and testing laboratory.
- e) Radio or television studio.

(3) Retail and Consumer Service Establishments

- a) Store for retail sale of merchandise, but not a sales place for automobiles or trucks.
- b) Eating and/or drinking establishment, whether or not liquor is sold or consumed, including restaurant, bar, lunchroom, cafeteria and food commissary.

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- c) Fast order food establishment only if it is not located in a separate structure, it does not exceed 3,000 square feet gross floor area, and there will be no more than 3 such establishments within the MXD District, and it is granted a Special Permit, as provided in the zoning ordinance of the City of Cambridge.
- d) Consumer service establishment, including but not limited to hairdresser, barber shop, laundry or dry-cleaning pick-up establishment, self-service laundry, shoe repair or tailoring shop, or photography studio.
- e) Rental agency for autos or other products, but not including taxi companies. Such agencies shall be operated entirely within a building and no major automobile repairs shall be made on the premises.
- f) Automobile service station, provided that it is located within or attached to a parking garage or other structure as an accessory use, that no major repairs are made on the premises, and that all lubrication and repairs are carried out within the building.

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(4) Residential Uses

- a) Multi-family dwelling.
- b) Hotel or motel.

(5) Entertainment and Recreational Uses

- a) Indoor commercial entertainment establishments including but not limited to cinema, theater, concert hall, cabaret and night club.
- b) Recreation facilities including bowling alley, indoor or outdoor tennis courts, public recreation building, health club, or skating rink. Such recreation facilities shall be allowed only if they are located in or attached to structures containing other principal uses.
- c) Halls, auditoriums and similar spaces used for public gatherings.
- d) Parks or playgrounds.

(6) Institutional Uses

- a) Religious purposes.
- b) Educational purposes exempt by statute.
- c) Library or museum as an accessory use only.
- d) Governmental offices and facilities, including post office, fire station and police station.

- e) Clinic licensed under Sec. 51, Ch. 111, General Laws but not a hospital licensed under said Chapter.

(7) Transportation, Communication and Utility Uses

- a) Bus, subway or railroad passenger station.
- b) Automobile parking lot or parking garage.
- c) Distribution center, parcel delivery center or delivery warehouse as accessory uses only.
- d) Telephone exchange, as an accessory use.
- e) Radio or television transmission station.
- f) Transformer station, substation, gas regulator station, or pumping station and related utility uses designed primarily to serve development within the District.

The location of these uses will be in accordance with the Zoning Ordinance changed as specified in Section 303 and with the objectives of the Urban Renewal Plan as specified in Section 102.

The uses permitted in the remainder of the project area, and the location of such uses, shall be as set forth in Section 304 hereof.

(8) Section 402 of the Plan is amended to read as follows:

Section 402 : Dimensional Requirements

Dimensional requirements pertaining to floor area ratios, dwelling unit densities, and height limitations in the MXD District of the project area shall be as follows:

- (a) The aggregate gross floor area (hereinafter referred to as "GFA" and defined in Appendix I of the Urban Renewal Plan attached hereto and made a part hereof as if fully set forth herein) of development in the MXD District shall not exceed 2,773,000 square feet. Aggregate GFA of development in the MXD District is at any time the sum of the GFA of all buildings (i) which are then located in the MXD District, (ii) which are being constructed or may be constructed in the MXD District pursuant to then effective building permits, and (iii) which, pursuant to then outstanding contracts (including options) with Cambridge Redevelopment Authority and so stated in certificates from the Authority to the Superintendent of Buildings may be constructed in the MXD District in the future.

In addition to the aggregate GFA limitation, the cumulative GFA for each of the use groups shall not exceed the respective amounts stated below, except as provided hereinafter. Cumulative GFA for a use group is at any time the sum of the GFA of all portions, occupied or to be

occupied by uses within such use group, of all buildings (i) which are then located in the MXD District, (ii) which are being constructed or may be constructed in the MXD District pursuant to then effective building permits, and (iii) which, pursuant to then outstanding contracts (including options) with Cambridge Redevelopment Authority and so stated in certificates from the Authority to the Superintendent of Buildings, may be constructed in the MXD District in the future.

Industrial uses permitted by Section 401(1) :

Cumulative GFA = 770,000 s.f.

Office uses permitted by Section 401(2) :

Cumulative GFA = 830,000 s.f.

Retail and consumer service uses permitted by Section 401(3) :

Cumulative GFA = 150,000 s.f.

Residential uses permitted by Section 401(4) :

a) Multi-family housing :

Cumulative GFA = 300,000 s.f.

b) Hotel/Motel : Cumulative GFA = 250,000 s.f.

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Entertainment, recreational, institutional, transportation, communication and utility uses permitted by Sections 401(5), 401(6) and 401(7) and additional development of industrial, office, retail, consumer service and hotel/motel uses exceeding the foregoing cumulative GFA limitations : Cumulative GFA = 473,000 s.f.

Any construction or change of use within the MXD District which would cause the foregoing aggregate or cumulative GFA limitations to be exceeded shall not be allowed.

The Superintendent of Buildings shall maintain a record of the Aggregate GFA within the MXD District and a record of cumulative GFA for each use group specified in Section 401. These records shall be adjusted, as appropriate, from time to time, including upon issuance revocation or expiration of a building permit or certificate of occupancy and upon receipt of a certificate from Cambridge Redevelopment Authority as to an outstanding contract (including option) for the construction of a building.

In determining cumulative GFA for a building containing uses in more than one use group, spaces to be utilized by users in more than one of the use groups, such as lobbies, interior courts, elevator shafts

and basement storage areas shall be apportioned to each use group in proportion to the share of space that use group will occupy within the building.

- (b) In addition to the aggregate and cumulative GFA limitations established herein, there shall also be a density limitation for each lot within the MXD District. The following floor area ratios (hereinafter referred to as "FAR" and defined in Appendix I) for each lot shall not be exceeded, except as provided hereinafter. The area of the lot to be counted in determining FAR shall include land dedicated by the owner or former owner of the lot as public open space under Section 403.

Industrial and Wholesale uses : FAR 4.0

Office uses : FAR 8.0

Retail and Consumer Services uses : FAR 5.0

Residential uses :

- Multi-family housing : FAR 4.0

- Hotel/Motel : FAR 6.0

Other uses : FAR 4.0

If development on a lot is to include activities in more

than one of the use groups above, the maximum FAR for the lot shall be the FAR for the use group containing the largest proportion of space on the lot.

- (c) The maximum building height in the portion of the MXD District south of the southerly boundary of Broadway shall be 250 feet. The maximum building height in the portion of the MXD District north of the southerly boundary of Broadway shall be 80 feet. These requirements shall not apply to chimneys, water towers, air conditioning equipment, elevator bulkheads, skylights, ventilators and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy, nor to domes, towers or spires above buildings if such features are not used for human occupancy and occupy less than ten percent of the lot area, nor to wireless or broadcasting towers and other like unenclosed structures which occupy less than ten percent of the lot area.

- (d) The gross floor area ratio of any structure constructed or to be constructed within the remainder of the project area shall not exceed four (4.0) times the net area of any parcel of land, as bounded by other parcels

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or by public rights-of-way, which is designated by the Cambridge Redevelopment Authority to be used, developed or built upon as a unit under single ownership; provided, however, that neither arcades, nor the roof or uncovered and unbuilt open area on top of any platform, podium, plaza, construction deck or other similar structure shall be deemed to be a part of gross floor area for the purposes of this calculation.

(9) Section 403 of the Plan is amended to read as follows:

Section 403 : Space-Use Allocations and Development Intensity

To the maximum feasible degree, the Cambridge Redevelopment Authority will dispose of project land in such a manner as to achieve the mixture and density of those land uses needed to produce balanced development in accordance with the objectives set forth in Section 102.

The Cambridge Redevelopment Authority will reserve at least 100,000 square feet of land in the MXD District for the development of open space for parks and plazas in accordance with the provisions of Section 304. Public open space shall be open space reserved for public use and enjoyment as guaranteed through one or more of the following:

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- (1) Retention by the Cambridge Redevelopment Authority;
- (2) Dedication to and acceptance by the City of Cambridge or other public entity;
- (3) Easements or deed restrictions over such land sufficient to ensure its perpetual reservation for public open space purposes;
- (4) Dedication, by covenant or comparable legal instrument, to the community use of the residents, lessees and visitors to the MXD District for reasonable amounts of time on a regular basis;
- (5) Lease agreements of 99 years or longer from the private developer or owner to the City or other public entity.

A table of the MXD District minimum open space requirements is attached hereto as Exhibit D of the Urban Renewal Plan and is made a part hereof as if fully set forth herein. The minimum amount of open space to be provided on each lot within the MXD District shall be as shown on Exhibit D, subject to the reduction provided hereinafter. When development on a lot includes uses in more than one of the use categories in Exhibit D, the requirement for each use category shall be calculated and totaled to determine a total requirement for the lot. Some or all of this required open space may be designated and also serve as public open space, if reserved by one of the methods specified above.

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The minimum amount of open space required for a lot may be reduced if at least 20% of the total perimeter boundary of the lot abuts public open space reserved under this Section 403, and if at least one major pedestrian entrance to the principal building will abut and provide direct access to said open space.

The allowed percentage reduction of required open space shall be determined by dividing the length of the lot's common boundary on the public open space by the length of the total boundary of the public open space.

A table of the MXD District open space substitutions for constructing pedestrian ways is attached hereto as Exhibit E of the Urban Renewal Plan and is made a part hereof as if fully set forth herein. Pedestrian ways listed and defined below may be counted toward the lot open space requirement determined in this Section 403 in the proportions specified in Exhibit E. In calculating the open space reduction in said Exhibit E, all of the area of the pedestrian way located within the lot boundary and one-half (1/2) the area of such ways over streets or service drives adjoining but outside the lot shall be counted.

The pedestrian ways listed in Exhibit E shall be designed to provide for public access and shall have the following meanings:

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An open pedestrian bridge is a continuous open bridge having a minimum width of 6 feet and spanning a street, pedestrian way, access or service road or open space within a lot or between two adjacent lots.

A raised pedestrian deck is a continuous, open platform at least 20 feet in width which is at least 8 feet above the mean elevation of the lot and which extends over a street, pedestrian way, access or service road or open space within a lot or between two adjacent lots. It shall have direct pedestrian access from abutting buildings, shall provide seating facilities and shall be landscaped including one tree, of at least 3-1/2 inch caliper, per 500 square feet of pedestrian deck.

An enclosed pedestrian bridge is a continuous, enclosed space having a minimum width of 8 feet which spans a street, pedestrian way, access or service road or open space, making connections within a lot or between two adjacent lots. At least 50% of the surface area along its facades shall consist of transparent materials.

An elevated shopping bridge is a continuous, enclosed space which spans a street, pedestrian way, access or service road or open space, making connection within a lot or between two

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adjacent lots. Such a shopping bridge shall have a minimum width of 36 feet and a maximum width of 48 feet, with retail uses as allowed in Section 401(3) along one or both sides of a pedestrian circulation route with a minimum width of 12 feet. Such shopping bridge shall connect, at a minimum, at both ends to other internal or external pedestrian ways.

A shopping arcade is a continuous, covered, but not necessarily enclosed, space which extends along the front facade of a building facing a street or a pedestrian way within the MXD District, and having retail uses as permitted in Section 401(3) accessible from it. It shall have a minimum continuous width, unobstructed, except for building columns, of at least 12 feet, and also have a minimum continuous height of 12 feet. Such shopping arcade shall have access from the abutting street or pedestrian way, having its floor at the same level and continuous with the sidewalk or other abutting pedestrian way. It shall be open to the public at all hours.

An elevated shopping way is a continuous, enclosed space which extends along the front facade of a building facing a street or a pedestrian way and which has a minimum width of 12 feet. It shall be located on the second level of the building and

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have a minimum continuous height of 12 feet. It shall be open to the public for a minimum of 12 hours daily, on weekdays, and shall have fronting retail uses as permitted in Section 401(3).

A through-block arcade is a covered space which provides a connection through a building and connects streets, open spaces, pedestrian ways, or any combination of the above, and is directly accessible to the public. A through-block arcade shall have a minimum area of at least 2,000 square feet and a minimum width at any point of 20 feet. A through-block arcade shall have openings at the face of the building for entrances at least 12 feet in width and 10 feet high. At least 50% of its aggregate interior frontage shall be retail use. Vertical circulation elements, columns, pedestrian bridges and balconies are permitted obstructions provided they do not cover in the aggregate more than 15% of the floor area of the arcade.

The minimum height of any pedestrian way above the surface of a public way over which it is constructed shall be 18'-0".

(10) Section 404 is amended to read as follows:

Section 404 : Vehicular Access, Parking and Loading Requirements

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- (A) Buildings erected in the MXD District need not be located on lots which have frontage on a street. However, provisions for access to all buildings by emergency and service vehicles in lieu of public street access shall be made possible by the layout and design of driveways, interior service roads, or pedestrian and bicycle circulation corridors not normally open to vehicular traffic to the reasonable satisfaction of the City of Cambridge Fire Department, and the City of Cambridge Traffic Department.
- (B) Off-street parking requirements for the MXD District shall be as follows:
- (1) No on-grade, open parking areas shall be allowed in the MXD District except as provided for in Subsection (4) hereof.
 - (2) A table of the MXD District parking requirements is attached hereto as Exhibit F of the Urban Renewal Plan and is made a part hereof as if fully set forth herein. Each development shall provide enough parking spaces either on or off the lot within the MXD District to satisfy the requirements of Exhibit F. If a development includes more than one category of use, then the number of spaces required for the development shall be the sum of the requirements for each category of use. Where the computation of required spaces results in a fractional number, only a fraction of one-half or more shall be counted as one.

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(3) The parking requirements specified in Exhibit F may be satisfied in total or in part by a lease agreement between the developer and the City, other public entity, or private consortium for use of parking spaces in a public or pooled private parking facility located within the MXD District. The total number of parking spaces leased and constructed within the district for development on a lot shall be at least equivalent to the Exhibit F requirement.

(4) On-grade parking, not enclosed in a structure, may be constructed in the MXD District only under the following conditions:

On an interim basis in anticipation of later construction of structured parking provided that there is compliance with each of the following:

- (a) The future parking structure will be constructed within the MXD District but it may be located either on or off of the lot;
- (b) Construction of the future parking structure will commence within three years of the date of building permit application for development on the lot;
- (c) Such future parking structure may be constructed and/or operated by the applicant or by any public or private entity;

- (d) The future parking structure will contain sufficient spaces reserved for users of the lot to meet the parking requirements for the lot specified in Exhibit F; and
- (e) Binding commitments shall exist to guarantee, to the reasonable satisfaction of the Superintendent of Buildings, that requirements (a) through (d) above shall be satisfied. Such commitments shall be made by negotiated lease agreement, deed restriction, covenant, performance bond, or comparable legal instrument.

On a permanent basis on the lot for visitor parking or for such other limited uses as the user of the lot deems appropriate, provided that no more than 10% of the spaces required by Exhibit F or 25 spaces, which ever is lesser, shall be allowed on-grade under this paragraph.

On a permanent basis for any lot in which at least 50% of the gross floor area of the building or buildings on such lot are occupied or to be occupied by light industrial uses listed in Section 401(1).

- (C) It is the intent of this Section that sufficient off-street loading facilities be constructed within the MXD District
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to meet the needs of users located there.

A table of the MXD District off-street loading requirements is attached hereto as Exhibit G of the Urban Renewal Plan and is made a part hereof as if fully set forth herein. All buildings in the MXD District shall provide the number of bays required in Exhibit G unless they qualify for one or more of the exemptions below:

In buildings with uses in more than one use group under Section 301, the loading bay requirements for that use consuming the most gross floor area shall be first computed and required. Only 50% of the floor area of the other uses shall be counted in determining the additional loading requirements.

Where there are contractual arrangements for sharing loading and service facilities with other users in the MXD District for a period of ten years or more, a 50% reduction in the loading bay requirement shall be allowed. Such contractual agreement shall be guaranteed to the satisfaction of the Superintendent of Buildings by covenant, deed restriction, or comparable legal instrument.

- (D) The parking and loading of vehicles within the remainder of the project area on land designated to be acquired shall be provided in accordance with the provisions of "Article VII : Off-Street Parking and Loading Requirements", as set forth (amendment continued on next page...)
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in City of Cambridge, Massachusetts, Zoning Ordinance, ordained February 13, 1961, as amended to and including the date of approval by the Cambridge City Council of Revised Amendment No. 1 to the Urban Renewal Plan; provided however, that at least one (1) off-street parking space shall be provided per 1,000 square feet of gross floor area; and further provided, however, that the following minimum requirements for off-street parking spaces shall be applicable to:

- (a) Public assembly : 1 space per 8 seats; and
- (b) Storage : 1 space per 2,000 square feet of gross floor area.

In addition, open parking and loading areas must be laid out, constructed, paved, equipped, landscaped, and effectively screened to provide an attractive visual appearance. The number, location, and character of parking and loading spaces provided or to be provided must be approved and consented to in writing by the Cambridge Redevelopment Authority.

(11) Section 407 is amended by deleting the words "June 30, 1965", and inserting the words "the date of approval by the Cambridge City Council of Revised Amendment No. 1 to the Urban Renewal Plan".

(12) Section 408 is amended to read as follows:

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Section 408 : Signs and Advertising Devices

Signs within the project area, except for official, uniform traffic and parking signals and devices, shall be provided in accordance with development guidelines established pursuant to Section 502 of the Plan.

- (13) Section 410 is amended to read as follows:

Section 410 : Exterior Lighting

Exterior lighting within the project area shall be provided in accordance with development guidelines established pursuant to Section 502 of the Plan.

- (14) Section 411 is amended to read as follows:

Section 411 : Landscaping

All open areas within the project area on land disposed of by the Cambridge Redevelopment Authority must be suitably landscaped so as to provide a visually attractive environment in accordance with development guidelines established pursuant to Section 502 of the Plan.

- (15) Chapter 5 is amended to be entitled as follows:

**CHAPTER 5 : DESIGN PRINCIPLES, DEVELOPMENT GUIDELINES AND
DESIGN REVIEW, AND DEVELOPMENT PROPOSALS**

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(16) Section 501 is amended to read as follows:

Section 501 : General Design Principles

Proposals by redevelopers shall be designed to:

- (1) Create an environment which will be lively and attractive and provide daily amenities and services for the use and enjoyment of the working population and Cambridge residents.
- (2) Establish an active urban character for the area by the intensive utilization of land and by the mixing of compatible land uses, especially near the rapid transit station within the portion of the project area located south of the proposed right of way of Broadway.
- (3) Promote the utilization of the portion of the project area located north of the proposed right of way of Broadway for light industrial uses consistent with the objectives of the Urban Renewal Plan.
- (4) Achieve a proper integration of buildings and spaces within and outside the project area by carefully relating the scale and materials in new development both among project components and with respect to the scale and materials of surrounding development.
- (5) Establish a focus through building form and open space which will serve to create development identity of

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sufficient positive impact.

- (6) Preserve and enhance long and short range views, visual privacy, and sun orientation by the careful positioning of buildings and open space.
 - (7) Obtain a relationship between buildings, open space and public ways which provides increased protection to the pedestrian during unfavorable weather conditions.
 - (8) Link all project components with continuous and safe pedestrian circulation systems.
 - (9) Establish an orderly sequence and hierarchy of open spaces and pedestrian routes throughout the site.
 - (10) Provide maximum opportunity for safe and convenient pedestrian access to surrounding areas.
- (17) Section 502 is amended to read as follows:
- Section 502 : Development Guidelines and Design Review
- The Cambridge Redevelopment Authority shall from time to time establish land disposition policies and procedures, design standards, and other development guidelines and evaluate the quality and appropriateness of development proposals with reference to the Plan objectives, land use provisions, building requirements, design principles, and other controls as

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set forth in this Plan, in the disposition documents, and development guidelines.

All development proposals and architectural plans will be subject to design review, comment, and approval by the Cambridge Redevelopment Authority prior to land disposition and prior to the commencement of construction. All construction work will be subject to inspection by the Authority in order to assure compliance with the approved development proposals and architectural plans.

The design review process will be conducted or caused to be conducted by the Authority.

(18) Section 503 is deleted.

(19) Section 504 is amended to read as follows:

Section 503 : Compliance with Plan and Development Guidelines
Redevelopment in the project area shall conform to the Plan objectives, land use provisions, building requirements, design principles, and other controls as set forth in the Urban Renewal Plan and to development guidelines established by the Authority.

(20) Section 505 is amended to read as follows:

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Section 504 : Content of Development Proposals

A development proposal shall consist of text, maps and drawings that describe to the Authority how the parcels will be developed. The exact form, content and time schedule for each development proposal will be specified in development guidelines established by the Authority pursuant to Section 502 of the Plan.

(21) Section 506, 507, 508, and 509 are deleted from the Plan.

(22) Section 604 is amended to read as follows:

Section 604 : Non-Discrimination

At no time shall the acquisition, development, construction, installation, reconstruction, disposal or conveyance by sale or lease, management, or maintenance of any part of parcel of land within the project area or of improvements thereon, to or by any person, be denied, restricted, or abridged, nor his employment thereon, or his use, occupancy, or possession thereof preferred, discriminated against, segregated, or refused because of race, color, religious creed, national origin, sex, age, ancestry, or marital status.

All transactions affecting or respecting such activities shall be subject to the applicable provisions of Chapter 151-B of the Massachusetts General Laws as amended, and to all other

(amendment to continue on next page...)

applicable Federal, State and local laws, ordinances, and regulations guaranteeing civil rights, providing for equal opportunities in housing, employment, and education, and prohibiting discrimination or segregation because of race, color, religious creed, national origin, sex, age, ancestry, or marital status.

No covenant, agreement, contract, lease, conveyance, or other instrument shall be effected or executed by the Cambridge Redevelopment Authority, or its contractors, or by developers, purchasers, or lessees of any part or parcel of land within the project area, or their successors in interest, contractors, lessees, sub-lessees, or assigns, whereby the disposition of any rights, title, or interests, in whole or in part in such land shall be restricted because of race, color, religious creed, national origin, sex, age, ancestry, or marital status.

Every covenant, agreement, contract, lease, conveyance, or other instrument by which any part or parcel of land within the project area is disposed of or by which its improvement is provided for shall include an affirmative covenant which shall obligate and bind each developer, contractor, purchaser, lessee, grantee, or other party to such instrument, or any

successors in interest, so that there shall be no discrimination because of race, color, religious creed, national origin, sex, age, ancestry, or marital status, in the sale, lease, or rental, or in the employment on, or in the use, occupancy, or possession of such land or of any improvements constructed or to be constructed thereon.

For the purposes of Section 604 of the Plan, the definition of the word "age" shall be in accordance with the provisions of Chapter 151-B of the Massachusetts General Laws as amended.

The Cambridge Redevelopment Authority shall take all steps necessary and appropriate to enforce such provisions and covenants, and shall not itself so discriminate.

(23) Section 702 is amended to read as follows:

Section 702 : Relation to Definite Local Objectives

The Urban Renewal Plan for the project area, proposed urban renewal actions, and the renewal and redevelopment of the project area for predominantly nonresidential uses are related to definite local objectives as set forth in Section 102 by:

- (a) Providing for such mixture and density of land uses as will produce a balanced development consistent with the

Plan objectives, land use provisions, building requirements, design principles, and other controls, as set forth in the Urban Renewal Plan;

- (b) Providing for the development of those light industrial uses which are consistent with the socio-economic and other objectives of the Plan;
 - (c) Providing for the discontinuance of local, short and narrow streets and private ways, and for the establishment of a rational and efficient street network which reduces congestion, improves traffic flow, including truck access to and through the project area, and otherwise conforms to the objectives, design principles, and other controls of the Plan;
 - (d) Providing for the redevelopment of Massachusetts Bay Transportation Authority (MBTA) facilities in such a way as to make them more convenient, attractive and efficient;
 - (e) Providing for the adjustment of utility service lines, making them more efficient and capable of providing better and more uninterrupted service; and
 - (f) Requiring new building development to contain appropriate allowances for open space, landscaping and vehicular parking and loading arrangements.
-

Exhibit D : MXD District Minimum Open Space Requirements

<u>Use Group</u>	<u>Required Open Space (number of sq. ft. of open space required for each 100 sq. ft. of gross floor area in the use group)</u>
Light Industrial and Wholesale Uses allowed by Section 401(1)	5
Office Uses allowed by Section 401(2)	8
Retail and Consumer Service Establishment Uses allowed by Section 401(3)	10
Residential Uses allowed by Section 401(4)	
Multi-family housing	15
Hotel or Motel	10
Other uses allowed by Sections 401(5), 401(6) and 401(7)	8

Exhibit E : MXD District Open Space Substitutions for

Constructing Pedestrian Ways

For each lineal foot of pedestrian way provided, the following amounts of open space may be deducted from the lot's open space requirement

Pedestrian Way

Open Pedestrian Bridge	30 sq. ft.
Raised Pedestrian Deck	50 sq. ft.
Enclosed Pedestrian Bridge	40 sq. ft.
Elevated Shopping Bridge	120 sq. ft.
Shopping Arcade	20 sq. ft.
Elevated Shopping Way	50 sq. ft.
Through-Block Arcade	40 sq. ft.

Exhibit F : MXD District Parking Requirements

<u>Use</u>	<u>Minimum number of spaces</u>
Light industrial uses allowed by Section 401(1)	1/1750 sq. ft. ¹
Office uses allowed by Section 401(2)	1/2000 sq. ft.
Retail and consumer establish- ments allowed by Section 401(3)	1/1000 sq. ft.
Residential uses allowed by Section 401(4)	
Multi-family residences	1 dwelling unit
Hotels and motels	1/1.75 sleeping rooms
Public assembly use allowed by Section 401(3) b,c and Section 401(5)	
(restaurants, entertainment and recreation facilities)	1/15 seats or 1/300 sq. ft. ²
Other uses allowed by Sections 401(6) and 401(7)	1/1800 sq. ft.




-
1. All space measurements are in terms of square feet of gross floor area.
 2. For assembly spaces having no fixed seating.

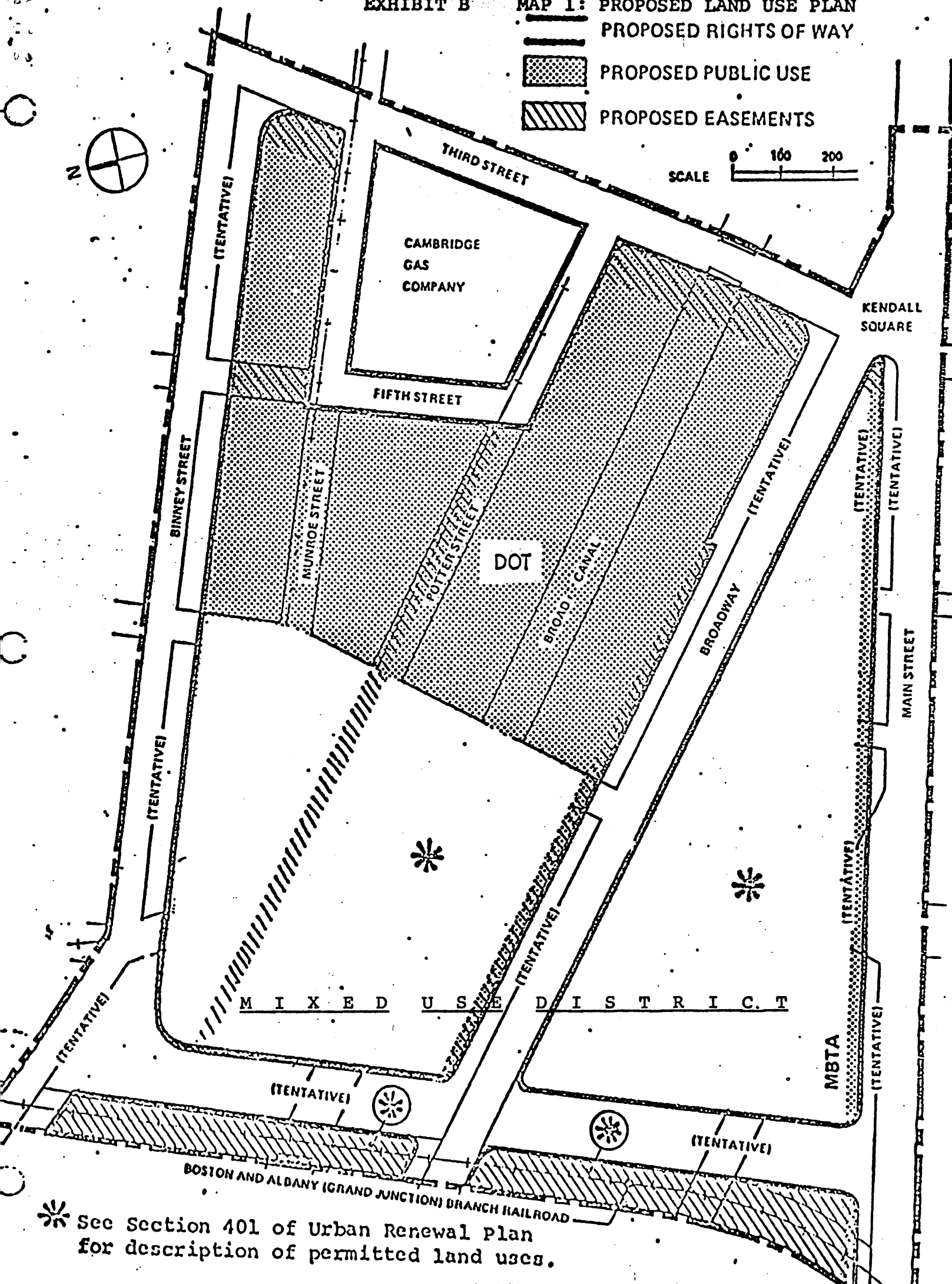
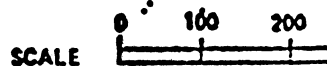
Exhibit G : MXD District Off-Street Loading Requirements
 (Number of bays required by gross floor area of use)

(1) Use	<u>G R O S S F L O O R A R E A B Y U S E</u>					Over 200,000 sq. ft. for each additional 150,000 sq. ft.
	Up to 25,000 sq. ft.	25,001- 40,000 sq. ft.	40,001- 100,000 sq. ft.	100,001- 200,000 sq. ft.	Over 200,000 sq. ft.	
Light Industrial Uses allowed by Section 401(1)	1	2	2	3	1	
Office uses allowed by Section 401(2)	0	1	1	2	1	
Retail and consumer service establishments allowed by Section 401(3)	1	1	2	4	1	
Residential uses allowed by Section 401(4)						
Multi-family residences	0	1	1	2	1	
Hotels and Motels	1	1	1	2	1	
Public assembly uses allowed by Section 401(3)b, 401(3)c, and Section 401(5) (restaurants, entertainment and recreation facilities)	0	1	1	2	1	
Other uses allowed by Section 401(6) and 401(7)	0	0	1	2	1	

EXHIBIT B

MAP 1: PROPOSED LAND USE PLAN

-  PROPOSED RIGHTS OF WAY
-  PROPOSED PUBLIC USE
-  PROPOSED EASEMENTS



* See Section 401 of Urban Renewal Plan for description of permitted land uses.

APPENDIX I

Gross floor area or "GFA" is hereby defined as follows:

The sum, in square feet, of the gross horizontal areas of all of the floors of a building, as measured from the exterior faces of the exterior walls or center lines of walls separating two buildings, including: (a) roofed porches and balconies, whether enclosed or unenclosed, and unroofed porches and balconies above the second floor, (b) elevator shafts and stairwells on each floor, (c) attic space, whether finished or unfinished, except as hereinafter excluded, (d) interior balconies, mezzanines and penthouses and (e) basement and cellar areas not devoted exclusively to uses accessory to the operation of the building; but excluding: (a) areas used for parking garages, accessory parking, or off-street loading purposes, (b) basement and cellar areas devoted exclusively to uses accessory to the operation of the building, (c) open or lattice-enclosed exterior fire escapes, and unroofed porches and balconies no higher than the second floor, and (d) attic space and other areas for elevator machinery or mechanical equipment accessory to the building. In a building with more than two floors the area of each floor level of any interior courtyard, whether or not covered by a roof, which has a minimum dimension of less than forty feet in any direction shall be included unless twenty percent or more of the perimeter of such courtyard at each floor level measured consecutively is not enclosed.

APPENDIX I (continued)

Floor area ratio or "FAR" is defined as ratio of gross floor area of a structure to the total area of the lot.

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OFFICE OF CITY CLERK

OCT 11 4 01 PM '77

CAMBRIDGE, MASS.

NOTICE OF PUBLIC HEARING

Advt

CRH

DRAFT
FOR REVIEW

in the City Council Chamber

Notice is hereby given that a public hearing will be held by the Cambridge City Council in its chambers, Cambridge City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts, at ~~7:00~~ 7:00 P.M. (EDT) on Monday, ~~October 17, 1997~~ for the purpose of considering and acting upon a revised amendment to the Urban Renewal Plan for the urban renewal project being undertaken by Cambridge Redevelopment Authority in the Kendall Square Area of Cambridge, and such other matters as may be presented and are reasonably related to the foregoing.

The urban renewal project includes, among other things, acquisition of land in the project area; relocation; demolition and removal of buildings and improvements; installation, construction, and reconstruction of streets, utilities and other improvements; and disposition of land for development or redevelopment by private enterprise or public agencies as authorized by law.

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The proposed revised amendment to the Urban Renewal Plan will be available for examination prior to the hearing at the office of the City Clerk, Cambridge City Hall, Cambridge, Massachusetts and will be open for discussion at the hearing.

Any person or organization desiring to be heard in connection with these proposals may appear and will be given an opportunity to be heard.

Per order of the City Council:

Paul E. Healy
City Clerk
City of Cambridge

LRA

DRAFT
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Paul E. Healy
City Clerk
City of Cambridge

October 6, 1977
Cambridge Chronicle



**AMENDED PUBLIC NOTICE
RELATIVE TO ZONING.
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MASSACHUSETTS
OFFICE OF THE CITY CLERK.**

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The purpose of the proposed Article XII and related amendments is to allow a diversity of land uses in close proximity, within a limited area; to promote a balance of land uses; to facilitate development proposals responsive to current and future market conditions; to facilitate integrated physical design; and to encourage interaction among activities located within the District.

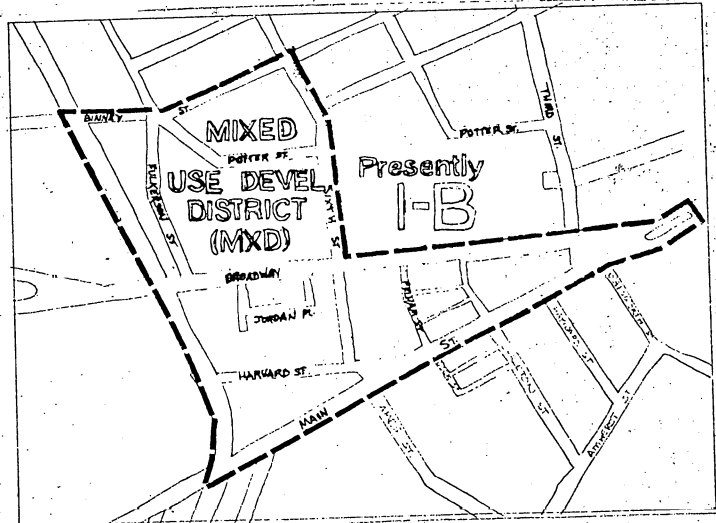
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For the Committee,
David E. Clem,
Chairman.



(C) Oc6, 13

October 6, 1977
Cambridge Chronicle
See Next Ad



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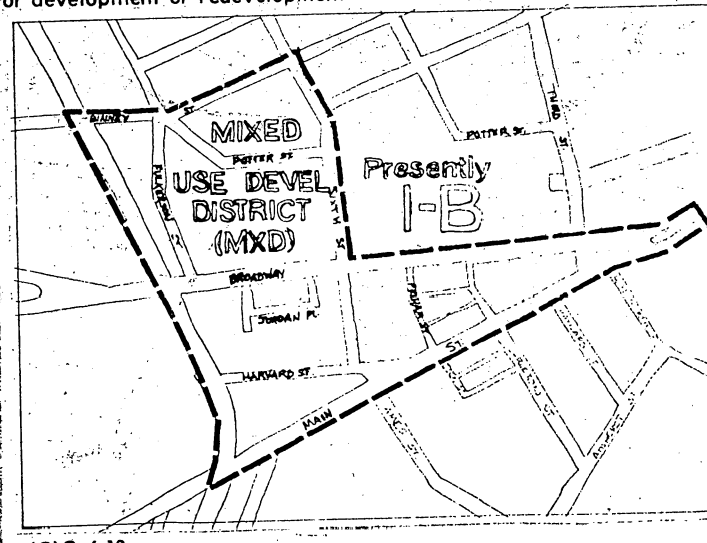
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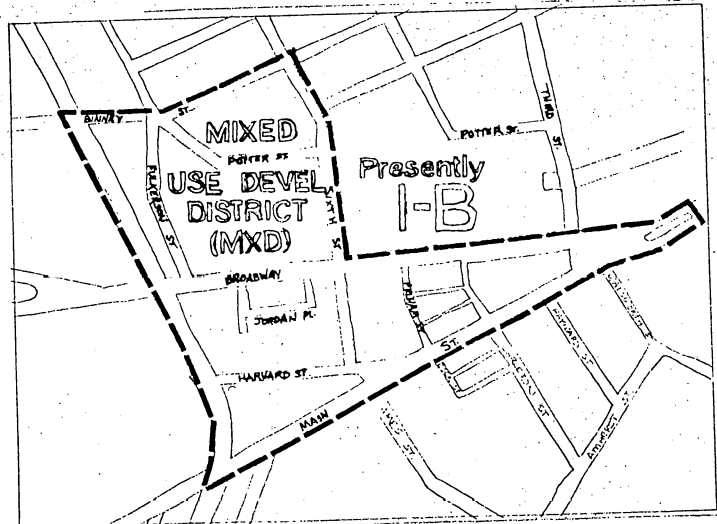
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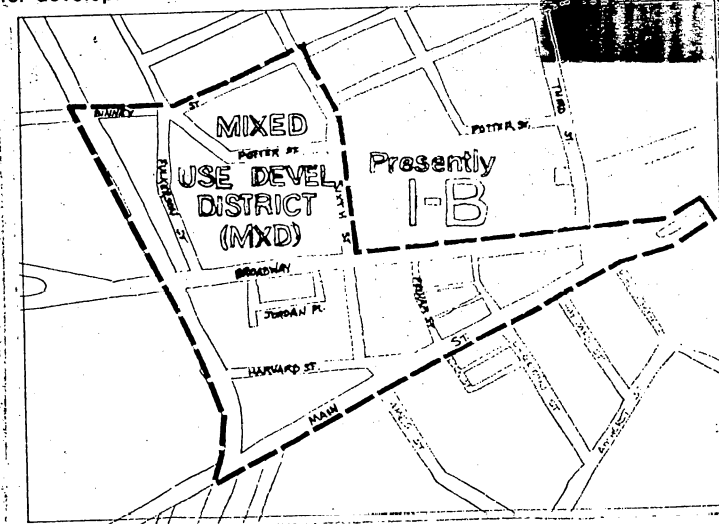
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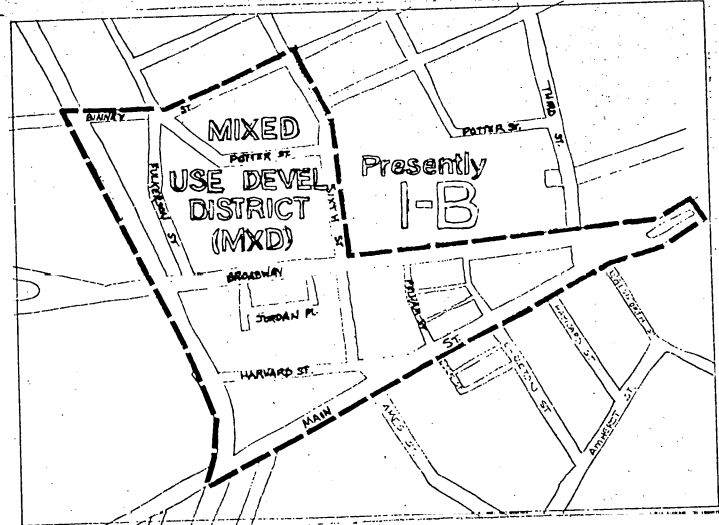
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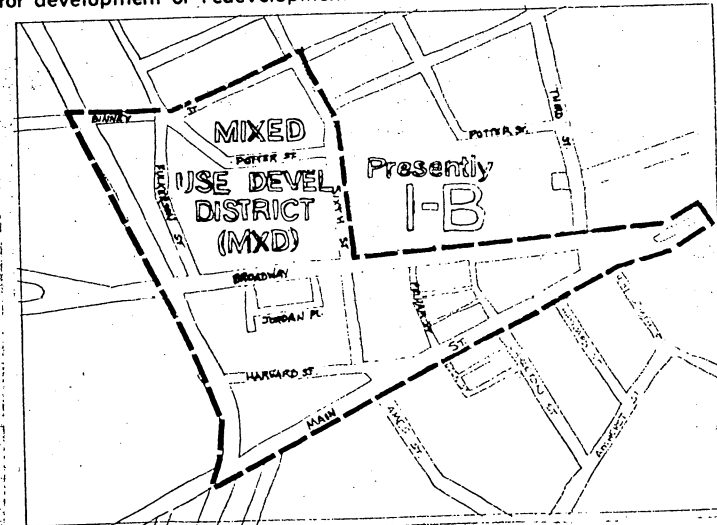
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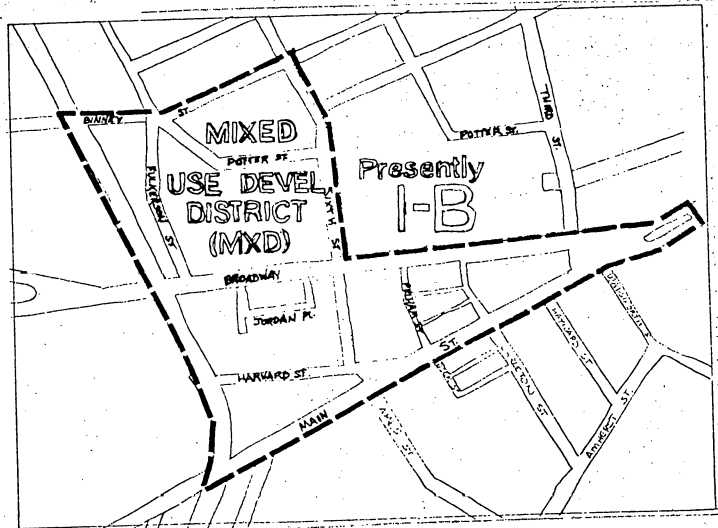
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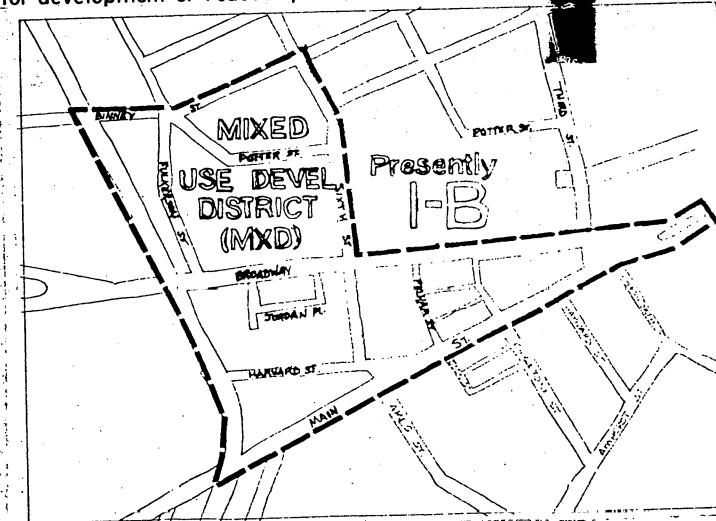
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PUBLIC NOTICE
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MASSACHUSETTS

OFFICE OF THE CITY CLERK.

Notice is hereby given that a public hearing will be held by the Cambridge City Council in the City Council Chambers, City Hall, Cambridge, Massachusetts at 7:00 P. M. (EDT) on Monday, October 17, 1977 for the purpose of considering and acting upon a revised amendment to the Urban Renewal Plan for the urban renewal project being undertaken by Cambridge Redevelopment Authority in the Kendall Square Area of Cambridge, and such other matters as may be presented and are reasonably related to the foregoing.

The urban renewal project includes, among other things, acquisition of land in the project area; relocation; demolition and removal of buildings and improvements; installation, construction, and reconstruction of streets, utilities and other improvements; and disposition of land for development or redevelopment by private enterprise or public agencies as authorized by law.

The project area is described as follows:-

The area bounded generally by Third Street on the East, Binney Street on the North, the Boston and Albany (Grand Junction) Branch Railroad on the West, and Main Street on the South.

The proposed revised amendment to the Urban Renewal Plan provides among other things, for the development by the Federal Department of Transportation (DOT) of the part of the project area bounded, generally, by or abutting Broadway, Sixth Street, Binney Street, and Third Street, except for land now or formerly of Cambridge Gas Company; and for the development of the remainder of the project area for a diversity of private and public reuses.

The proposed revised amendment to the Urban Renewal Plan will be available for examination prior to the hearing at the office of the City Clerk, Cambridge City Hall, Cambridge, Massachusetts and will be open for discussion at the hearing.

Any person or organization desiring to be heard in connection with these proposals may appear and will be given an opportunity to be heard.

By order of the City Council,

Paul E. Healy, City Clerk.



City of Cambridge

22.

IN CITY COUNCIL

September 26, 1977

Mayor Vellucci

ORDERED:

That a public hearing be held by the City Council in the City Council Chambers, City Hall, Cambridge, Massachusetts at 7:00 P. M. on Monday, October 17, 1977 for the purpose of considering and acting upon a revised amendment to the Urban Renewal Plan for the urban renewal project being undertaken by Cambridge Redevelopment Authority in the Kendall Square Area of Cambridge, and such other matters as may be presented and are reasonably related to the foregoing; and that the City Clerk of the City of Cambridge is hereby directed to cause a notice of such hearing to be published in at least one newspaper of general circulation in the City at least once a week for at least two successive weeks immediately prior to the date of the hearing, the first such notice to be no later than October 3, 1977.

In City Council September 26, 1977.

Adopted by the affirmative vote of nine members.

Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-



City of Cambridge

21.

IN CITY COUNCIL

September 26, 1977

Mayor Vellucci

ORDERED:

That a public hearing be held by the Committee on Ordinances of the City Council in the City Council Chambers, City Hall, Cambridge, Massachusetts, at 6:00 P. M. (EDT) on Monday October 17, 1977 for the purpose of considering and acting upon a proposed amendment to the Ordinance entitled: "Zoning Ordinances of the City of Cambridge" to add a new Article XII entitled: "Mixed Use Development District: Cambridge Center" in a portion of the Kendall Square Area of Cambridge, and such other matters as may be presented and are reasonably related to the foregoing; and that the City Clerk of the City of Cambridge is hereby directed to cause a notice of such hearing to be published in at least one newspaper of general circulation in the City at least once a week for at least two successive weeks immediately prior to the date of the hearing, the first such notice to be no later than October 3, 1977 and to post such notice in a conspicuous place in the City Hall for a period of not less than fourteen days before the day of such hearing and to send notice of said hearing by mail, postage prepaid to the Department of Community Affairs, the regional planning agency, if any, and to the planning board of all abutting cities and towns.

In City Council September 26, 1977.

Adopted by the affirmative vote of nine members.

Attest:- Paul E. Healy, City Clerk.

A True Copy:-

ATTEST:-



City of Cambridge

22.

IN CITY COUNCIL

September 26, 1977

Mayor Vellucci

ORDERED:

That a public hearing be held by the Committee on Ordinances in the City Council Chambers, City Hall, Cambridge, Massachusetts at 6:45 P. M. on Monday, October 17, 1977 for the purpose of considering and acting upon a revised amendment to the Urban Renewal Plan for the urban renewal project being undertaken by Cambridge Redevelopment Authority in the Kendall Square Area of Cambridge, and such other matters as may be presented and are reasonably related to the foregoing; and that the City Clerk of the City of Cambridge is hereby directed to cause a notice of such hearing to be published in at least one newspaper of general circulation in the City at least once a week for at least two successive weeks immediately prior to the date of the hearing, the first such notice to be no later than October 3, 1977.

In City Council September 26, 1977.

Adopted by the affirmative vote of nine members.

Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-

A handwritten signature in cursive script that reads "Paul E. Healy".

PROPOSED ORDER OF CITY COUNCIL ON PUBLIC HEARING

C I T Y O F C A M B R I D G E

**DRAFT
FOR REVIEW**

IT IS HEREBY ORDERED:

22

That a public hearing be held by the City Council in its chambers, Cambridge City Hall, 795 Massachusetts Avenue, Cambridge, at ^{7:00 PM} ~~7:30~~ P.M. (EDT) on Monday *November 17, 1977* for the purpose of considering and acting upon a revised amendment to the Urban Renewal Plan for the urban renewal project being undertaken by Cambridge Redevelopment Authority in the Kendall Square Area of Cambridge, and such other matters as may be presented and are reasonably related to the foregoing; and that the City Clerk of the City of Cambridge is hereby directed to cause a notice of such hearing to be published in at least one newspaper of general circulation in the City at least once a week for at least two successive weeks immediately prior to the date of the hearing, the first such notice to be no later than *October 3, 1977*

PUBLICATIONS

**PUBLIC NOTICE
RELATIVE TO ZONING.**

**City of Cambridge
MASSACHUSETTS
OFFICE OF THE CITY CLERK.**

Notice is hereby given that a public hearing will be held by the Cambridge City Council in the City Council Chambers, City Hall, Cambridge, Massachusetts at 7:00 P.M. (EDT) on Monday, October 17, 1977 for the purpose of considering and acting upon a revised amendment to the Urban Renewal Plan for the urban renewal project being undertaken by Cambridge Redevelopment Authority in the Kendall Square Area of Cambridge, and such other matters as may be presented and are reasonably related to the foregoing.

The urban renewal project includes, among other things, acquisition of land in the project area; relocation; demolition and removal of buildings and improvements; installation, construction, and reconstruction of streets, utilities and other improvements; and disposition of land for development or redevelopment by private enterprise or public agencies as authorized by law.

The project area is described as follows:—

The area bounded generally by Third Street on the East, Binney Street on the North, the Boston and Albany (Grand Junction) Branch Railroad on the West, and Main Street on the South.

The proposed revised amendment to the Urban Renewal Plan provides among other things, for the development by the Federal Department of Transportation (DOT) of the part of the project area bounded, generally, by or abutting Broadway, Sixth Street, Binney Street, and Third Street, except for land now or formerly of Cambridge Gas Company; and for the development of the remainder of the project area for a diversity of private and public reuses.

The proposed revised amendment to the Urban Renewal Plan will be available for examination prior to the hearing at the office of the City Clerk, Cambridge City Hall, Cambridge, Massachusetts and will be open for discussion at the hearing.

Any person or organization desiring to be heard in connection with these proposals may appear and will be given an opportunity to be heard.

By order of the City Council,

Paul E. Healy, City Clerk.

PUBLISHED IN: Boston Herald American
DATE: Monday, October 3, 1977
EDITION: Cambridge - Somerville

City of Cambridge

MASSACHUSETTS

OFFICE OF THE CITY CLERK.

Notice is hereby given that a public hearing will be held by the Committee on Ordinance in the City Council Chambers, City Hall, Cambridge, Massachusetts at 6:45 P. M. (EDT) on Monday, October 17, 1977 for the purpose of considering and acting upon a revised amendment to the Urban Renewal Plan for the urban renewal project being undertaken by Cambridge Redevelopment Authority in the Kendall Square Area of Cambridge, and such other matters as may be presented and are reasonably related to the foregoing.

The urban renewal project includes, among other things, acquisition of land in the project area; relocation; demolition and removal of buildings and improvements; installation, construction, and reconstruction of streets, utilities and other improvements; and disposition of land for development or redevelopment by private enterprise or public agencies as authorized by law.

The project area is described as follows:

The area bounded generally by Third Street on the East, Binney Street on the North, the Boston and Albany (Grand Junction) Branch Railroad on the West, and Main Street on the South.

The proposed revised amendment to the Urban Renewal Plan provides among other things, for the development by the Federal Department of Transportation (DOT) of the part of the project area bounded, generally, by or abutting Broadway, Sixth Street, Binney Street, and Third Street, except for land now or formerly of Cambridge Gas Company; and for the development of the remainder of the project area for a diversity of private and public reuses.

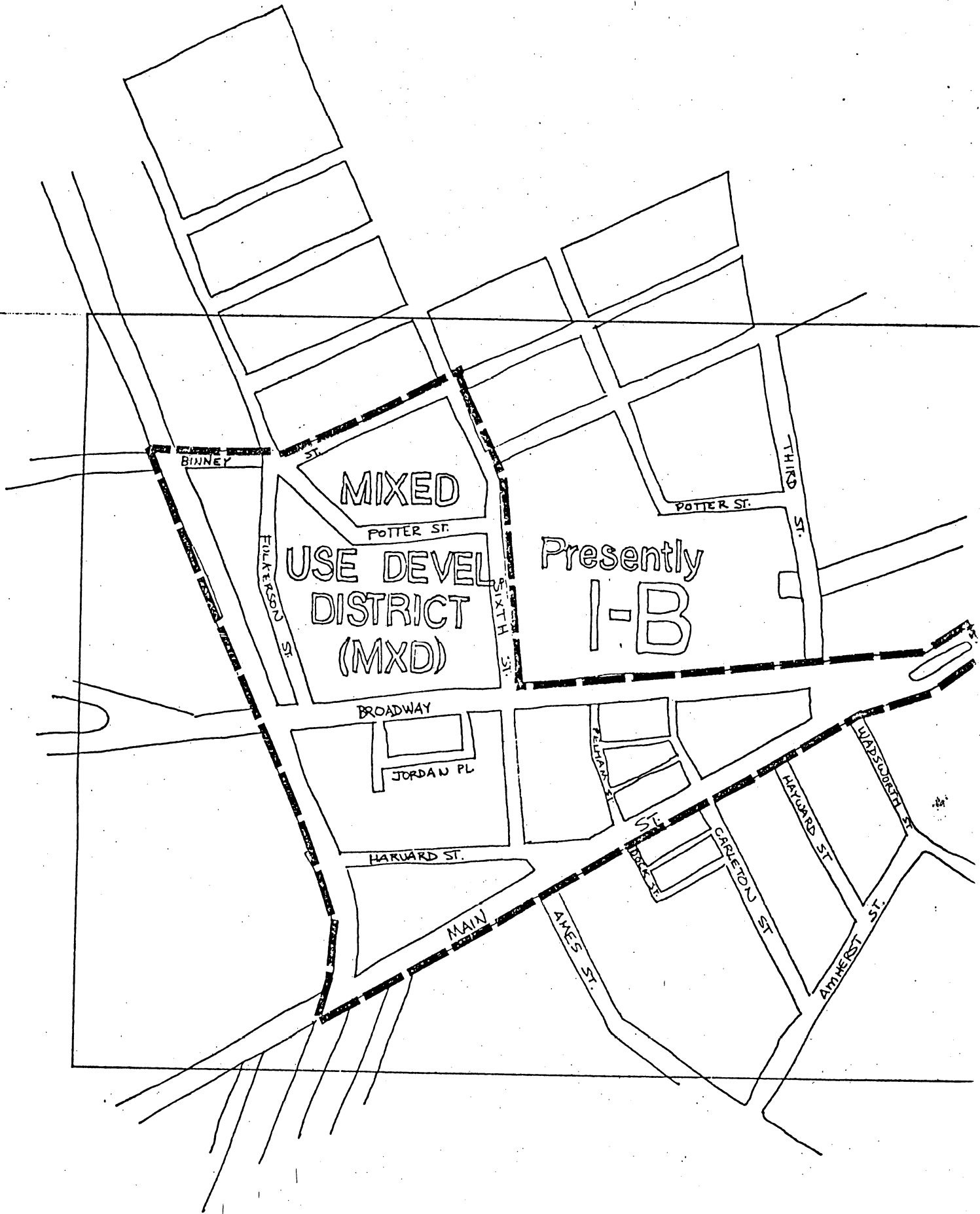
The proposed revised amendment to the Urban Renewal Plan will be available for examination prior to the hearing at the office of the City Clerk, Cambridge City Hall, Cambridge, Massachusetts and will be open for discussion at the hearing.

Any person or organization desiring to be heard in connection with these proposals may appear and will be given an opportunity to be heard.

For the Committee,

David E. Clem,
Chairman.

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A





City of Cambridge

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

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinance of the City of Cambridge" is hereby amended by adding at the end thereof a new Article XII entitled: "Mixed Use Development District: Cambridge Center" for a portion of the Urban Renewal Area in the Kendall Square Area of Cambridge, an amendment to the Zone Map, other amendments to said Ordinance in connection therewith and such other matters as may be presented and are reasonably related to the foregoing.

The purpose of the proposed Article XII and related amendments is to allow a diversity of land uses in close proximity, within a limited area; to promote a balance of land uses; to facilitate development proposals responsive to current and future market conditions; to facilitate integrated physical design; and to encourage interaction among activities located with the District.

The MXD District is described generally as outlined below:-

The area bounded generally by Binney Street on the North, the Boston and Albany (Grand Junction) Branch Railroad on the West, Main Street on the South and discontinued Sixth Street and Broadway on the East. The MXD District is more specifically described in the proposed amendment to the Zoning Ordinance and a map attached thereto.

Also by adding the following at the end of Article III, Section 1, Establishment of Districts:-

- "15. Cambridge Center Mixed Use Development (MXD) District
- Various uses as governed by the requirement of Article XII."

By amending Article IV, Sec. 1, District Uses, to replace the first subsection with the following:

"1. In each district, except the Cambridge Center Mixed Use Development (MXD) District, the use of land, buildings, and structures shall be regulated as set forth in Section 2 of this Article, Table of Use Regulations, and as provided elsewhere in this Ordinance. Uses in the Cambridge Center MXD District shall be governed by Section 2 of Article XII."

By adding to Article V, Sec. 1, District Regulations, the following at the end of the first paragraph:

"and except in the Cambridge Center MXD District which shall be governed by the requirements of Article XII, Sec. 3."

By amending Article V, Sec. 4, Usable Open Space and Public Open Space, to replace the first sentence of the first paragraph with the following:

"Usable open space shall be provided on every lot used for residential purposes except for those in the Cambridge Center MXD District and shall be a percentage of the lot area set forth in Sec. 2 of this Article."

By amending Article VI, Sec. 2, Frontage and Reduction of Area, to add the following at the end of the first paragraph:

"This requirement shall not be applicable in the Cambridge Center MXD District."

By adding to Article VI, Sec. 4, Accessory Uses, the following at the end of the first paragraph:

"and except in the Cambridge Center MXD District where this limitation shall not apply."

By inserting in Article VI, Sec. 4, Accessory Uses, the following after the first sentence of the sixth paragraph:

"However, this requirement shall not be applicable in the Cambridge Center MXD District."

By adding to Article VI, Sec. 5, Signs, the following at the end of the first paragraph:

"or unless said premises or structure is located within the Cambridge Center MXD District."

City of Cambridge

By adding to Article VII, Section 1, Intent and Application of Parking Requirements, the following at the end of the first paragraph:-

"However, off-street parking and loading facilities for uses in the Cambridge Center MXD District shall be governed by the requirements of Article XII, Section 5, rather than by this Article."

The Zone Map accompanying the ordinance passed to be ordained September 26, 1977 is amended by striking out the designation Industrial IB and substituting in place thereof the designation Cambridge Center Mixed Use Development District (MXD) insofar as said zoning map related to the following area of land referred to above and described as follows:-

Beginning at a point, near the southwesterly corner of the tract herein described, which point is the intersection of the northerly sideline of Main Street with the westerly sideline of land or right-of-way now or formerly of the Boston and Albany (Grand Junction) Branch Railroad:

Thence, running northerly by various courses and distances along the westerly sideline of land or right-of-way now or formerly of the Boston and Albany (Grand Junction) Branch Railroad to a point which is the intersection of said line with the northerly sideline of Binney Street;

Thence, turning an angle and running easterly by various courses and distances along the northerly sideline of Binney Street to a point which is the intersection of said line with the prolongation of the westerly sideline of the parcel now or formerly of the Department of Transportation;

Thence, turning an angle and running southerly by various courses and distances along said prolongation and along the westerly sideline of the parcel now or formerly of the Department of Transportation to a point which is the intersection of said line with the northeasterly sideline of Broadway;

Thence, running southeasterly by various courses and distances along the northeasterly sideline of Broadway to a point which is the intersection of said line with the northerly sideline of Main Street;

Thence, turning an angle and running easterly by various courses and distances along the northerly sideline of Main Street to a point which is the intersection of said line with the westerly property line of land now or formerly of Commonwealth Gas Company;

Thence, turning an angle and running southerly across Main Street along a line which is the prolongation of the westerly property line of land now or formerly of

Commonwealth Gas Company to a point which is the intersection of said line with the southerly sideline of Main Street;

Thence, turning an angle and running westerly by various courses and distances along the southerly sideline of Main Street to a point which is the intersection of said line with the westerly sideline of land or right-of-way now or formerly of the Boston and Albany (Grand Junction) Branch Railroad;

Thence, turning an angle and running northerly across Main Street to a point which is the intersection of the northerly sideline of Main Street with the westerly sideline of land now or formerly of the Boston and Albany (Grand Junction) Railroad, which point is the place of beginning.

City of Cambridge

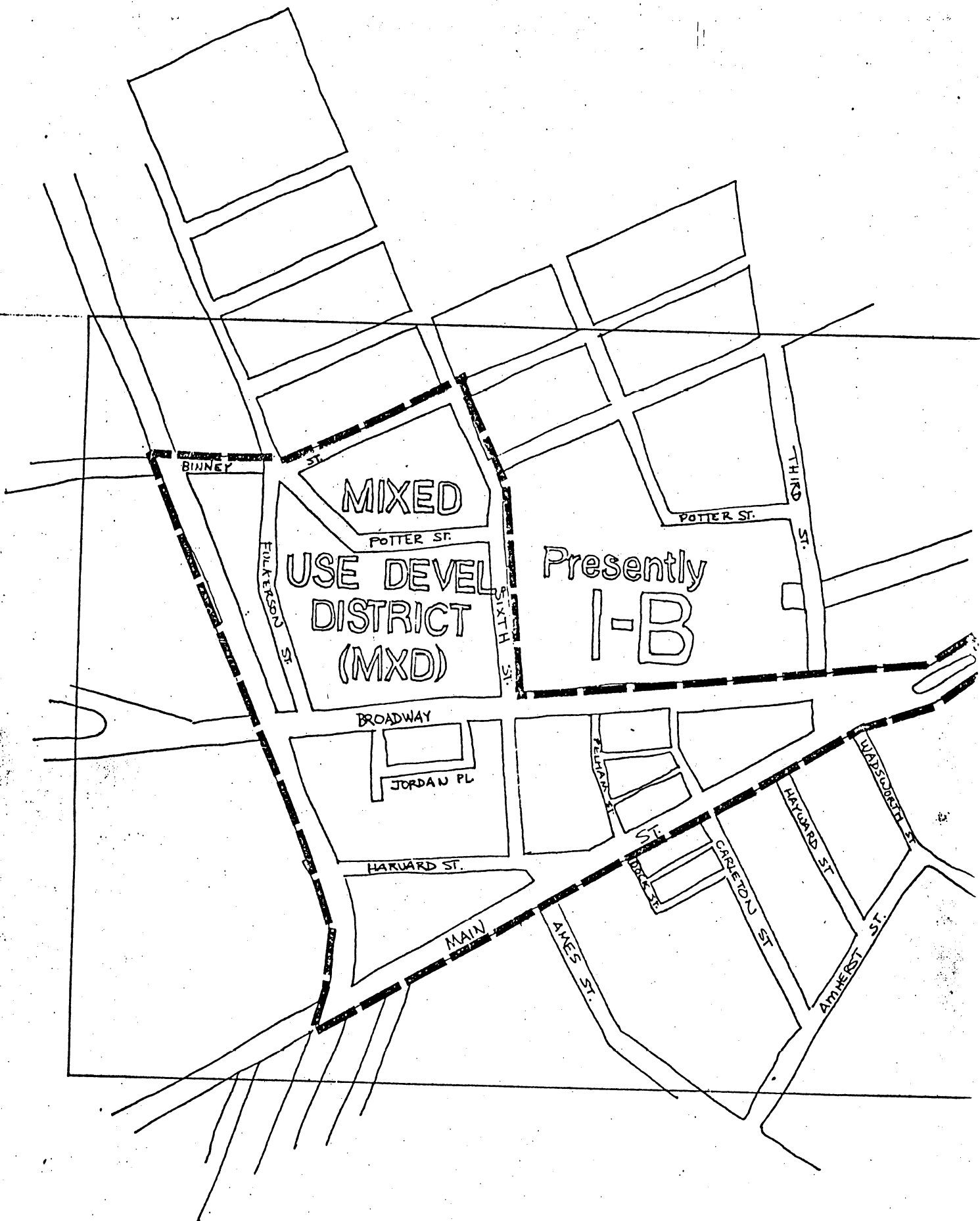
In City Council October 31, 1977.

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

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

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MIXED
USE DEVELOPMENT
DISTRICT
(MXD)

Presently
I-B

BINNEY ST.

POTTER ST.

POTTER ST.

THIRD ST.

POTTER ST.

FULKERSON ST.

SIXTY ST.

BROADWAY

JORDAN PL.

PELHAM ST.

HARVARD ST.

DOLE ST.

MAIN

AMES ST.

CARLETON ST.

HAYWARD ST.

WADSWORTH ST.

AMHERST ST.

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That Pelham Street (Private Way) be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Carleton Street and Harvard Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said Pelham Street to be discontinued, as shown on said plan, is bounded and described as follows:-

Beginning at a point, said point being the intersection of the southerly side line of Broadway, and the westerly side line of Pelham Street, a Private Way;

Thence, running S60°-30'-18"E along the southerly side line of Broadway, a distance of thirty and no hundredths (30.00) feet to a point;

Thence, turning and running $S29^{\circ}-29'-42''W$ by land now or formerly of Cambridge Redevelopment Authority, along the westerly side line of Pioneer Avenue and again by land now or formerly of Cambridge Redevelopment Authority, a distance of one hundred forty-three and eighty-one hundredths (143.81) feet to a point;

Thence turning and running $S20^{\circ}-53'-28''W$ by land now or formerly of Cambridge Redevelopment Authority, along the westerly side line Loughrey Avenue and again by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred two and forty-eight hundredths (202.48) feet to a point;

Thence, turning and running $N84^{\circ}-29'-07''W$ along the northerly side line of Main Street, a distance of thirty-one and eleven hundredths (31.11) feet to a point;

Thence, turning and running $N20^{\circ}-53'-28''E$ by land now or formerly of Cambridge Redevelopment Authority and along the easterly side line of 20' passageway, a distance of two hundred twelve and ninety-nine hundredths (212.99) feet to a point;

Thence, turning and running $N29^{\circ}-29'-42''E$ along the easterly side line of 20' passageway and by land now or formerly of Cambridge Redevelopment Authority, a distance of one hundred forty-six and seven hundredths (146.07) feet to the point of beginning;

Containing ten thousand five hundred eighty (10,580) square feet more or less;

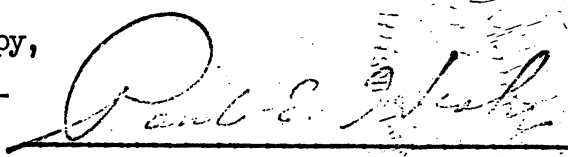
Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

In City Council February 14, 1977.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-


Paul E. Healy, City Clerk.

DEED

THE CITY OF CAMBRIDGE, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts and located in Middlesex County, for nominal consideration given, grants to CAMBRIDGE REDEVELOPMENT AUTHORITY, a public body politic and corporate, with a usual place of business at 336 Main Street, Cambridge, Massachusetts, all its right, title and interest in a portion of Pelham Street, bounded and described as follows:

Beginning at a point, said point being the intersection of the southerly sideline of Broadway, and the westerly sideline of Pelham Street, a Private Way;

Thence, running $S60^{\circ}-30'-18''E$ along the southerly sideline of Broadway, a distance of thirty and no hundredths (30.00) feet to a point;

Thence, turning and running $S29^{\circ}-29'-42''W$ by land now or formerly of Cambridge Redevelopment Authority, along the westerly sideline of Pioneer Avenue and again by land now or formerly of Cambridge Redevelopment Authority, a distance of one hundred forty-three and eighty-one hundredths (143.81) feet to a point;

Thence, turning and running $S20^{\circ}-53'-28''W$ by land now or formerly of Cambridge Redevelopment Authority, along the westerly sideline of Loughrey Avenue and again by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred two and forty-eight hundredths (202.48) feet to a point;

Thence, turning and running $N84^{\circ}-29'-07''W$ along the northerly sideline of Main Street, a distance of thirty-one and eleven hundredths (31.11) feet to a point;

Thence, turning and running $N20^{\circ}-53'-28''E$ by land now or formerly of Cambridge Redevelopment Authority and along the easterly sideline of 20' passageway, a distance of two hundred twelve and ninety-nine hundredths (212.99) feet to a point;

Thence, turning and running $N29^{\circ}-20'-42''E$ along the easterly sideline of 20' passageway and by land now or formerly of Cambridge Redevelopment Authority, a distance of one hundred forty-six and seven hundredths (146.07) feet to a point of beginning;

Containing ten thousand five hundred eighty (10,580) square feet more or less.

The consideration for this conveyance is such that no documentary stamps are necessary.

IN WITNESS WHEREOF, the said CITY OF CAMBRIDGE has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by James L. Sullivan, its City Manager, hereto duly authorized, this ^{4th} day of April in the year one thousand nine hundred and seventy-seven.

Signed and sealed in presence of

THE CITY OF CAMBRIDGE

Joseph F. Palominis

By James L. Sullivan
James L. Sullivan, City Manager

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

April 4, 1977

Then personally appeared the above named JAMES L. SULLIVAN and acknowledged the foregoing to be the free act and deed of the before me

Robert S. Lewis
Notary Public
My commission expires 1/28/83

April 15/77

Copies
for
- File -

DEED

THE CITY OF CAMBRIDGE, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts and located in Middlesex County, for nominal consideration given, grants to CAMBRIDGE REDEVELOPMENT AUTHORITY, a public body politic and corporate, with a usual place of business at 336 Main Street, Cambridge, Massachusetts, all its right, title and interest in a portion of Jordan Place, bounded and described as follows:

Beginning at a point on the southerly sideline of Broadway, said point being $N60^{\circ}-30'-18''W$, a distance of ninety seven and no hundredths (97.00) feet from the intersection of the southerly sideline of Broadway and the westerly sideline of Sixth Street;

Thence, running $S29^{\circ}-29'-42''W$ by land, now or formerly of Cambridge Redevelopment Authority, a distance of one hundred twenty-seven and no hundredths (127.00) feet to a point;

Thence, turning and running $N60^{\circ}-30'-18''W$ by land, now or formerly of Cambridge Redevelopment Authority, a distance of two hundred eighty-four and eighty-nine hundredths (284.89) feet to a point;

Thence, turning and running $N29^{\circ}-29'-42''E$ by land, now or formerly of Cambridge Redevelopment Authority, a distance of one hundred twenty-seven and no hundredths (127.00) feet to a point;

Thence, turning and running $S60^{\circ}-30'-18''E$ along the southerly sideline of Broadway, a distance of fourteen and eighty-nine hundredths (14.89) feet to a point;

Thence, turning and running $S29^{\circ}-29'-42''W$ by land, now or formerly of Cambridge Redevelopment Authority, a distance of ninety-seven and no hundredths (97.00) feet to a point;

Thence, turning and running $S60^{\circ}-30'-18''E$ by land, now or formerly of Cambridge Redevelopment Authority, a distance of two hundred forty and no hundredths (240.00) feet to a point;

Thence, turning and running $N29^{\circ}-29'-42''E$ by land, now or formerly of Cambridge Redevelopment Authority, a distance of ninety-seven and no hundredths (97.00) feet to a point;

Thence, turning and running S60°-30'-18"E along the southerly sideline of Broadway, a distance of thirty and no hundredths (30.00) feet to the point of beginning.

Containing twelve thousand nine hundred one (12,901) square feet more or less.

The consideration for this conveyance is such that no documentary stamps are necessary.

IN WITNESS WHEREOF, the said CITY OF CAMBRIDGE has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by James L. Sullivan, its City Manager, hereto duly authorized, this 4th day of April in the year one thousand nine hundred and seventy-seven.

Signed and sealed in presence of

THE CITY OF CAMBRIDGE

Joseph F. Pullinini

By James L. Sullivan
James L. Sullivan, City Manager

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

April 4, 1977

Then personally appeared the above named JAMES L. SULLIVAN and acknowledged the foregoing to be the free act and deed of the before me

Robert S. Ramey
Notary Public
My commission expires 1/28/83

IN CITY COUNCIL,
February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That Jordan Place (Private Way) be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Carleton Street and Harvard Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said Jordan Place to be discontinued, as shown on said plan, is bounded and described as follows:

Beginning at a point on the southerly side line of Broadway, said point being $N60^{\circ}-30'-18''W$, a distance of ninety seven and no hundredths (97.00) feet from the intersection of the southerly side line of Broadway and the westerly side line of Sixth Street;

Thence, running $S29^{\circ}-29'-42''W$ by land now or formerly of Cambridge Redevelopment Authority, a distance of one hundred twenty-seven and no hundredths (127.00) feet to a point;

Thence, turning and running $N60^{\circ}-30'-18''W$ by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred eighty-four and eighty-nine hundredths (284.89) feet to a point;

Thence, turning and running $N29^{\circ}-29'-42''E$ by land now or formerly of Cambridge Redevelopment Authority, a distance of one hundred twenty-seven and no hundredths (127.00) feet to a point;

Thence, turning and running $S60^{\circ}-30'-18''E$ along the southerly side line of Broadway, a distance of fourteen and eighty-nine hundredths (14.89) feet to a point;

Thence, turning and running $S29^{\circ}-29'-42''W$ by land now or formerly of Cambridge Redevelopment Authority, a distance of ninety-seven and no hundredths (97.00) feet to a point;

Thence, turning and running $S60^{\circ}-30'-18''E$ by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred forty and no hundredths (240.00) feet to a point;

Thence, turning and running $N29^{\circ}-29'-42''E$ by land now or formerly of Cambridge Redevelopment Authority, a distance of ninety-seven and no hundredths (97.00) feet to a point;

Thence, turning and running $S60^{\circ}-30'-18''E$ along the southerly side line of Broadway, a distance of thirty and no hundredths (30.00) feet to the point of beginning.

Containing twelve thousand nine hundredth one (12,901) square feet more or less;

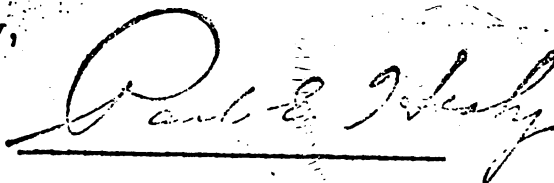
Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

In City Council February 14, 1977.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-

A handwritten signature in cursive script, reading "Paul E. Healy", written over a horizontal line.

Paul E. Healy, City Clerk.

DEED

THE CITY OF CAMBRIDGE, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts and located in Middlesex County, for nominal consideration given, grants to CAMBRIDGE REDEVELOPMENT AUTHORITY, a public body politic and corporate, with a usual place of business at 336 Main Street, Cambridge, Massachusetts, all its right, title and interest in a portion of Potter Street, bounded and described as follows:

Beginning at a point, said point being the intersection of the westerly sideline of Sixth Street and the southerly sideline of Potter Street;

Thence, running N60°-31'-14"W by land, now or formerly, of the Cambridge Redevelopment Authority, a distance of four hundred six and eight hundredths (406.08) feet to a point;

Thence, turning and running N51°-31'-34"E along the southeasterly end of Fulkerson Street, a distance of fifty-three and ninety-four hundredths (53.94) feet to a point;

Thence, turning and running S60°-31'-14"E by land, now or formerly of the Cambridge Redevelopment Authority, a distance of three hundred eighty-five and eighty-seven hundredths (385.87) feet to a point;

Thence, turning and running S29°-31'-14"W along the westerly sideline of Sixth Street, a distance of fifty and no hundredths (50.00) feet to the point of beginning;

Containing nineteen thousand seven hundred ninety-nine (19,799) square feet more or less.

The consideration for this conveyance is such that no documentary stamps are necessary.

IN WITNESS WHEREOF, the said CITY OF CAMBRIDGE has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by James L. Sullivan, its City Manager, hereto duly authorized, this ^{4th} day of April in the year one thousand nine hundred and seventy-seven.

Signed and sealed in presence of

THE CITY OF CAMBRIDGE

Joseph F. Pulimanni

By James L. Sullivan
James L. Sullivan, City Manager

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

Then personally appeared the above named JAMES L. SULLIVAN and acknowledged the foregoing to be the free act and deed of the before me

Robert S. Reme
Notary Public
My commission expires 1/28/83

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That a portion of Potter Street be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Fulkerson Street and Potter Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said portion of Potter Street to be discontinued, as shown on said plan, is bounded and described as follows:-

Beginning at a point, said point being the intersection of the westerly sideline of Sixth Street and the southerly sideline of Potter Street;

Thence, running $N60^{\circ}-31'-14''W$ by land, now or formerly, of the Cambridge Redevelopment Authority, a distance of four hundred six and eight hundredths (406.08) feet to a point;

Thence, turning and running $N51^{\circ}-31'-34''E$ along the southeasterly end of Fulkerson Street, a distance of fifty-three and ninety-four hundredths (53.94) feet to a point;

Thence, turning and running S60°-
31'-14"E by land, now or formerly,
of the Cambridge Redevelopment
Authority, a distance of three hundred
eighty-five and eighty-seven hundredths
(385.87) feet to a point;

Thence, turning and running S29°-
31'-14"W along the westerly sideline
of Sixth Street, a distance of fifty
and no hundredths (50.00) feet to the
point of beginning;

Containing nineteen thousand seven
hundred ninety-nine (19,799) square
feet more or less;

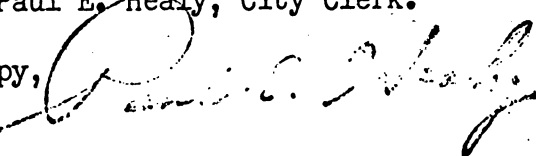
Provided that all public utilities located therein,
including the sewer and water easements presently existing, be
discontinued and abandoned. There being no claim for damages,
no award is hereby made.

(2) That the City Manager is authorized to execute and
deliver to the Cambridge Redevelopment Authority a deed ceding and
transferring any and all right, title, or interest in the above-
described street portion to the Cambridge Redevelopment Authority.

In City Council February 14, 1977.
Adopted by a yeas and nays vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-


Paul E. Healy, City Clerk.

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That a portion of Fulkerson Street be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Fulkerson Street and Potter Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said portion of Fulkerson Street to be discontinued, as shown on said plan, is bounded and described as follows:-

Beginning at a point, said point being the intersection of the southerly sideline of Binney Street and the westerly sideline of Fulkerson Street;

Thence, running S56°-29'-01"E along the southerly sideline of Binney Street a distance of fifty-seven and sixty-eight hundredths (57.68) feet to a point;

Thence, turning and running S80°-28'-35"E again along the southerly sideline of Binney Street, a distance of thirty and thirty-one hundredths (30.31) feet to a point;

Thence, turning and running southwesterly by a curve to the left, said curve having a radius of ten and no hundredths (10.00) feet, by land, now or formerly of the Cambridge Redevelopment Authority, a distance of twenty and twenty-four hundredths (20.24) feet to a point;

Thence, running S16°-25'-38"E again by land, now or formerly of the Cambridge Redevelopment Authority, a distance of two hundred thirty-eight and two hundredths (238.02) feet to a point;

Thence, turning and running S51°-31'-34"W, along the westerly end of Potter Street, a distance of fifty-three and ninety-four hundredths (53.94) feet to a point;

Thence, turning and running N16° - 25' -38"W by land, now or formerly, of the Cambridge Redevelopment Authority, a distance of three hundred twenty-four and sixty-seven hundredths (324.67) feet to the point of beginning.

Containing fourteen thousand three hundred fifty-eight (14,358) square feet, more or less;

Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

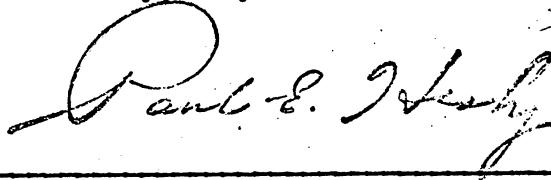
(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

City of Cambridge

In City Council February 14, 1977.
Adopted by a yea and nay vote: -
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-



Paul E. Healy, City Clerk.

DEED

THE CITY OF CAMBRIDGE, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts and located in Middlesex County, for nominal consideration given, grants to CAMBRIDGE REDEVELOPMENT AUTHORITY, a public body politic and corporate, with a usual place of business at 336 Main Street, Cambridge, Massachusetts, all its right, title and interest in a portion of Fulkerson Street, bounded and described as follows:

Beginning at a point, said point being the intersection of the southerly sideline of Binney Street and the westerly sideline of Fulkerson Street;

Thence, running S56°-29'-01"E along the southerly sideline of Binney Street a distance of fifty-seven and sixty-eight hundredths (57.68) feet to a point;

Thence, turning and running S80°-28'-35"E again along the southerly sideline of Binney Street, a distance of thirty and thirty-one hundredths (30.31) feet to a point;

Thence, turning and running southwesterly by a curve to the left, said curve having a radius of ten and no hundredths (10.00) feet, by land, now or formerly, of the Cambridge Redevelopment Authority, a distance of twenty and twenty-four hundredths (20.24) feet to a point;

Thence, running S16°-25'-38"E again by land, now or formerly of the Cambridge Redevelopment Authority, a distance of two hundred thirty-eight and two hundredths (238.02) feet to a point;

Thence, turning and running S51°-31'-34"W, along the westerly end of Potter Street, a distance of fifty-three and ninety-four hundredths (53.94) feet to a point;

Thence, turning and running N16°-25'-38"W by land, now or formerly, of the Cambridge Redevelopment Authority, a distance of three hundred twenty-four and sixty-seven hundredths (324.67) feet to the point of beginning.

Containing fourteen thousand three hundred fifty-eight (14,358) square feet, more or less.

The consideration for this conveyance is such that no documentary stamps are necessary.

IN WITNESS WHEREOF, the said CITY OF CAMBRIDGE has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by James L. Sullivan, its City Manager, hereto duly authorized, this 4th day of April in the year one thousand nine hundred and seventy-seven.

Signed and sealed in presence of

THE CITY OF CAMBRIDGE

Joseph F. Palominis

By James L. Sullivan
James L. Sullivan, City Manager

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

April 4, 1977

Then personally appeared the above named JAMES L. SULLIVAN and acknowledged the foregoing to be the free act and deed of the before me

Robert S. Reme
Notary Public
My commission expires 11/28/83

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That Pioneer Avenue (Private Way) be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Carleton Street and Harvard Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said Pioneer Avenue to be discontinued, as shown on said plan, is bounded and described as follows:-

Beginning at a point on the easterly side line of Pelham Street, a Private Way, said point being $S29^{\circ}-29'-42''W$, a distance of ninety-seven and no hundredths (97.00) feet from the intersection of the southerly side line of Broadway and the easterly side line of Pelham Street, a Private Way;

Thence, running $S60^{\circ}-30'-18''E$ by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred and no hundredths (200.00) feet to a point.

Thence, turning and running S29°-29'-42"W along the westerly side line of Carleton Street, a distance of twelve and no hundredths (12.00) feet to a point;

Thence, turning and running N60°-30'-18"W by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred and no hundredths (200.00) feet to a point;

Thence, turning and running N29°-29'-42"E along the easterly side line of Pelham Street, a Private Way, a distance of twelve and no hundredths (12.00) feet to the point of beginning.

Containing two thousand four hundred (2,400) square feet more or less;

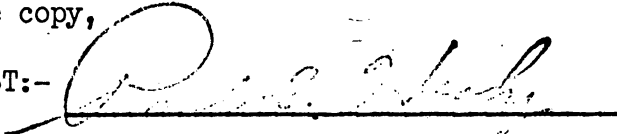
Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

In City Council February 14, 1977.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-


Paul E. Healy, City Clerk.

DEED

THE CITY OF CAMBRIDGE, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts and located in Middlesex County, for nominal consideration given, grants to CAMBRIDGE REDEVELOPMENT AUTHORITY, a public body politic and corporate, with a usual place of business at 336 Main Street, Cambridge, Massachusetts, all its right, title and interest in a portion of Pioneer Avenue, bounded and described as follows:

Beginning at a point on the easterly sideline of Pelham Street, a Private Way, said point being S29°-29'-42"W, a distance of ninety-seven and no hundredths (97.00) feet from the intersection of the southerly sideline of Broadway and the easterly sideline of Pelham Street, a Private Way;

Thence, running S60°-30'-18"E by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred and no hundredths (200.00) feet to a point;

Thence, turning and running S29°-29'-42"W along the westerly sideline of Carleton Street, a distance of twelve and no hundredths (12.00) feet to a point;

Thence, turning and running N60°-30'-18"W by land now or formerly of Cambridge Redevelopment Authority a distance of two hundred and no hundredths (200.00) feet to a point;

Thence, turning and running N29°-29'-42"E along the easterly sideline of Pelham Street, a Private Way, a distance of twelve and no hundredths (12.00) feet to the point of beginning.

Containing two thousand four hundred (2,400) square feet more or less.

The consideration for this conveyance is such no documentary stamps are necessary.

IN WITNESS WHEREOF, the said CITY OF CAMBRIDGE has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by James L. Sullivan, its City Manager, hereto duly authorized, this 4th day of April in the year one thousand nine hundred and seventy-seven.

Signed and sealed in presence of

THE CITY OF CAMBRIDGE

Joseph F. Palominis

By James L. Sullivan
James L. Sullivan, City Manager

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

April 4, 1977

Then personally appeared the above named JAMES L. SULLIVAN and acknowledged the foregoing to be the free act and deed of the before me

Robert S. Keener
Notary Public
My commission expires 1/28/83

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That a portion of Harvard Street be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Carleton Street and Harvard Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said portion of Harvard Street to be discontinued as shown on said plan, is bounded and described as follows:-

Beginning at a point, said point being the intersection of the southerly sideline of Harvard Street and the westerly sideline of Smith Square;

Thence, running N58°-41'-39"W by land, now or formerly, of Cambridge Redevelopment Authority, along the northeasterly end of Passageway, again by land, now or formerly, of Cambridge Redevelopment Authority and by land, now or formerly, of Gerald W. Blakeley, Paul F. Hellmuth, Gordon E. Emerson, Jr., John Lewis Cooper, Charles W. Corbitt, Robert M. Gladstone, Walter C. Nelson,

Joseph J. Snyder and Briant H. Wells, Jr., Trustees of Cabot, Cabot and Forbes Land Trust, a distance of six hundred and ninety-nine hundredths (600.99) feet to a point;

Thence, turning and running $N10^{\circ}-46'-14''E$ again by land, now or formerly, of Gerald W. Blakeley, Paul F. Hellmuth, Gordon E. Emerson, Jr., John Lewis Cooper, Charles W. Corbitt, Robert M. Gladstone, Walter C. Nelson, Joseph J. Snyder and Briant H. Wells, Jr., Trustees of Cabot, Cabot and Forbes Land Trust, a distance of fifty-three and thirty-nine hundredths (53.39) feet to a point;

Thence, turning and running $S58^{\circ}-41'-39''E$ again by land, now or formerly, of Gerald W. Blakeley, Paul F. Hellmuth, Gordon E. Emerson, Jr., John Lewis Cooper, Charles W. Corbitt, Robert M. Gladstone, Walter C. Nelson, Joseph J. Snyder and Briant H. Wells, Jr., Trustees of Cabot, Cabot and Forbes Land Trust; by land, now or formerly, of Cambridge Redevelopment Authority, a distance of six hundred nineteen and nine hundredths (619.09) feet to a point;

Thence, turning and running $S30^{\circ}-35'10''W$ across Harvard Street, a distance of fifty and no hundredths (50.00) feet to the point of beginning.

Containing thirty-eight thousand one hundred fifty-nine (38,159) square feet more or less.

Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

City of Cambridge

In City Council February 14, 1977.

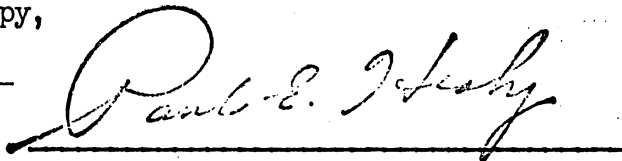
Adopted by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Paul E. Healy,

A true copy,

ATTEST:-

A handwritten signature in cursive script, reading "Paul E. Healy", is written over a solid horizontal line.

Paul E. Healy, City Clerk.

DEED

THE CITY OF CAMBRIDGE, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts and located in Middlesex County, for nominal consideration given, grants to CAMBRIDGE REDEVELOPMENT AUTHORITY, a public body politic and corporate, with a usual place of business at 336 Main Street, Cambridge, Massachusetts, all its right, title and interest in a portion of Harvard Street, bounded and described as follows:

Beginning at a point, said point being the intersection of the Southerly sideline of Harvard Street and the westerly sideline of Smith Square;

Thence, running N58°-41'-39"W by land, now or formerly, of Cambridge Redevelopment Authority, along the northeasterly end of Passageway, again by land, now or formerly, of Cambridge Redevelopment Authority and by land, now or formerly, of Gerald W. Blakely, Paul F. Hellmuth, Gordon E. Emerson, Jr., John Lewis Cooper, Charles W. Corbitt, Robert M. Gladstone, Walter C. Nelson, Joseph J. Snyder and Briant H. Wells, Jr., Trustees of Cabot, Cabot and Forbes Land Trust, a distance of six hundred and ninety-nine hundredths (600.99) feet to a point;

Thence, turning and running N10°-46'-14"E again by land, now or formerly of Gerald W. Blakely, Paul F. Hellmuth, Gordon E. Emerson, Jr., John Lewis Cooper, Charles W. Corbitt, Robert M. Gladstone, Walter C. Nelson, Joseph J. Snyder and Briant H. Wells, Jr., Trustees of Cabot, Cabot and Forbes Land Trust, a distance of fifty-three and thirty-nine hundredths (53.39) feet to a point;

Thence, turning and running S58°-41'-39"E again by land, now or formerly, of Gerald W. Blakely, Paul F. Hellmuth, Gordon E. Emerson, Jr., John Lewis Cooper, Charles W. Corbitt, Robert M. Gladstone, Walter C. Nelson, Joseph J. Snyder and Briant H. Wells, Jr., Trustees of Cabot, Cabot and Forbes Land Trust; by land, now or formerly, of Cambridge Redevelopment Authority, a distance of six hundred nineteen and nine hundredths (619.09) feet to a point;

Thence, turning and running S30°-35'10"W across Harvard Street, a distance of fifty and no hundredths (50.00) feet to the point of beginning.

Containing thirty-eight thousand one hundred fifty-nine (38,159) square feet more or less.

The consideration for this conveyance is such that no documentary stamps are necessary.

IN WITNESS WHEREOF, the said CITY OF CAMBRIDGE has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by James L. Sullivan, its City Manager, hereto duly authorized, this ^{4th} day of April in the year one thousand nine hundred and seventy-seven.

Signed and sealed in presence of

THE CITY OF CAMBRIDGE

Joseph F. Pulimone

By James L. Sullivan
James L. Sullivan, City Manager

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

April 4, 1977

Then personally appeared the above named JAMES L. SULLIVAN and acknowledged the foregoing to be the free act and deed of the before me

Robert S. Kemer
Notary Public
My commission expires 1/28/83

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That Loughrey Avenue (Private Way) be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Carleton Street and Harvard Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said Loughrey Avenue to be discontinued, as shown on said plan, is bounded and described as follows:-

Beginning at a point on the westerly side line of Carleton Street, said point being $N05^{\circ}-30'-53''E$, a distance of eighty and no hundredths (80.00) feet from the intersection of the northerly side line of Main Street and the westerly side line of Carleton Street;

Thence, running $N84^{\circ}-29'-07''W$ by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred twenty-seven and no hundredths (227.00) feet to a point;

Thence, turning and running N20°-53'-28"E along the easterly side line of Felham Street, a Private Way, a distance of twelve and forty-five hundredths (12.45) feet to a point;

Thence, turning and running S84°-29'-07"E by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred twenty-three and seventy hundredths (223.70) feet to a point;

Thence, turning and running S05°-30'-53"W along the westerly side line of Carleton Street, a distance of twelve and no hundredths (12.00) feet to the point of beginning.

Containing two thousand seven hundred four (2,704) square feet more or less.

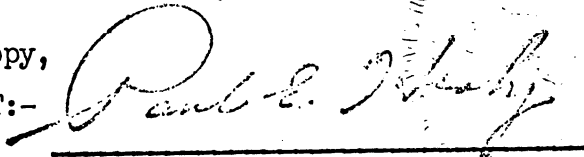
Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

In City Council February 14, 1977.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-



Paul E. Healy, City Clerk.

DEED

THE CITY OF CAMBRIDGE, a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts and located in Middlesex County, for nominal consideration given, grants to CAMBRIDGE REDEVELOPMENT AUTHORITY, a public body politic and corporate, with a usual place of business at 336 Main Street, Cambridge, Massachusetts, all its right, title and interest in a portion of Loughrey Avenue, bounded and described as follows:

Beginning at a point on the westerly sideline of Carleton Street, said point being N05°-30'-53"E, a distance of eighty and no hundredths (80.00) feet from the intersection of the northerly sideline of Main Street and the westerly sideline of Carleton Street;

Thence, running N84°-29'-07"W by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred twenty-seven and no hundredths (227.00) feet to a point;

Thence, turning and running N20°-53'-28"E along the easterly sideline of Pelham Street, a Private Way, a distance of twelve and forty-five hundredths (12.45) feet to a point;

Thence, turning and running S84°-29'-07"E by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred twenty-three and seventy hundredths (223.70) feet to a point;

Thence, turning and running S05°-30'-53"W along the westerly sideline of Carleton Street, a distance of twelve and no hundredths (12.00) feet to the point of beginning.

Containing two thousand seven hundred four (2,704) square feet more or less.

The consideration for this conveyance is such that no documentary stamps are necessary.

IN WITNESS WHEREOF, the said CITY OF CAMBRIDGE has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by James L. Sullivan, its City Manager, hereto duly authorized, this ^{4th} day of *April* in the year one thousand nine hundred and seventy-seven.

Signed and sealed in presence of

THE CITY OF CAMBRIDGE

Joseph F. Pulvinis

By *James L. Sullivan*
James L. Sullivan, City Manager

THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

April 4, 1977

Then personally appeared the above named *JAMES L. SULLIVAN* and acknowledged the foregoing to be the free act and deed of the before me

Robert S. Lewis
Notary Public
My commission expires *7/28/83*



OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

February 14, 1977

Mayor Alfred E. Vellucci
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Mayor Vellucci:

I write on behalf of the Massachusetts Institute of Technology to endorse and support the Kendall Square Urban Renewal Plan Amendment which is to be considered by the Cambridge City Council in a hearing called for 8 p.m. on Monday, February 14, 1977.

M.I.T. is intimately concerned with the prospective development of Kendall Square. An important part of the M.I.T. campus is in Kendall Square directly across the street from the proposed redevelopment. The Institute has also expended large sums in private development in that area. And we have been involved for over a decade and more in relating to various plans that have been developed tentatively for the renewal area itself, and all this at considerable expenditure in staff time and effort.

We were also directly involved, on still another side of this renewal area, with the development of Technology Square. That project was initiated over a decade ago. M.I.T.'s main objective in entering, in agreement with the City, upon the Technology Square development was to build additional taxable property for Cambridge and to create increased employment opportunities to the City. That goal was realized most effectively some years ago, and the plan has now been even further extended with the location there of the Charles Stark Draper Laboratory, formerly an integral part of M.I.T.

Mayor Alfred E. Vellucci
February 14, 1977
Page two

M.I.T.'s participation in the Kendall Square renewal plan as a friend of the City began in the summer of 1965 with action by this City Council to accept an M.I.T. submission of Section 112 credits. This action led eventually, in the fall of 1967, to approval by the U.S. Department of Housing and Urban Development of \$6,200,000 in M.I.T. credits for the City of Cambridge. These credits, together with subsequent action by the Congress, have proven sufficient to cover the City's required share of the cost of this renewal.

Further, since the spring of 1968, M.I.T. has been engaged at various times and in various ways with City reviews and studies of the development opportunities in the Kendall Square Renewal Area. In more recent years, we participated in the development of the Neighborhood Plan, which was endorsed by the City Council in October of 1974; we have been a member of the Neighborhood Advisory Group, which has met on 25 to 30 separate occasions since then to discuss the progress of the plan; and we participated in the reviews of the Environmental Impact Report, and in the deliberations of the Urban Land Institute Panel last November. As a member of the Neighborhood Advisory Group, and independently for own part, we endorse the position that the time has come for action on Kendall Square. M.I.T. does support fully this plan amendment. And we respectfully urge its unanimous adoption by the Council so that Cambridge may move ahead to realize all its many potential benefits.

Sincerely yours,



Walter L. Milne
Special Assistant

cc: Members of the Cambridge City Council

City of Cambridge

#1

MASSACHUSETTS

Agenda #6 Three resolutions pertaining to the
Kendall Square Urban Renewal Project.

In City Council Feb. 14, 1977 ~~1976~~

- Amendment to Plan -

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Doherty	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Sullivan	✓			
Mayor Vellucci	✓			

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**RESOLUTION OF CAMBRIDGE CITY COUNCIL
APPROVING AMENDMENT NO. 1 TO THE KENDALL SQUARE
URBAN RENEWAL PLAN, PROJECT NO. MASS. R-107**

WHEREAS Cambridge Redevelopment Authority has undertaken and is carrying out an urban renewal plan in the City of Cambridge identified as the Kendall Square Urban Renewal Plan, Project No. Mass. R-107, with financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, and in accordance with an Urban Renewal Plan duly approved by the City Council and City Manager of the City of Cambridge; and

WHEREAS Cambridge Redevelopment Authority has proposed and submitted Amendment No. 1, dated December 22, 1976, to the Urban Renewal Plan, and the Cambridge Planning Board has found that the Urban Renewal Plan, as amended by said Amendment No. 1, is based upon a local survey and conforms to a comprehensive plan for the locality as a whole; and

WHEREAS Cambridge Redevelopment Authority has applied for additional financial assistance under the Housing Act of 1949, as amended, and proposes to enter into an amendatory contract or contracts with the Department of Housing and Urban Development for additional financial assistance for the Project; and

WHEREAS the City Council and City Manager are cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

1. That Amendment No. 1, dated December 22, 1976, to the Urban Renewal Plan for the Project is hereby approved.
2. That it is hereby found and determined that the objectives of the Urban Renewal Plan, as amended, cannot be achieved through rehabilitation of the Project area.
3. That it is hereby determined that the Urban Renewal Plan, as amended, for the Project area conforms to the general plan of the locality.
4. That it is hereby determined that the financial aid provided and to be provided pursuant to the contracts for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan, as amended, for the Project area.
5. That it is hereby found and determined that, in addition to other purposes, the undertaking of the Project will further promote the public welfare and the proper development of the community by providing, through the redevelopment of the Project area in

accordance with the Urban Renewal Plan, as amended, a cohesive neighborhood environment compatible with the functions and needs of institutions furnishing Section 112 credits as local grants-in-aid for the Project.

6. That it is hereby found and determined that the Urban Renewal Plan, as amended, for the Project area will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the urban renewal of the area by private enterprise.

7. That it is hereby found and determined that the Urban Renewal Plan, as amended, for the Project area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

8. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan, as amended, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan, as amended; (b) requests the various officials, departments, boards, and agencies

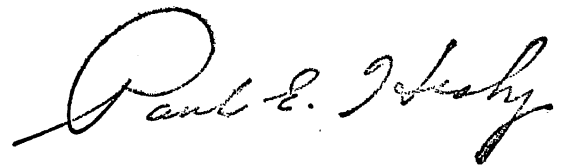
of the locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan, as amended; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan, as amended.

9. That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Urban Renewal Plan, as amended, for the Project area and, accordingly, the filing by Cambridge Redevelopment Authority of an application or applications for such additional financial assistance under Title I is hereby approved.

In City Council February 14, 1977
Adopted by a yea and nay vote:
Yeas 9; Nays 0; Absent 0.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

A handwritten signature in cursive script, reading "Paul E. Healy". The signature is written in dark ink and is positioned to the right of the printed name "Paul E. Healy, City Clerk".

RESOLUTION OF CAMBRIDGE CITY COUNCIL
APPROVING AMENDMENT NO. 1 TO THE KENDALL SQUARE
URBAN RENEWAL PLAN, PROJECT NO. MASS. R-107

WHEREAS Cambridge Redevelopment Authority has undertaken and is carrying out an urban renewal plan in the City of Cambridge identified as the Kendall Square Urban Renewal Plan, Project No. Mass. R-107, with financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, and in accordance with an Urban Renewal Plan duly approved by the City Council and City Manager of the City of Cambridge; and

WHEREAS Cambridge Redevelopment Authority has proposed and submitted Amendment No. 1, dated December 22, 1976, to the Urban Renewal Plan, and the Cambridge Planning Board has found that the Urban Renewal Plan, as amended by said Amendment No. 1, is based upon a local survey and conforms to a comprehensive plan for the locality as a whole; and

WHEREAS Cambridge Redevelopment Authority has applied for additional financial assistance under the Housing Act of 1949, as amended, and proposes to enter into an amendatory contract or contracts with the Department of Housing and Urban Development for additional financial assistance for the Project; and

WHEREAS the City Council and City Manager are cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

1. That Amendment No. 1, dated December 22, 1976, to the Urban Renewal Plan for the Project is hereby approved.

2. That it is hereby found and determined that the objectives of the Urban Renewal Plan, as amended, cannot be achieved through rehabilitation of the Project area.

3. That it is hereby determined that the Urban Renewal Plan, as amended, for the Project area conforms to the general plan of the locality.

4. That it is hereby determined that the financial aid provided and to be provided pursuant to the contracts for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan, as amended, for the Project area.

5. That it is hereby found and determined that, in addition to other purposes, the undertaking of the Project will further promote the public welfare and the proper development of the community by providing, through the redevelopment of the Project area in

accordance with the Urban Renewal Plan, as amended, a cohesive neighborhood environment compatible with the functions and needs of institutions furnishing Section 112 credits as local grants-in-aid for the Project.

6. That it is hereby found and determined that the Urban Renewal Plan, as amended, for the Project area will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the urban renewal of the area by private enterprise.

7. That it is hereby found and determined that the Urban Renewal Plan, as amended, for the Project area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

8. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan, as amended, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan, as amended; (b) requests the various officials, departments, boards, and agencies

of the locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan, as amended; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan, as amended.

9. That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Urban Renewal Plan, as amended, for the Project area and, accordingly, the filing by Cambridge Redevelopment Authority of an application or applications for such additional financial assistance under Title I is hereby approved.

CITY OF CAMBRIDGE

IN CITY COUNCIL,

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That a portion of _____ Street be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of _____ Street and _____ Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said portion of _____ Street to be discontinued, as shown on said plan, is bounded and described as follows:-

Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

RESOLUTION OF CAMBRIDGE CITY COUNCIL
FOR
AMENDMENT OF COOPERATION AGREEMENT

RESOLVED:

That the Mayor and City Manager be and they hereby are authorized and empowered in the name and in behalf of the City of Cambridge to execute and deliver an amendment to the existing Cooperation Agreement with Cambridge Redevelopment Authority in connection with the amendment of the existing Urban Renewal Plan for the Kendall Square Urban Renewal Area, Project No. Mass. R-107, in or substantially in the form submitted and examined at this meeting.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

January 24, 1977

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, Mass. 02139

RE: Planning Board Resolutions on the Urban Renewal Plan Amendment No. 1 and Proposed Street Discontinuances within the Kendall Square Urban Renewal Area

Dear Mr. Sullivan:

At a specially scheduled meeting on January 11, 1977, at which a quorum was present and acting throughout, the Planning Board voted approval of a resolution which states that the Kendall Square Urban Renewal Plan as amended by Amendment No. 1, dated December 22, 1976, is based on a local survey and conforms to a comprehensive plan for the locality as a whole.

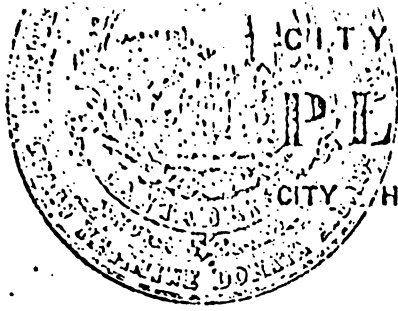
At the same meeting, the Planning Board voted unanimously to approve a resolution recommending favorable action on the petition of the Cambridge Redevelopment Authority to close certain streets within the Kendall Square Urban Renewal Area.

Please find enclosed signed copies of both resolutions.

For the Planning Board,


Arthur C. Parris, Chairman

CC: Robert Rowland



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

RESOLUTION OF CAMBRIDGE PLANNING BOARD
REGARDING AMENDMENT NO. 1
TO THE KENDALL SQUARE URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

RESOLVED: That the Kendall Square Urban Renewal Plan, Project No. Mass. R-107, as amended by Amendment No. 1, dated December 22, 1976, is hereby found and determined to be based upon a local survey and to conform to a comprehensive plan for the locality as a whole.

YEAS

Alfred B. Cohn
Arthur C. Parris
David P. Kennedy

NAYS

Robert M. Mahoney



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

RESOLUTION OF CAMBRIDGE PLANNING BOARD
REGARDING PROPOSED STREET DISCONTINUANCES
WITHIN KENDALL SQUARE URBAN RENEWAL AREA
PROJECT NO. MASS. R-107

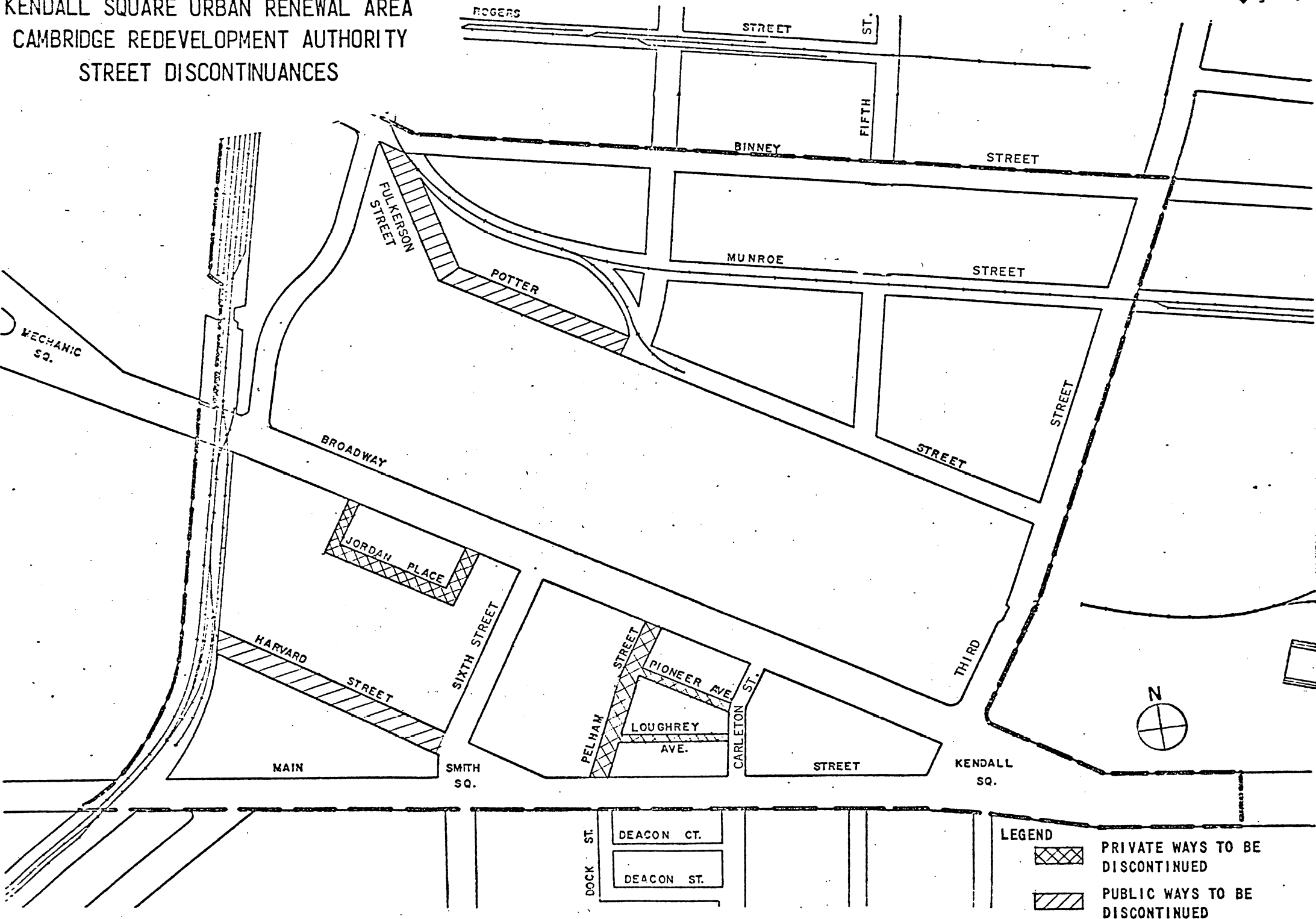
RESOLVED: That the Cambridge Planning Board, in accordance with the requirements of Chapter 41, Section 81-I, and/or City Ordinance No. 733, hereby recommends favorable action on the petitions of the Cambridge Redevelopment Authority requesting the discontinuances of portions of Harvard, Fulkerson, and Potter Streets, and certain other ways, within the Kendall Square Urban Renewal Area, Project No. Mass. R-107, the abandonment of all public utilities located within said street portions and other ways, and the ceding and transfer of any and all right, title, or interest in said street portions and other ways to the Cambridge Redevelopment Authority, such proposed discontinuances being as described in the petitions and map which were transmitted to the City Council by the City Manager by communication, dated December 27, 1976, copies of which were presented to the Cambridge Planning Board at this meeting.

YEAS


NAYS


Minna M. Lafont
Alfred B. Cohn
Arthur C. Parrie
David P. Kennedy

KENDALL SQUARE URBAN RENEWAL AREA
 CAMBRIDGE REDEVELOPMENT AUTHORITY
 STREET DISCONTINUANCES



LEGEND

 PRIVATE WAYS TO BE DISCONTINUED

 PUBLIC WAYS TO BE DISCONTINUED

RESOLUTION OF CAMBRIDGE CITY COUNCIL
APPROVING AMENDMENT NO. 1 TO THE KENDALL SQUARE
URBAN RENEWAL PLAN, PROJECT NO. MASS. R-107

WHEREAS Cambridge Redevelopment Authority has undertaken and is carrying out an urban renewal plan in the City of Cambridge identified as the Kendall Square Urban Renewal Plan, Project No. Mass. R-107, with financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, and in accordance with an Urban Renewal Plan duly approved by the City Council and City Manager of the City of Cambridge; and

WHEREAS Cambridge Redevelopment Authority has proposed and submitted Amendment No. 1, dated December 22, 1976, to the Urban Renewal Plan, and the Cambridge Planning Board has found that the Urban Renewal Plan, as amended by said Amendment No. 1, is based upon a local survey and conforms to a comprehensive plan for the locality as a whole; and

WHEREAS Cambridge Redevelopment Authority has applied for additional financial assistance under the Housing Act of 1949, as amended, and proposes to enter into an amendatory contract or contracts with the Department of Housing and Urban Development for additional financial assistance for the Project; and

WHEREAS the City Council and City Manager are cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

1. That Amendment No. 1, dated December 22, 1976, to the Urban Renewal Plan for the Project is hereby approved.

2. That it is hereby found and determined that the objectives of the Urban Renewal Plan, as amended, cannot be achieved through rehabilitation of the Project area.

3. That it is hereby determined that the Urban Renewal Plan, as amended, for the Project area conforms to the general plan of the locality.

4. That it is hereby determined that the financial aid provided and to be provided pursuant to the contracts for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan, as amended, for the Project area.

5. That it is hereby found and determined that, in addition to other purposes, the undertaking of the Project will further promote the public welfare and the proper development of the community by providing, through the redevelopment of the Project area in

accordance with the Urban Renewal Plan, as amended, a cohesive neighborhood environment compatible with the functions and needs of institutions furnishing Section 112 credits as local grants-in-aid for the Project.

6. That it is hereby found and determined that the Urban Renewal Plan, as amended, for the Project area will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the urban renewal of the area by private enterprise.

7. That it is hereby found and determined that the Urban Renewal Plan, as amended, for the Project area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

8. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan, as amended, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan, as amended; (b) requests the various officials, departments, boards, and agencies

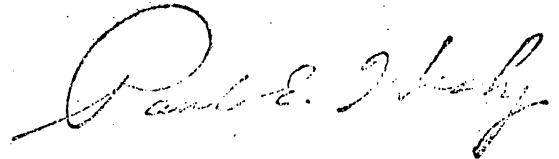
of the locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan, as amended; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan, as amended.

9. That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Urban Renewal Plan, as amended, for the Project area and, accordingly, the filing by Cambridge Redevelopment Authority of an application or applications for such additional financial assistance under Title I is hereby approved.

In City Council February 14, 1977
Adopted by a yea and nay vote:
Yeas 9; Nays 0; Absent 0.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

A handwritten signature in cursive script, appearing to read "Paul E. Healy", written in dark ink.

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

Street #2 DISCONTINUANCES

WHEREAS:-

See Highway #16 of 1977

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That Jordan Place (Private Way) be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Carleton Street and Harvard Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said Jordan Place to be discontinued, as shown on said plan, is bounded and described as follows:

Beginning at a point on the southerly side line of Broadway, said point being $N60^{\circ}-30'-18''W$, a distance of ninety seven and no hundredths (97.00) feet from the intersection of the southerly side line of Broadway and the westerly side line of Sixth Street;

Thence, running $S29^{\circ}-29'-42''W$ by land now or formerly of Cambridge Redevelopment Authority, a distance of one hundred twenty-seven and no hundredths (127.00) feet to a point;

Thence, turning and running N60°-30'-18"W by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred eighty-four and eighty-nine hundredths (284.89) feet to a point;

Thence, turning and running N29°-29'-42"E by land now or formerly of Cambridge Redevelopment Authority, a distance of one hundred twenty-seven and no hundredths (127.00) feet to a point;

Thence, turning and running S60°-30'-18"E along the southerly side line of Broadway, a distance of fourteen and eighty-nine hundredths (14.89) feet to a point;

Thence, turning and running S29°-29'-42"W by land now or formerly of Cambridge Redevelopment Authority, a distance of ninety-seven and no hundredths (97.00) feet to a point;

Thence, turning and running S60°-30'-18"E by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred forty and no hundredths (240.00) feet to a point;

Thence, turning and running N29°-29'-42"E by land now or formerly of Cambridge Redevelopment Authority, a distance of ninety-seven and no hundredths (97.00) feet to a point;

Thence, turning and running S60°-30'-18"E along the southerly side line of Broadway, a distance of thirty and no hundredths (30.00) feet to the point of beginning.

Containing twelve thousand nine hundredth one (12,901) square feet more or less;

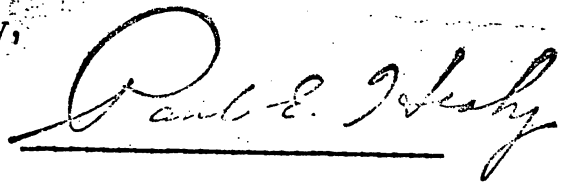
Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

In City Council February 14, 1977.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-

A handwritten signature in cursive script, reading "Paul E. Healy", written over a horizontal line.

Paul E. Healy, City Clerk.

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That a portion of Potter Street be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Fulkerson Street and Potter Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said portion of Potter Street to be discontinued, as shown on said plan, is bounded and described as follows:-

Beginning at a point, said point being the intersection of the westerly side-line of Sixth Street and the southerly sideline of Potter Street;

Thence, running $N60^{\circ}-31'-14''W$ by land, now or formerly, of the Cambridge Redevelopment Authority, a distance of four hundred six and eight hundredths (406.08) feet to a point;

Thence, turning and running $N51^{\circ}-31'-34''E$ along the southeasterly end of Fulkerson Street, a distance of fifty-three and ninety-four hundredths (53.94) feet to a point;

Thence, turning and running S60°-31'-14"E by land, now or formerly, of the Cambridge Redevelopment Authority, a distance of three hundred eighty-five and eighty-seven hundredths (385.87) feet to a point;

Thence, turning and running S29°-31'-14"W along the westerly sideline of Sixth Street, a distance of fifty and no hundredths (50.00) feet to the point of beginning;

Containing nineteen thousand seven hundred ninety-nine (19,799) square feet more or less;

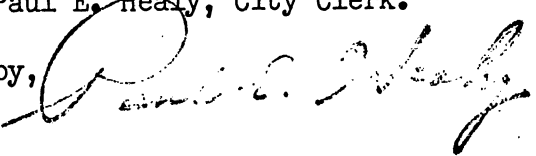
Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

In City Council February 14, 1977.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-


Paul E. Healy, City Clerk.

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That a portion of Fulkerson Street be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Fulkerson Street and Potter Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said portion of Fulkerson Street to be discontinued, as shown on said plan, is bounded and described as follows:-

Beginning at a point, said point being the intersection of the southerly sideline of Binney Street and the westerly sideline of Fulkerson Street;

Thence, running S56°-29'-01"E along the southerly sideline of Binney Street a distance of fifty-seven and sixty-eight hundredths (57.68) feet to a point;

Thence, turning and running S80°-28'-35"E again along the southerly sideline of Binney Street, a distance of thirty and thirty-one hundredths (30.31) feet to a point;

Thence, turning and running southwesterly by a curve to the left, said curve having a radius of ten and no hundredths (10.00) feet, by land, now or formerly of the Cambridge Redevelopment Authority, a distance of twenty and twenty-four hundredths (20.24) feet to a point;

Thence, running S16°-25'-38"E again by land, now or formerly of the Cambridge Redevelopment Authority, a distance of two hundred thirty-eight and two hundredths (238.02) feet to a point;

Thence, turning and running S51°-31'-34"W, along the westerly end of Potter Street, a distance of fifty-three and ninety-four hundredths (53.94) feet to a point;

Thence, turning and running N16° - 25' -38"W by land, now or formerly, of the Cambridge Redevelopment Authority, a distance of three hundred twenty-four and sixty-seven hundredths (324.67) feet to the point of beginning.

Containing fourteen thousand three hundred fifty-eight (14,358) square feet, more or less;

Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

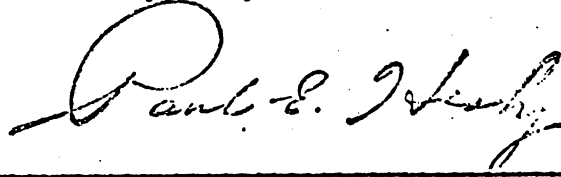
(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

City of Cambridge

In City Council February 14, 1977.
Adopted by a yea and nay vote: -
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-



Paul E. Healy, City Clerk.

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That Pioneer Avenue (Private Way) be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Carleton Street and Harvard Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said Pioneer Avenue to be discontinued, as shown on said plan, is bounded and described as follows:-

Beginning at a point on the easterly side line of Pelham Street, a Private Way, said point being $S29^{\circ}-29'-42''W$, a distance of ninety-seven and no hundredths (97.00) feet from the intersection of the southerly side line of Broadway and the easterly side line of Pelham Street, a Private Way;

Thence, running $S60^{\circ}-30'-18''E$ by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred and no hundredths (200.00) feet to a point.

Thence, turning and running S29°-29'-42"W along the westerly side line of Carleton Street, a distance of twelve and no hundredths (12.00) feet to a point;

Thence, turning and running N60°-30'-18"W by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred and no hundredths (200.00) feet to a point;

Thence, turning and running N29°-29'-42"E along the easterly side line of Pelham Street, a Private Way, a distance of twelve and no hundredths (12.00) feet to the point of beginning.

Containing two thousand four hundred (2,400) square feet more or less;


Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

In City Council February 14, 1977.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-


Paul E. Healy, City Clerk.

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That a portion of Harvard Street be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Carleton Street and Harvard Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said portion of Harvard Street to be discontinued as shown on said plan, is bounded and described as follows:-

Beginning at a point, said point being the intersection of the southerly side-line of Harvard Street and the westerly sideline of Smith Square;

Thence, running N58°-41'-39"W by land, now or formerly, of Cambridge Redevelopment Authority, along the northeasterly end of Passageway, again by land, now or formerly, of Cambridge Redevelopment Authority and by land, now or formerly, of Gerald W. Blakeley, Paul F. Hellmuth, Gordon E. Emerson, Jr., John Lewis Cooper, Charles W. Corbitt, Robert M. Gladstone, Walter C. Nelson,

Joseph J. Snyder and Briant H. Wells, Jr., Trustees of Cabot, Cabot and Forbes Land Trust, a distance of six hundred and ninety-nine hundredths (600.99) feet to a point;

Thence, turning and running $N10^{\circ}-46'-14''E$ again by land, now or formerly, of Gerald W. Blakeley, Paul F. Hellmuth, Gordon E. Emerson, Jr., John Lewis Cooper, Charles W. Corbitt, Robert M. Gladstone, Walter C. Nelson, Joseph J. Snyder and Briant H. Wells, Jr., Trustees of Cabot, Cabot and Forbes Land Trust, a distance of fifty-three and thirty-nine hundredths (53.39) feet to a point;

Thence, turning and running $S58^{\circ}-41'-39''E$ again by land, now or formerly, of Gerald W. Blakeley, Paul F. Hellmuth, Gordon E. Emerson, Jr., John Lewis Cooper, Charles W. Corbitt, Robert M. Gladstone, Walter C. Nelson, Joseph J. Snyder and Briant H. Wells, Jr., Trustees of Cabot, Cabot and Forbes Land Trust; by land, now or formerly, of Cambridge Redevelopment Authority, a distance of six hundred nineteen and nine hundredths (619.09) feet to a point;

Thence, turning and running $S30^{\circ}-35'10''W$ across Harvard Street, a distance of fifty and no hundredths (50.00) feet to the point of beginning.

Containing thirty-eight thousand one hundred fifty-nine (38,159) square feet more or less.

Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

c. t. 196

City of Cambridge

In City Council February 14, 1977.

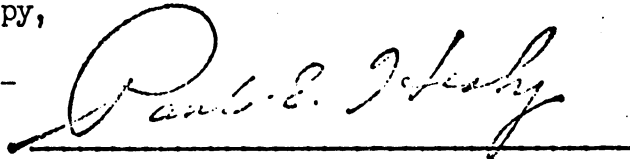
Adopted by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Paul E. Healy,

A true copy,

ATTEST:-

A handwritten signature in cursive script, reading "Paul E. Healy", written over a horizontal line.

Paul E. Healy, City Clerk.

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That Loughrey Avenue (Private Way) be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Carleton Street and Harvard Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said Loughrey Avenue to be discontinued, as shown on said plan, is bounded and described as follows:-

Beginning at a point on the westerly side line of Carleton Street, said point being $N05^{\circ}-30'-53"E$, a distance of eighty and no hundredths (80.00) feet from the intersection of the northerly side line of Main Street and the westerly side line of Carleton Street;

Thence, running $N84^{\circ}-29'-07"W$ by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred twenty-seven and no hundredths (227.00) feet to a point;

Thence, turning and running N20°-53'-28"E along the easterly side line of Felham Street, a Private Way, a distance of twelve and forty-five hundredths (12.45) feet to a point;

Thence, turning and running S84°-29'-07"E by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred twenty-three and seventy hundredths (223.70) feet to a point;

Thence, turning and running S05°-30'-53"W along the westerly side line of Carleton Street, a distance of twelve and no hundredths (12.00) feet to the point of beginning.

Containing two thousand seven hundred four (2,704) square feet more or less.

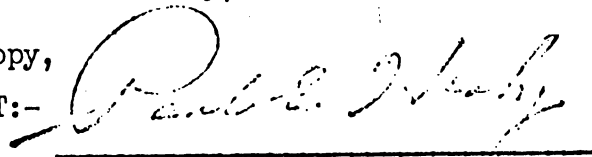
Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

In City Council February 14, 1977.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-



Paul E. Healy, City Clerk.

CITY OF CAMBRIDGE

IN CITY COUNCIL,

February 14, 1977

WHEREAS:-

A communication has been received from the City Manager, transmitting the request from the Cambridge Redevelopment Authority to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer said portions to the Cambridge Redevelopment Authority, and

WHEREAS:-

Due notice has been given to the intention of this City Council to discontinue portions of Harvard Street, Fulkerson Street, and Potter Street, and certain other ways, specifically, Jordan Place, Loughrey Avenue, Pelham Street, and Pioneer Avenue, as public ways of the City of Cambridge and to transfer the same to the Cambridge Redevelopment Authority in the manner prescribed by law, it is therefore

ORDERED:-

(1) That Pelham Street (Private Way) be and hereby is discontinued as a public way of the City of Cambridge according to a plan on file in the Office of the City Clerk of the City of Cambridge dated February 19, 1976 entitled, "Discontinuance of a Portion of Carleton Street and Harvard Street," as prepared by Fay, Spofford & Thorndike, Inc., Engineers, a copy of which is filed herewith. Said Pelham Street to be discontinued, as shown on said plan, is bounded and described as follows:-

Beginning at a point, said point being the intersection of the southerly side line of Broadway, and the westerly side line of Pelham Street, a Private Way;

Thence, running S60°-30'-18"E along the southerly side line of Broadway, a distance of thirty and no hundredths (30.00) feet to a point;

Thence, turning and running $S29^{\circ}-29'-42''W$ by land now or formerly of Cambridge Redevelopment Authority, along the westerly side line of Pioneer Avenue and again by land now or formerly of Cambridge Redevelopment Authority, a distance of one hundred forty-three and eighty-one hundredths (143.81) feet to a point;

Thence turning and running $S20^{\circ}-53'-28''W$ by land now or formerly of Cambridge Redevelopment Authority, along the westerly side line Loughrey Avenue and again by land now or formerly of Cambridge Redevelopment Authority, a distance of two hundred two and forty-eight hundredths (202.48) feet to a point;

Thence, turning and running $N84^{\circ}-29'-07''W$ along the northerly side line of Main Street, a distance of thirty-one and eleven hundredths (31.11) feet to a point;

Thence, turning and running $N20^{\circ}-53'-28''E$ by land now or formerly of Cambridge Redevelopment Authority and along the easterly side line of 20' passageway, a distance of two hundred twelve and ninety-nine hundredths (212.99) feet to a point;

Thence, turning and running $N29^{\circ}-29'-42''E$ along the easterly side line of 20' passageway and by land now or formerly of Cambridge Redevelopment Authority, a distance of one hundred forty-six and seven hundredths (146.07) feet to the point of beginning;

Containing ten thousand five hundred eighty (10,580) square feet more or less;

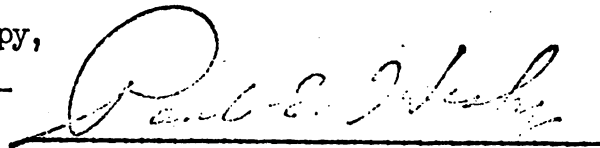
Provided that all public utilities located therein, including the sewer and water easements presently existing, be discontinued and abandoned. There being no claim for damages, no award is hereby made.

(2) That the City Manager is authorized to execute and deliver to the Cambridge Redevelopment Authority a deed ceding and transferring any and all right, title, or interest in the above-described street portion to the Cambridge Redevelopment Authority.

In City Council February 14, 1977.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy,

ATTEST:-

A handwritten signature in cursive script, reading "Paul E. Healy", written over a horizontal line.

Paul E. Healy, City Clerk.

City of Cambridge

#3

MASSACHUSETTS

Agenda #6

In City Council

Feb. 14, 1977

1976

Approval of Cooperation Agreement

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Doherty	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Sullivan	✓			
Mayor Vellucci	✓			

9

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WSSR
RF
19

RESOLUTION OF CAMBRIDGE CITY COUNCIL
FOR
AMENDMENT OF COOPERATION AGREEMENT

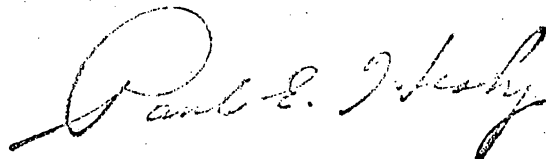
RESOLVED:

That the Mayor and City Manager be and they hereby are authorized and empowered in the name and in behalf of the City of Cambridge to execute and deliver an amendment to the existing Cooperation Agreement with Cambridge Redevelopment Authority in connection with the amendment of the existing Urban Renewal Plan for the Kendall Square Urban Renewal Area, Project No. Mass. R-107, in or substantially in the form submitted and examined at this meeting.

In City Council February 14, 1977
Adopted by a yea and nay vote:
Yeas 9; Nays 0; Absent 0.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

A handwritten signature in cursive script, reading "Paul E. Healy". The signature is written in dark ink and is positioned to the right of the printed name "Paul E. Healy, City Clerk".

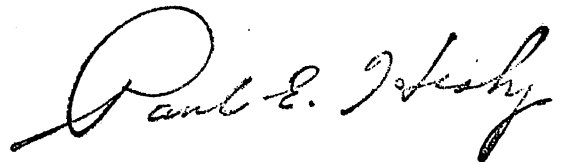
RESOLUTION OF CAMBRIDGE CITY COUNCIL
FOR
AMENDMENT OF COOPERATION AGREEMENT

RESOLVED: That the Mayor and City Manager be and they hereby are authorized and empowered in the name and in behalf of the City of Cambridge to execute and deliver an amendment to the existing Cooperation Agreement with Cambridge Redevelopment Authority in connection with the amendment of the existing Urban Renewal Plan for the Kendall Square Urban Renewal Area, Project No. Mass. R-107, in or substantially in the form submitted and examined at this meeting.

In City Council February 14, 1977
Adopted by a yea and nay vote:
Yeas 9; Nays 0; Absent 0.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

A handwritten signature in cursive script, reading "Paul E. Healy". The signature is written in dark ink and is positioned to the right of the printed name "Paul E. Healy, City Clerk".

City of Cambridge

2

MASSACHUSETTS

Agenda #6

In City Council Feb. 14, 1977

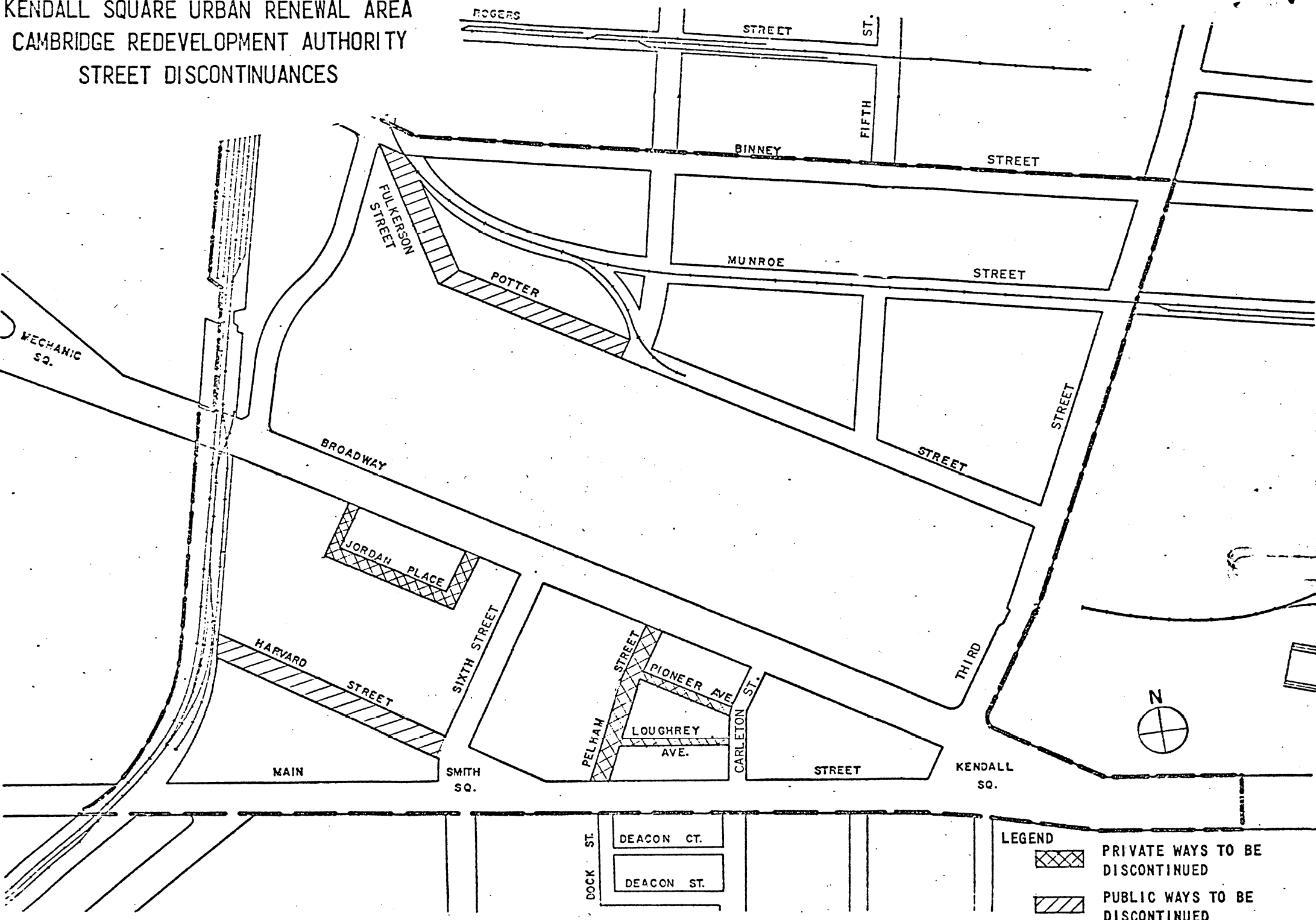
1978

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann	✓			
Mr. Clem	✓			
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Doherty	✓			
Mrs. Graham	✓			
Mr. Russell	✓			
Mr. Sullivan	✓			
Mayor Vellucci	✓			


9 0 0


Handwritten signature/initials

KENDALL SQUARE URBAN RENEWAL AREA
 CAMBRIDGE REDEVELOPMENT AUTHORITY
 STREET DISCONTINUANCES



LEGEND

 PRIVATE WAYS TO BE DISCONTINUED

 PUBLIC WAYS TO BE DISCONTINUED



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

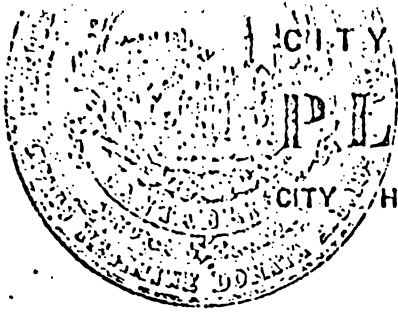
RESOLUTION OF CAMBRIDGE PLANNING BOARD
REGARDING PROPOSED STREET DISCONTINUANCES
WITHIN KENDALL SQUARE URBAN RENEWAL AREA
PROJECT NO. MASS. R-107

RESOLVED: That the Cambridge Planning Board, in accordance with the requirements of Chapter 41, Section 81-I, and/or City Ordinance No. 733, hereby recommends favorable action on the petitions of the Cambridge Redevelopment Authority requesting the discontinuances of portions of Harvard, Fulkerson, and Potter Streets, and certain other ways, within the Kendall Square Urban Renewal Area, Project No. Mass. R-107, the abandonment of all public utilities located within said street portions and other ways, and the ceding and transfer of any and all right, title, or interest in said street portions and other ways to the Cambridge Redevelopment Authority, such proposed discontinuances being as described in the petitions and map which were transmitted to the City Council by the City Manager by communication, dated December 27, 1976, copies of which were presented to the Cambridge Planning Board at this meeting.

YEAS

NAYS

Minna M. Lafont
Alfred B. Cohn
Arthur C. Parrie
David P. Kennedy



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

RESOLUTION OF CAMBRIDGE PLANNING BOARD
REGARDING AMENDMENT NO. 1
TO THE KENDALL SQUARE URBAN RENEWAL PLAN
PROJECT NO. MASS. R-107

RESOLVED: That the Kendall Square Urban Renewal Plan, Project No. Mass. R-107, as amended by Amendment No. 1, dated December 22, 1976, is hereby found and determined to be based upon a local survey and to conform to a comprehensive plan for the locality as a whole.

YEAS

Alfred B. Cohn
Arthur C. Parris
Harold P. Kennedy

NAYS

Robert M. Wolford



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

February 11, 1977

To the Honorable, the City Council:

I am forwarding for your consideration following 8:00 P.M. public hearing Monday, three specific resolutions and orders to be acted upon in relating to "Cambridge Center" development in the Kendall Square Urban Renewal Project.

These resolutions and orders provide for:

- (1) Approval of Amendment No. 1 to the Urban Renewal Plan.
- (2) Approval of discontinuances of certain streets within the Project Area.
- (3) Approval of Amendment of Cooperation Agreement between the City of Cambridge and the Redevelopment Authority.

I am also attaching copy of a letter, dated January 24, 1977, from the Planning Board, with copies of the Board's votes dealing with the Plan Amendment and the proposed street closings.

These recommendations for Cambridge Center, I feel are consistent with the recommendations of the recent Urban Land Institute Panel and with the City's objectives of providing jobs for Cambridge un-employed and under-employed residents and for improving the tax base.

As I pointed out in my communication to you on December 27, 1976, there have been many problems in Kendall Square that have caused considerable consternation for all of us since NASA's abrupt withdrawal in 1970. Those problems are behind us.

I know that the Redevelopment Authority has worked in close collaboration with the Planning Board on the Plan Amendment and related matters, and I believe the recommendations before you provide a sound basis for moving ahead.

Very truly yours,


James L. Sullivan
City Manager

Three Resolutions pertaining to the Kendall Square Renewal Project.

2/14/77

Two Resolutions
enjoyed - Admitted
9-0-0

Seven Discontinuances
of Streets

Orders Adopted 9-0-0
See Highway #1611 1977

In City Council,

Feb. 14, 1977

2/14/77

- to Hearing -

Recorded at Registry

4/15/77 7 Discontinuances

7 Roads Cambridge

to
CRD