



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-five

AN ORDINANCE

In amendment to an Ordinance entitled: "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 February 13, 1961 entitled: "Zoning Ordinance of the City of Cambridge" is hereby amended by striking out the designation residential C-2 and substituting in place thereof the designation residential C-1 insofar as said zoning map relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat No. 225; even numbers 42 through 58 Concord Avenue; even numbers 80 through 86 Buckingham Street; and which includes all or parts of lots numbered 3, 4, 5, 7, 8, 9, 10, 46, 55, 56 as shown on Assessors' Plat No. 226.

Premises of the following parcels as designated on Assessors' Plat No. 226; even numbers 60 through 194 Concord Avenue; odd numbers 7 through 23 Manassas Avenue; and which includes all or parts of lots numbered 30, 46, 53, 54, 55, 56 as shown on Assessors' Plat No. 226.

Premises of the following parcels as designated on Assessors' Plat No. 216; even numbers 20 through 26 Garden Street; even numbers 10 and 12 Concord Avenue and which includes all or parts of lots numbered 6, 7, 8, 18, 34, 35, 36 as shown on Assessors' Plat No. 216, and which is bounded and described as follows:-

On the northeast by the centerline of Concord Avenue.

On the southeast by the centerline of Parker Street.

On the southwest, contiguously, by a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue, the centerline of Buckingham Street, the southwestern lot line of lot 30 as shown on Assessors' Plat No. 226, and the centerline of Manassas Avenue.

On the northwest by the northwestern lot line of lot 55 as shown on Assessors' Plat No. 226 and its extension.

Also, on the southeast by the centerline of Berkeley Street.

City of Cambridge

On the northeast by the centerline of Garden Street and the centerline of Concord Avenue.

On the northwest by the northwestern lot line of lot No. 6 as shown on Assessors' Plat No. 216 and its extension.

On the southwest by lines 100 feet distant from and parallel to the southwestern streetlines of Concord Avenue and Garden Street.

By striking out the designation residence C-2 and substituting in place thereof the designation residence B insofar as said zoning map relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat No. 224; even numbers 28 through 30 Concord Avenue; 3 Craigie Street and which includes all or parts of lots numbered 8, 9, 10, 11, 12, as shown on Assessors' Plat No. 224.

Premises of the following parcels as designated on Assessors' Plat No. 215; odd numbers 15 through 23 Concord Avenue; odd numbers 35 through 41 Concord Avenue; odd numbers 5 through 21 Bond Street; even numbers 30 and 44 through 58 Garden Street; even numbers 74 and 78 Chauncy Street, and which includes all or parts of lots numbered 5, 8, 12, 13, 14, 15, 17, 18, 19, 22, 24, 26, 27, 28, 29, 30, 31, 33, 34, 35 as shown on Assessors' Plat No. 215.

Premises of the following parcels as designated on Assessors' Plat No. 214; odd number 33 Chauncy Street; odd number 33 Garden Street; and which includes all or parts of lots numbered 48 as shown on Assessors' Plat No. 214, and which is bounded and described as follows:

On the northwest by a line 100 feet distant from and parallel to the northwestern streetline of Chauncy Street.

On the northeast by a line 100 feet distant from and parallel to the northeastern streetline of Garden Street.

On the northwest by a line 100 feet distant from and parallel to the northeastern streetline of Garden Street.

On the southeast by the centerline of Chauncy Street.

On the southwest by the centerline of Garden Street.

Also, on the northwest by the centerline of Parker Street and by a line 100 feet distant from and parallel to the southeastern streetline of Bond Street.

On the northeast by a line 100 feet distant from and parallel to the wouthwestern streetline of Garden Street.

On the southwest by the centerline of Concord Avenue and by a line 100 feet distant from an parallel to the northeastern streetline of Concord Avenue.

City of Cambridge

On the southeast by a line 300 feet distant from and parallel to the southeastern streetline of Bond Street and the southeastern lot line of lot 11 as shown on Assessors' Plat No. 224.

On the southwest by a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue.

By striking out the designation residential C-2 and substituting in place thereof the designation residential A-2 insofar as said zoning map relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat No. 172; even numbers 6 through 24 Follen Street; odd numbers 5 and 7 Concord Avenue; even numbers 26 and 38 Follen Street; and which includes all or parts of lots numbered 24, 25, 26, 28, 49, 57, and 68 as shown on Assessors' Plat No. 172.

Premises of the following parcels as designated on Assessors' Plat No. 224; even numbers 28 through 38 Concord Avenue; odd numbers 1 through 5 Craigie Street; all numbers Craigie Circle; and which includes all or parts of lots numbered 9, 10, 11, 12, 13, 15, 30, 31 as shown on Assessors' Plat No. 224, and which is bounded and described as follows:-

On the northwest by a line 100 feet distant from and parallel to the southeastern streetline of Parker Street.

On the northeast by a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue.

On the southeast by the centerline of Craigie Street.

On the southwest by the southwestern lot line of lot 13 as shown on Assessors' Plat No. 224.

On the southeast by a line 165 feet distant from and parallel to the northwestern streetline of Craigie Street.

On the southwest by a line 100 feet distant from and parallel to the southwestern streetline of Craigie ~~Street~~ Circle.

Also, on the southwest by the centerline of Concord Avenue.

On the northwest by a line 100 feet distant from and parallel to the southwestern streetline of Follen Street.

On the northeast by the centerline of Follen Street.

On the southeast by the northwestern lot lines of lots 29, 30, 32, and 44 as shown on Assessors' Plat No. 172.

City of Cambridge

By striking out the designation residence C-1 and substituting in place thereof the designation residence A-2 insofar as said zoning map relates to the following described areas of land:-

Premises of the following parcels as designated on Assessors' Plat No. 217; even number 4 Berkeley Street and which includes all or parts of lots numbered 5 as shown on Assessors' Plat No. 217.

Premises of the following parcels as designated on Assessors' Plat No. 170; even numbers 2 and 2 $\frac{1}{2}$ Berkeley Street; odd numbers 5 through 9 Phillips Place; and which includes all or parts of lots numbered 33, 34, 36 and 37 as shown on Assessors' Plat No. 170, and which is bounded and described as follows:-

On the northwest by the northwestern lot line of lot 5 as shown on Assessors' Plat No. 217.

On the northeast by the centerline of Berkeley Street and lots 33, 36, and 37 as shown on Assessors' Plat No. 170.

On the southeast by the southwestern lot line of lot 36 as shown on Assessors' Plat No. 170.

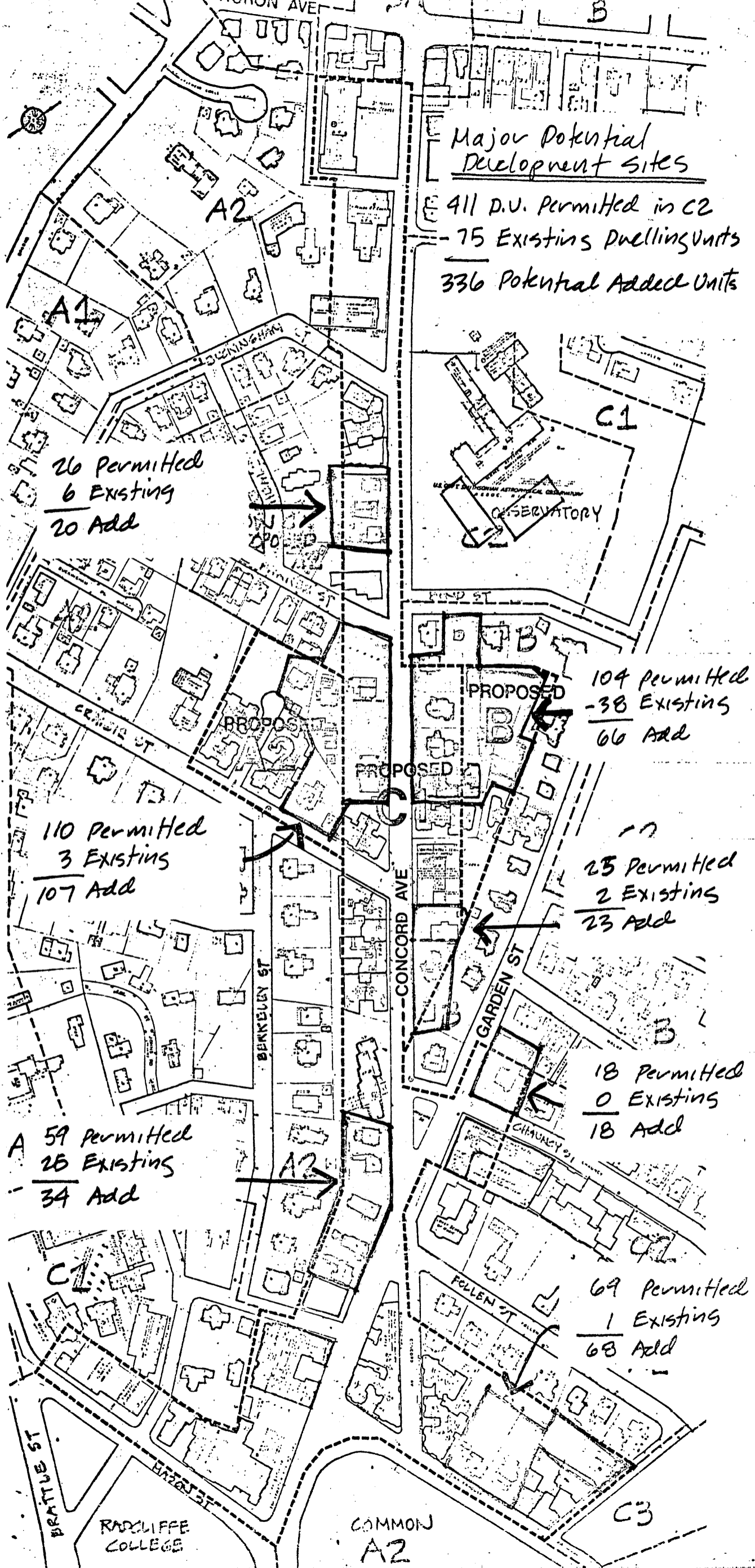
On the southwest by the centerlines of Phillips Place and Hastings Avenue.

In City Council June 23, 1975

Passed to be ordained by a yea and nay vote: YEAS: 8;
NAYS: 0; ABSENT: 1.
James L. Sullivan, City Manager.

ATTEST:

Paul E. Healy,
City Clerk.



Major Potential Development Sites

411 D.U. Permitted in C2
 - 75 Existing Dwelling Units
 336 Potential Added Units

26 Permitted
 6 Existing
 20 Add

104 Permitted
 - 38 Existing
 66 Add

110 Permitted
 3 Existing
 107 Add

25 Permitted
 2 Existing
 23 Add

A 59 Permitted
 25 Existing
 34 Add

18 Permitted
 0 Existing
 18 Add

69 Permitted
 1 Existing
 68 Add

RADCLIFFE COLLEGE

COMMON A2

CELESTIAL OBSERVATORY

PROPOSED B

PROPOSED C

PROPOSED D

A2

C3

BRAITHE ST

BRIDGE ST

BERKELEY ST

CONCORD AVE

GARDEN ST

CHAUNCEY ST

FOLLEN ST

BENNINGHAM ST

ST JOHN ST

CENSIS ST

WIND ST

B

A2

A1

C1

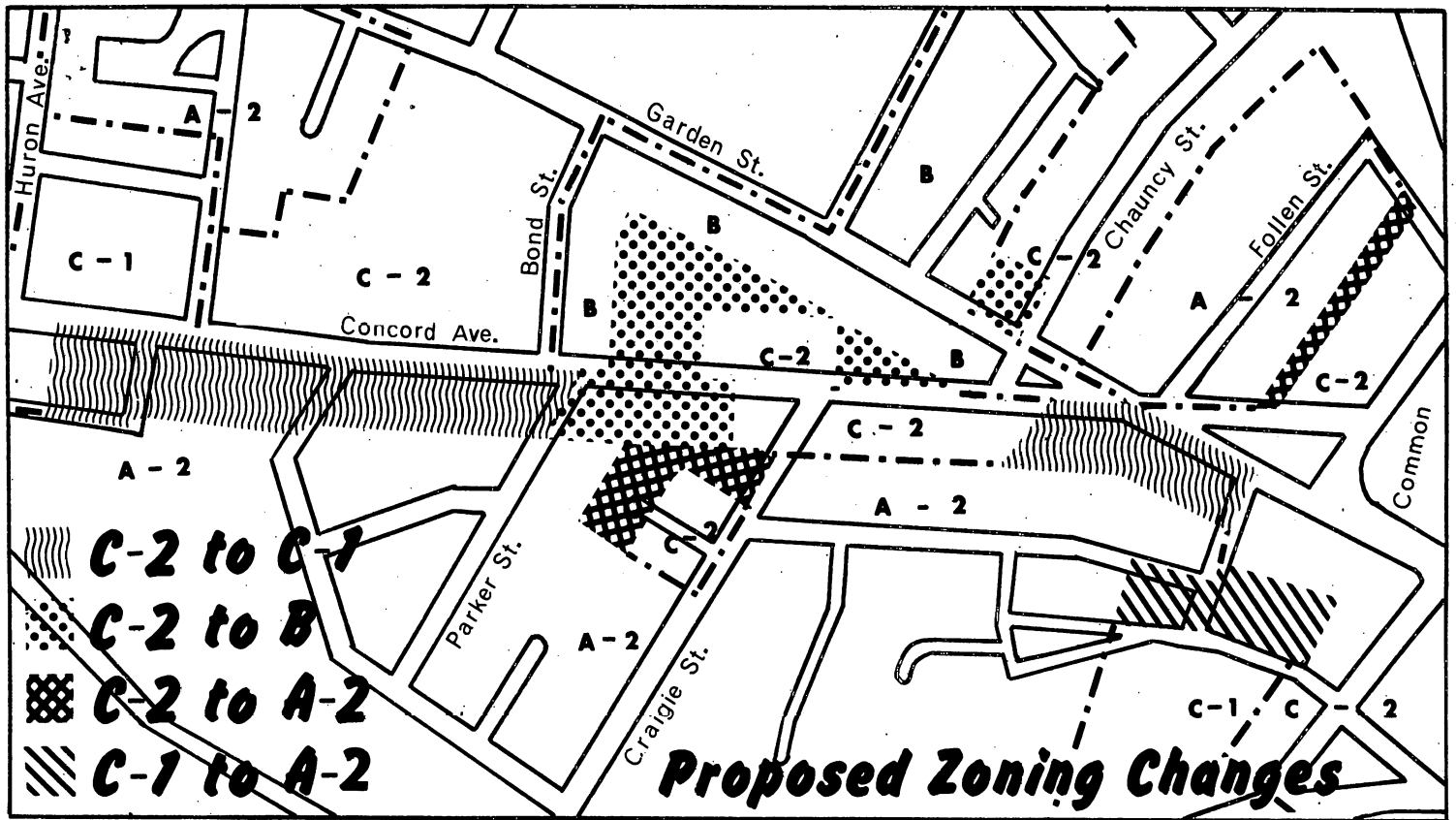
C2

B

C1

C2

C3



Arsenal Square Community Association

ARGUMENTS IN FAVOR OF THE PETITION
 TO AMEND THE ZONING ORDINANCE OF
 THE CITY OF CAMBRIDGE BY RANDALL
 THOMPSON ET AL.

prepared by the

ARSENAL SQUARE COMMUNITY ASSOCIATION

3 June 1975

Received by City Clerk RT Hearing 6/3/75 RT 735/104

ARGUMENTS IN FAVOR OF THE PROPOSED ZONING CHANGES

1. Virtually all (better than 75%) of the home owners and of the abutters to the affected area have signed our petition. We have encountered no opposition nor have we been informed of any.
2. The proposed zoning changes would tend to integrate the various parts of Concord Ave. from Observatory Hill/ St. Peter's Church to the Common with the surrounding residential areas. The change from the Concord Ave. zone to adjacent zones would be closer to the accepted standard of small stepwise relaxation of zoning restrictions from one area to another.
3. Until 1943, Concord Ave. was zoned R3 in common with the area from Concord Ave. to Mass. Ave. In 1943, a high density corridor extending up Concord Ave. was inserted in the Zoning Ordinance.
4. Since 1943, four high-rise buildings have been constructed along Concord Ave.--two of which were started only this year. These four are in addition to the nine that were built before 1943.
5. Although the Concord Ave. area presently has one-third more housing units than allowed under the present C-2 zoning, seven more high-rise buildings could be constructed on Concord Ave. for a total of 336 additional housing units.
6. The impact of this corridor zoning has been to separate the residential areas on either side of Concord Ave. by means of a wall of high-rise buildings. The vastly increased density along Concord Ave. has overwhelmed the available parking spaces, and added to the already congested flow of traffic on Concord Ave.

7. The proposed zoning changes would not change the status of the presently existing high-rise buildings along Concord Ave. These changes would, however, tend to keep the smaller scale of building elsewhere on Concord Ave. These smaller buildings are more in keeping with and less of a burden to the surrounding neighborhoods.

8. By keeping as much as remains of Concord Ave. integrated into the adjacent neighborhoods, the area would be less of a burden to the City in terms of Police and other services. A stable neighborhood is the the advantage of every tax payer.

On the southeast by the centerline of Chauncy Street.

~~On the southwest~~ by the centerline of Garden Street.

Also, on the northwest by the centerline of Parker Street and by a line 100 feet distant from and parallel to the southeastern streetline of Bond Street.

On the northeast by a line 100 feet distant from and parallel to the southwestern streetline of Garden Street.

On the southwest by the centerline of Concord Avenue and by a line 100 feet distant from an parallel to the northeastern streetline of Concord Avenue.

On the southeast by a line 300 feet distant from and parallel to the southeastern streetline of Bond Street and the southeastern lot line of lot 11 as shown on Assessors' Plat No. 224.

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On the southeast by the southwestern lot line of lot 36 as shown on Assessors' Plat No. 170.

On the southwest by the centerlines of Phillips Place and Hastings Avenue.

In City Council June 23, 1975.

Passed to be ordained by a yeas and nay vote: Yeas: 8; Nays: 0; Absent 1.

James L. Sullivan, City Manager.

ATTEST: Paul E. Healy
City Clerk

(C) Jun26

ORDINANCE NO. 847
Final Publication No. 1839.
First Publication in
Cambridge-Chronicle Sun
on June 12, 1975

CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Seventy-five

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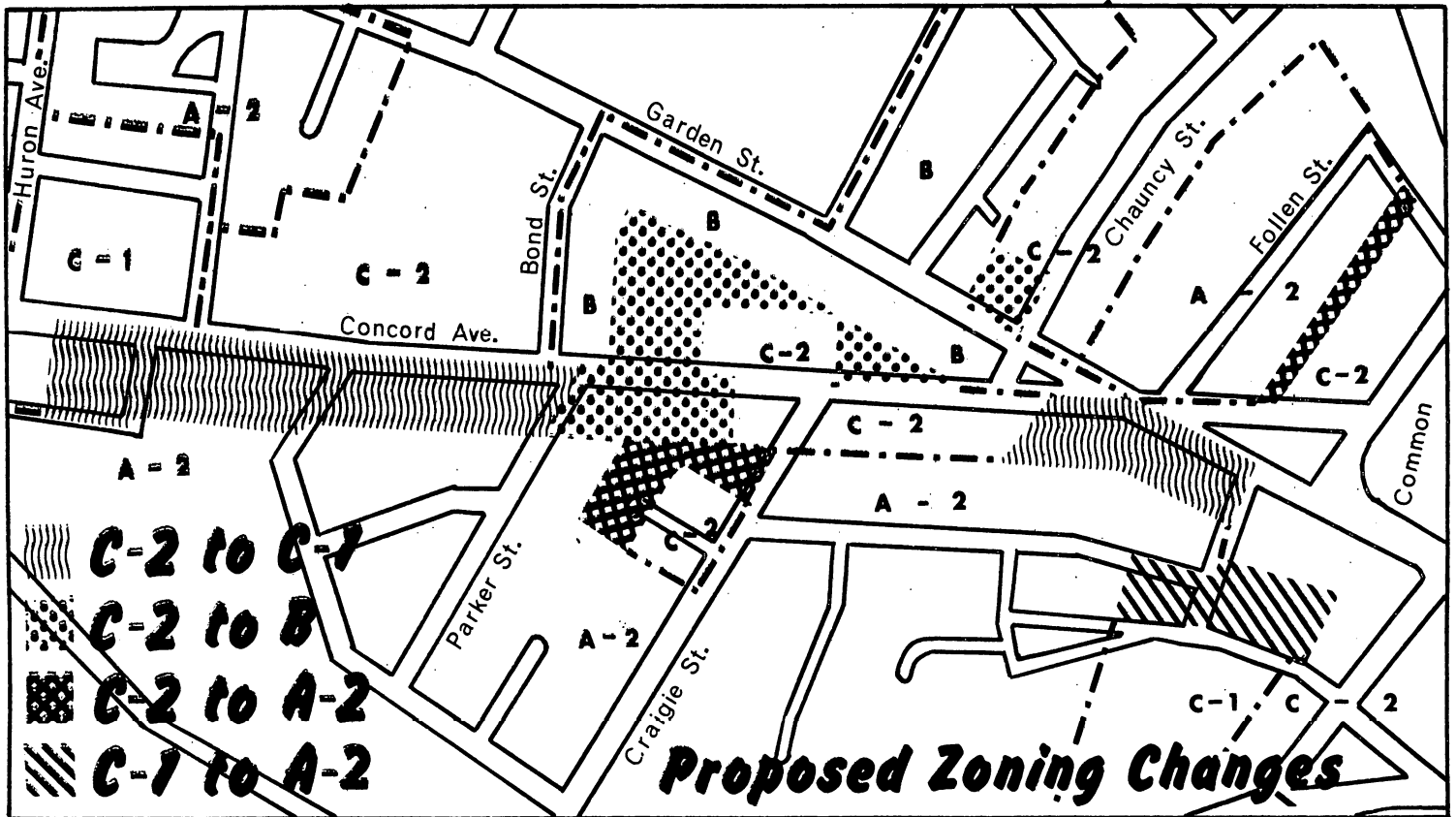
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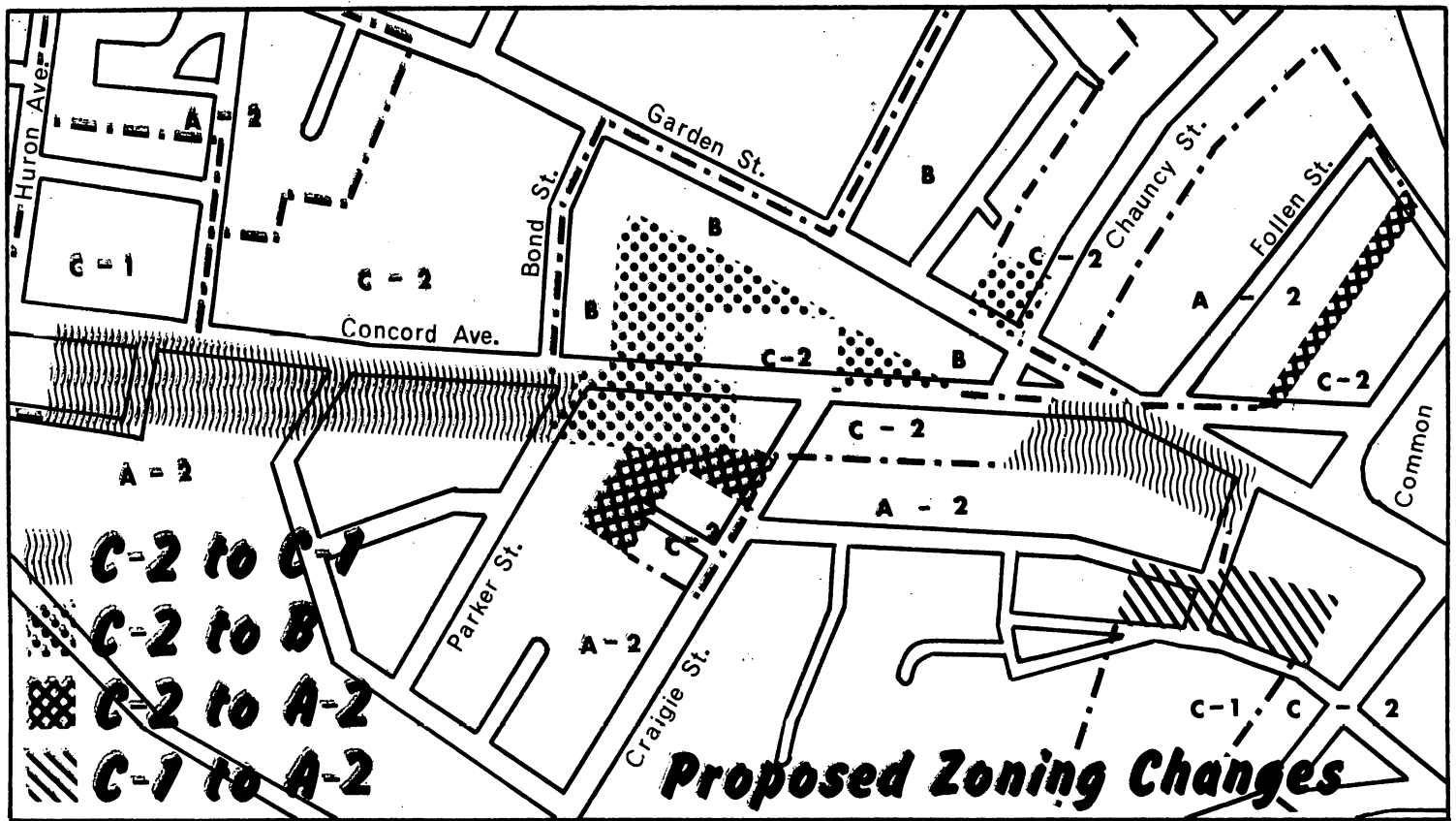


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

NAME	ADDRESS	OWNER?
1. <u>Katharine Lee Gold</u>	<u>33 Wacker Street</u>	<input checked="" type="checkbox"/>
2. <u>Phyllis R Star</u>	<u>59 Park St Camb.</u>	<input type="checkbox"/>
3. <u>Betsy Hall</u>	<u>5A Walnut Ave, Camb</u>	<input checked="" type="checkbox"/>
4. <u>Adelaide Spruiell</u>	<u>21 Parker St</u>	<input checked="" type="checkbox"/>
5. <u>Waise Rose</u>	<u>25 Healey St. Camb.</u>	<input type="checkbox"/>
6. <u>D. Maluff</u>	" "	<input type="checkbox"/>
7. <u>Jerry R Cole</u>	<u>177 Magazine St, Camb.</u>	<input type="checkbox"/>
8. <u>William [unclear]</u>	<u>22 Craigie St, Cambridge</u>	<input checked="" type="checkbox"/>
9. <u>Pats M. Lamm</u>	<u>7 Healey Street Camb.</u>	<input checked="" type="checkbox"/>
10. <u>Robert M. Neer</u>	<u>9 Riedesel Ave. Cambridge</u>	<input checked="" type="checkbox"/>
11. _____	_____	<input type="checkbox"/>
12. _____	_____	<input type="checkbox"/>

Return this petition to Brode, 23 Berkeley St. or call 864-8319

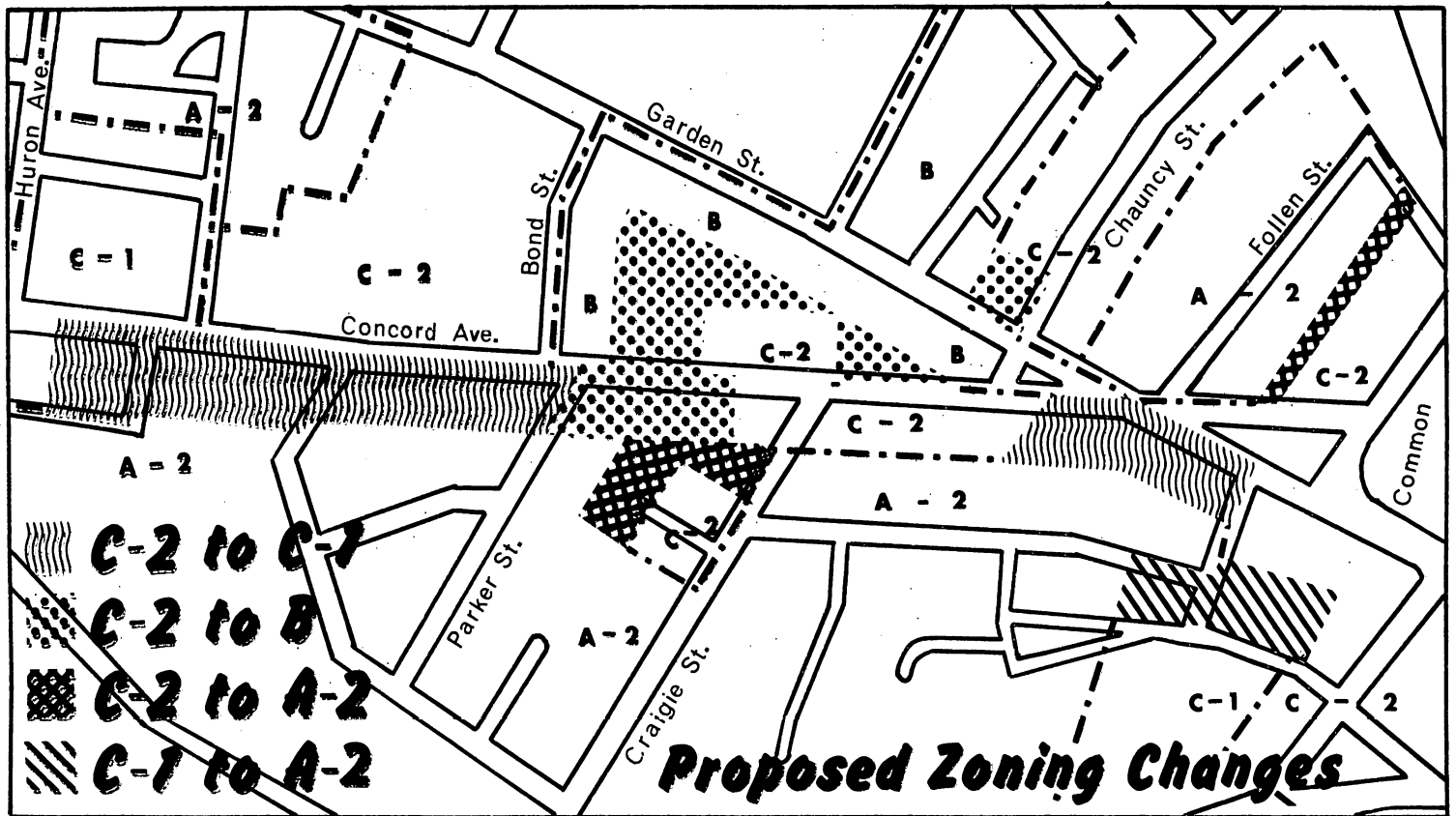


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	<u>Patricia U. Hennigan</u>	<u>29 Chauncy Street Cambridge</u>	<u>no</u>
2.	<u>Shelore Robin</u>	<u>29 Chauncy St.</u>	<u>no</u>
3.	<u>Ken Harris</u>	<u>29 Chauncy St</u>	<u>"</u>
4.	<u>Jefferson Bell</u>	<u>29 Chauncy St. Cambridge</u>	<u>"</u>
5.	<u>Andrew DeBene</u>	<u>29 Chauncy St. Cambridge</u>	<u>"</u>
6.	<u>Iron Mousford</u>	<u>10 Chauncy St Camb</u>	<u>"</u>
7.	<u>Claire M. Neely</u>	<u>29 Chauncy St. Cambridge</u>	<u>no</u>
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____

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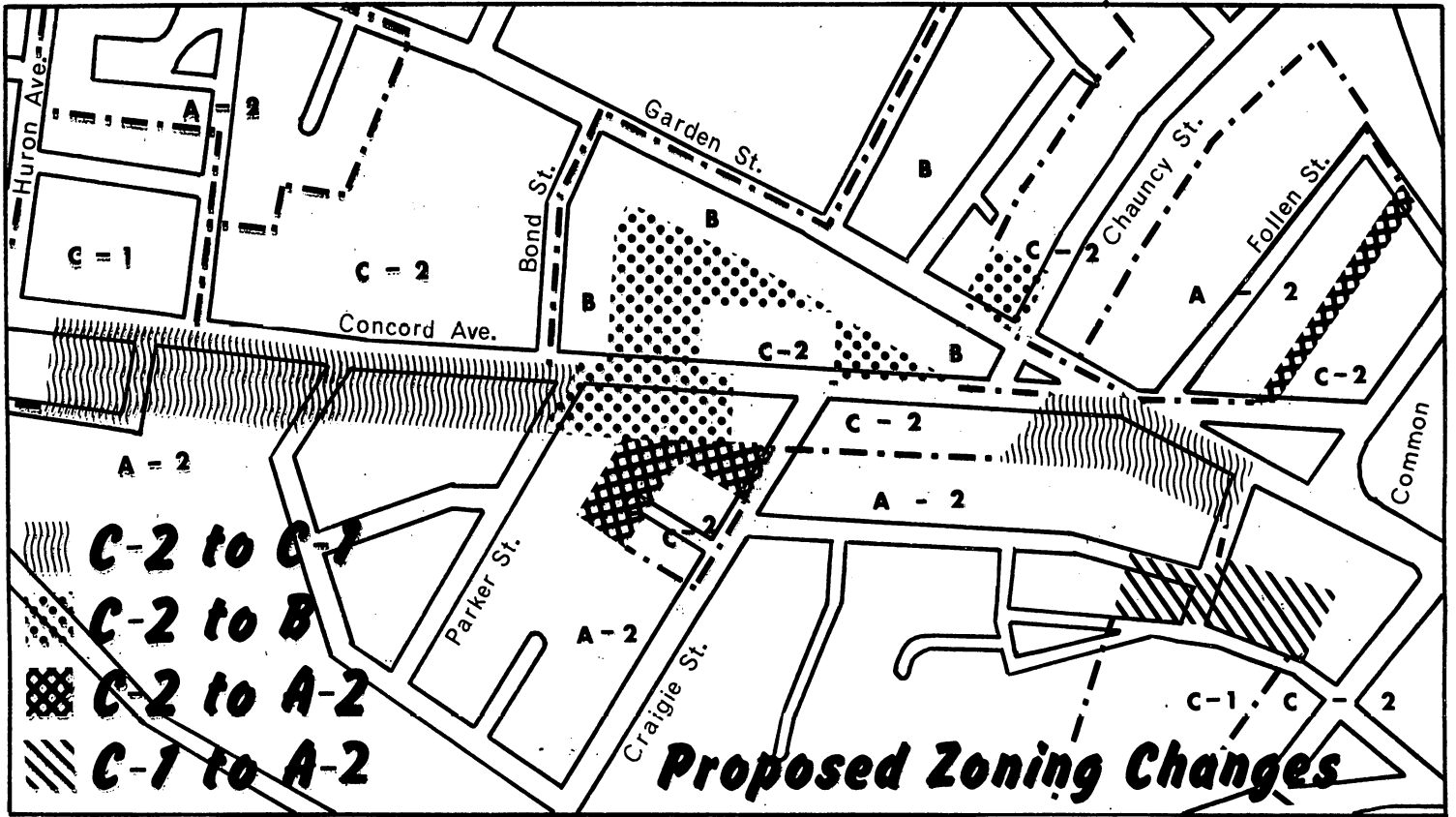


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	<u>Theodore R. Livi</u>	<u>21 Chauncy St.</u>	<u>no</u>
2.	<u>Barbara Thomas</u>	<u>20 Chauncy St.</u>	<u>no</u>
3.	<u>Sheila Carroll</u>	<u>18 Chauncy St.</u>	<u>no.</u>
4.	<u>Martha Flynn</u>	<u>24 Chauncy St.</u>	<u>no</u>
5.	<u>John B. Fuller</u>	<u>27 Chauncy St.</u>	<u>no</u>
6.	<u>John Connor</u>	<u>25 CHAUNCY ST.</u>	<u>YES</u>
7.	<u>Richard J. Dan</u>	<u>29 Chauncy St.</u>	<u>No</u>
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____

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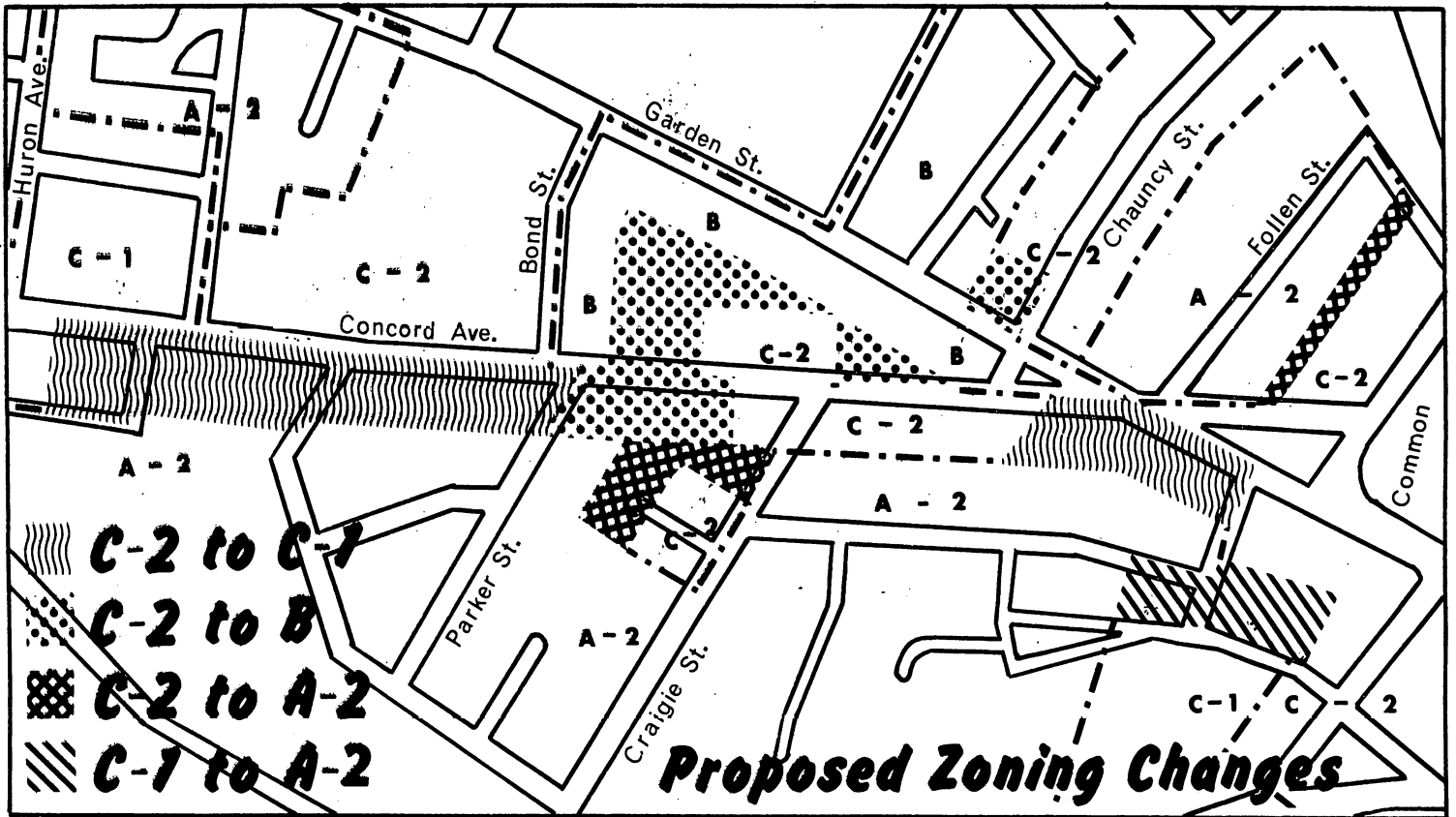


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	Laura B. Demison	5 Craigie Circle	no
2.	Louise E. Boyd	7 Craigie Circle	no
3.	Tynee H. Jacobson	7 Craigie Circle	no
4.	Lucile K. Walker	8 Craigie Circle	No
5.	Margaret Harwood	5 Craigie Circle	No
6.	Elizabeth H. Andrews	5 Craigie Circle	no
7.	William W. Johnson	5 Craigie Circle	—
8.	J. J. Jordan	5 Craigie Circle	—
9.	Olivia Y. Bowditch	7 Craigie Cir, Camb.	No
10.	Hazel Marie Fritz	7 Craigie Cir Camb	—
11.	Helene Thorge	7 Craigie Cir Camb	—
12.	Joris S. Martin	8 Craigie Circle Camb	—

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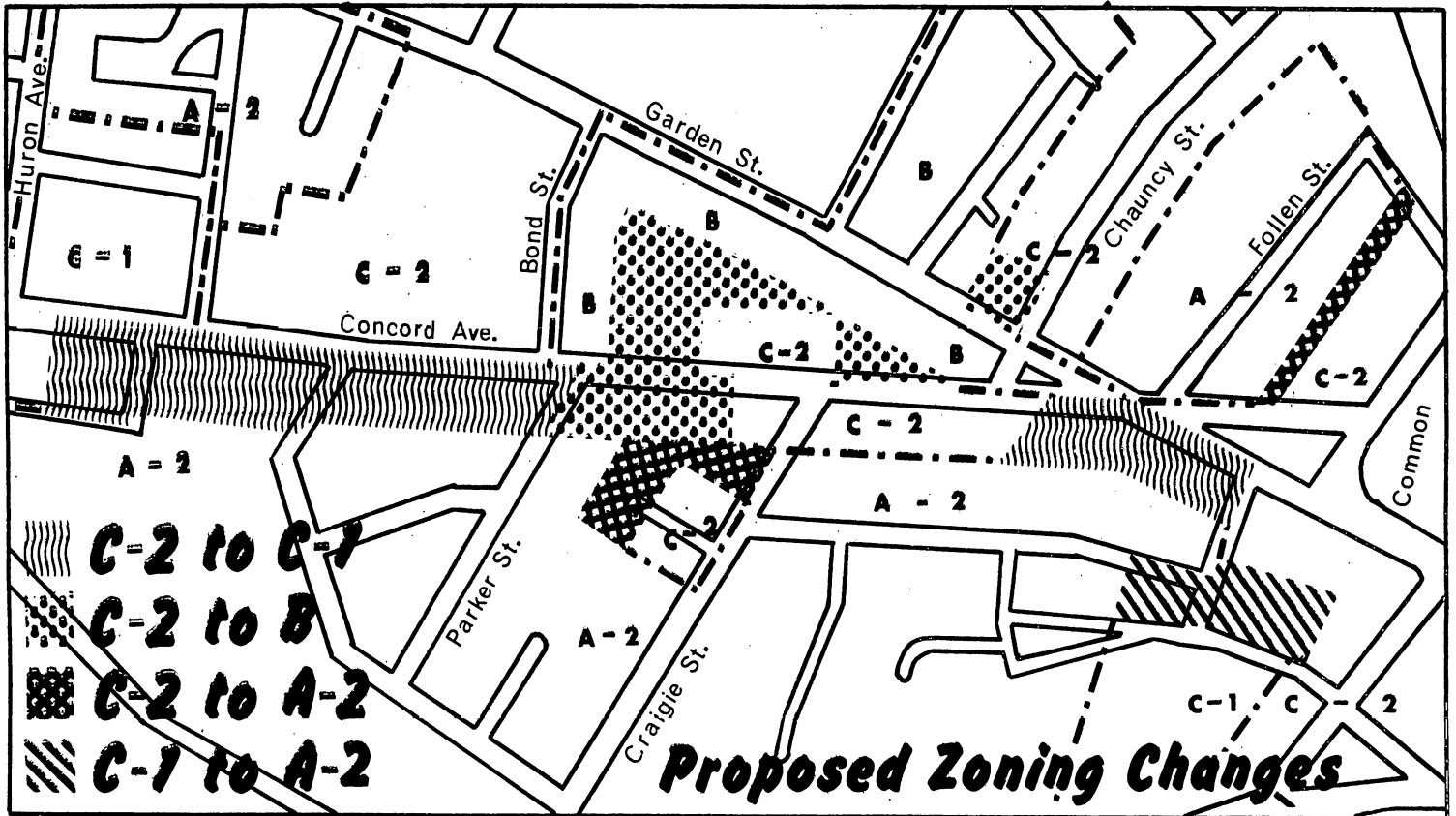


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	NAME	ADDRESS	OWNER?
1.	Harriette Williams	3 Craigie Circle	No
2.	Edwin L. Williams	3 Craigie Circle	No
3.	Marion Bailey	5 Craigie Circle	No
4.	Francis B. Settle	8 Craigie Circle	No
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			

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	NAME	ADDRESS	OWNER?
1.	<u>T Bart & Binkler</u>	<u>5 Craigie Circle, Apt 38, Cambridge</u>	<u>No</u>
2.	<u>William B. Fox</u>	<u>5 Craigie Circle Cambridge</u>	<u>No</u>
3.	<u>Anne Gifford</u>	<u>8 Craigie Circle, Cambridge</u>	<u>No</u>
4.	<u>Lara H. Potter</u>	<u>8 Craigie Cir Cambridge</u>	<u>No</u>
5.	<u>Elizabeth Hillis</u>	<u>8 Craigie Cir. Cambridge</u>	<u>No</u>
6.	<u>Helen L. Keating</u>	<u>8 Craigie Cir Cambridge</u>	<u>No</u>
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____

Return this petition to Brode, 23 Berkeley St. or call 864-8319

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, March 4, 1975 at 7:30 p.m. in the City Council Chambers, City Hall, Cambridge, Mass. on a petition by Randall Thompson et al that the zoning map accompanying the Zoning Ordinance of the City of Cambridge be amended as follows:

By striking out the designation residential C-2 and substituting in place thereof the designation residential C-1 insofar as said zoning map relates to the following described areas of land:

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On the southeast by a line 300 feet distant from and parallel to the southeastern streetline of Bond Street and the southeastern lot line of lot 11 as shown on Assessors' Plat No.224.

On the southwest by a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue.

By striking out the designation residential C-2 and substituting in place thereof the designation residential A-2 insofar as said zoning map relates to the following described areas of land;

Premises of the following parcels as designated on Assessors' Plat No.172; Even numbers 6 through 24 Follen Street; Odd numbers 5 and 7 Concord Avenue; Even numbers 26 and 38 Follen Street; and which includes all or parts of lots numbered 24, 25, 26, 28, 49, 57, and 68 as shown on Assessors' Plat No.172.

Premises of the following parcels as designated on Assessors' Plat No.224; Even numbers 28 through 48 Concord Avenue; Odd numbers 1 through 5 Craigie Street; all numbers Craigie Circle; and which includes all or parts of lots numbered 9, 10, 11, 12, 13, 15, 30, 31 as shown on Assessors' Plat No.224, and which is bounded and described as follows:

On the northwest by a line 100 feet distant from and parallel to the southeastern streetline of Parker Street.

On the northeast by a line 100 feet distant from and parallel to the southwestern streetline of Concord Avenue.

On the southeast by the centerline of Craigie Street.

On the southwest by the southwestern lot line of lot 13 as shown on Assessors' Plat No.224.

On the southeast by a line 165 feet distant from and parallel to the northwestern streetline of Craigie Street.

On the southwest by a line 100 feet distant from and parallel to the southwestern streetline of Craigie Circle.

Also, on the southwest by the centerline of Concord Avenue.

On the northwest by a line 100 feet distant from and parallel to the southeastern streetline of Follen Street.

On the northeast by the centerline of Follen Street.

On the southeast by the northwestern lot lines of lots 29, 30, 32 and 44 as shown on Assessors' Plat No.172.

By striking out the designation residence C-1 and substituting in place thereof the designation residence A-2 insofar as said zoning map relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat No.217; Even number 4 Berkeley Street and which includes all or parts of lot numbered 5 as shown on Assessors' Plat No. 217.

Premises of the following parcels as designated on Assessors' Plat No. 170; Even numbers 2 and 2 1/2 Berkeley Street; Odd numbers 5 through 9 Phillips Place; and which includes all or parts of lots numbered 33, 34, 36, and 37 as shown on Assessors' Plat No. 170, and which is bounded and described as follows:

On the northwest by the northwestern lot line of lot 5 as shown on Assessors' Plat No.217.

On the northeast by the centerline of Berkeley Street and lots 33, 36, and 37 as shown on Assessors' Plat No.170.

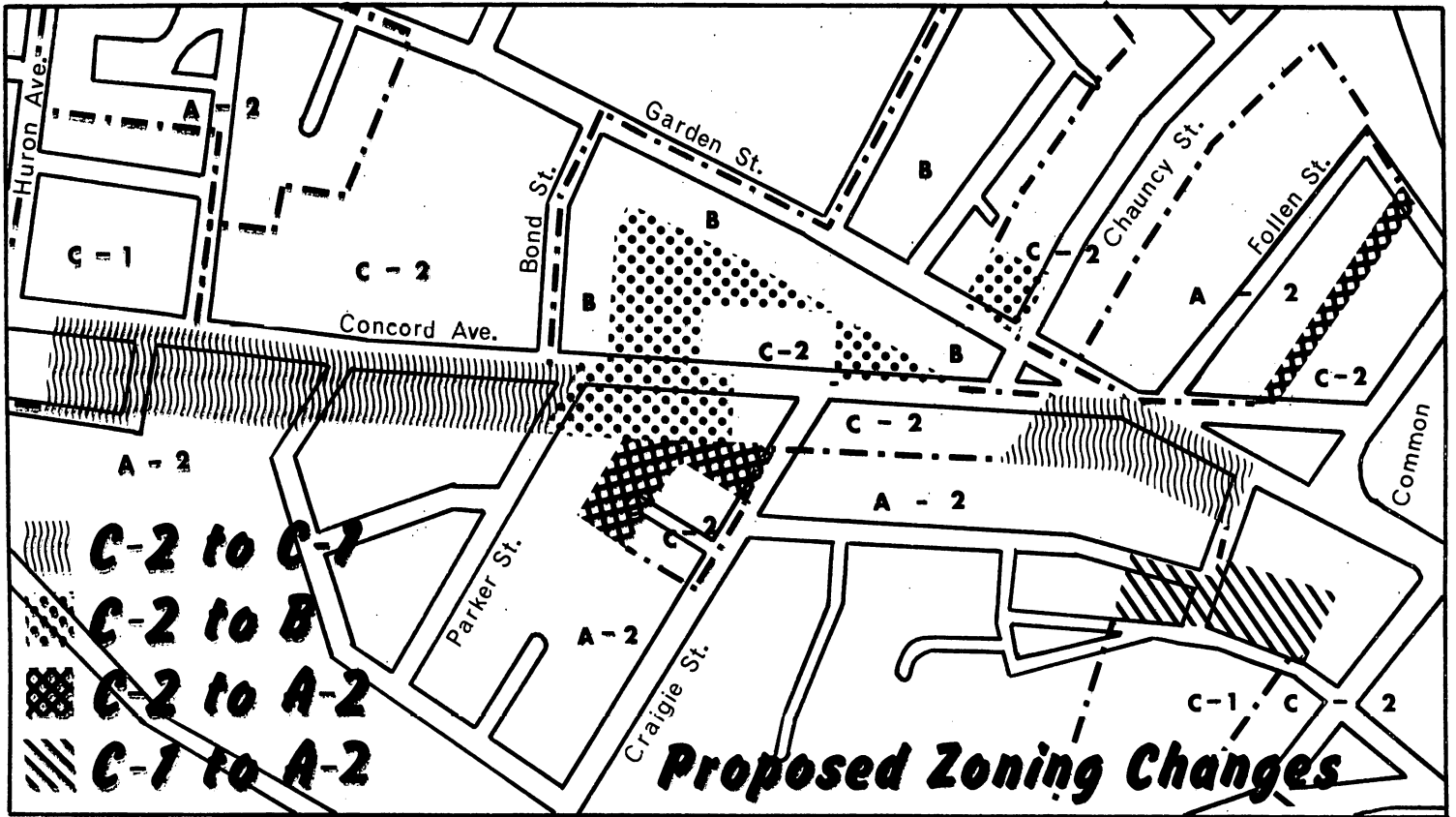
On the southeast by the southwestern lot line of lot 36 as shown on Assessors' Plat No.170.

On the southwest by the centerlines of Phillips Place and Hastings Avenue.

A more detailed description of the area to be rezoned is on file in the City Clerk's Office, City Hall, Cambridge, Massachusetts.

Arthur C. Parrish
Chairman

(C) Jan 23, 30

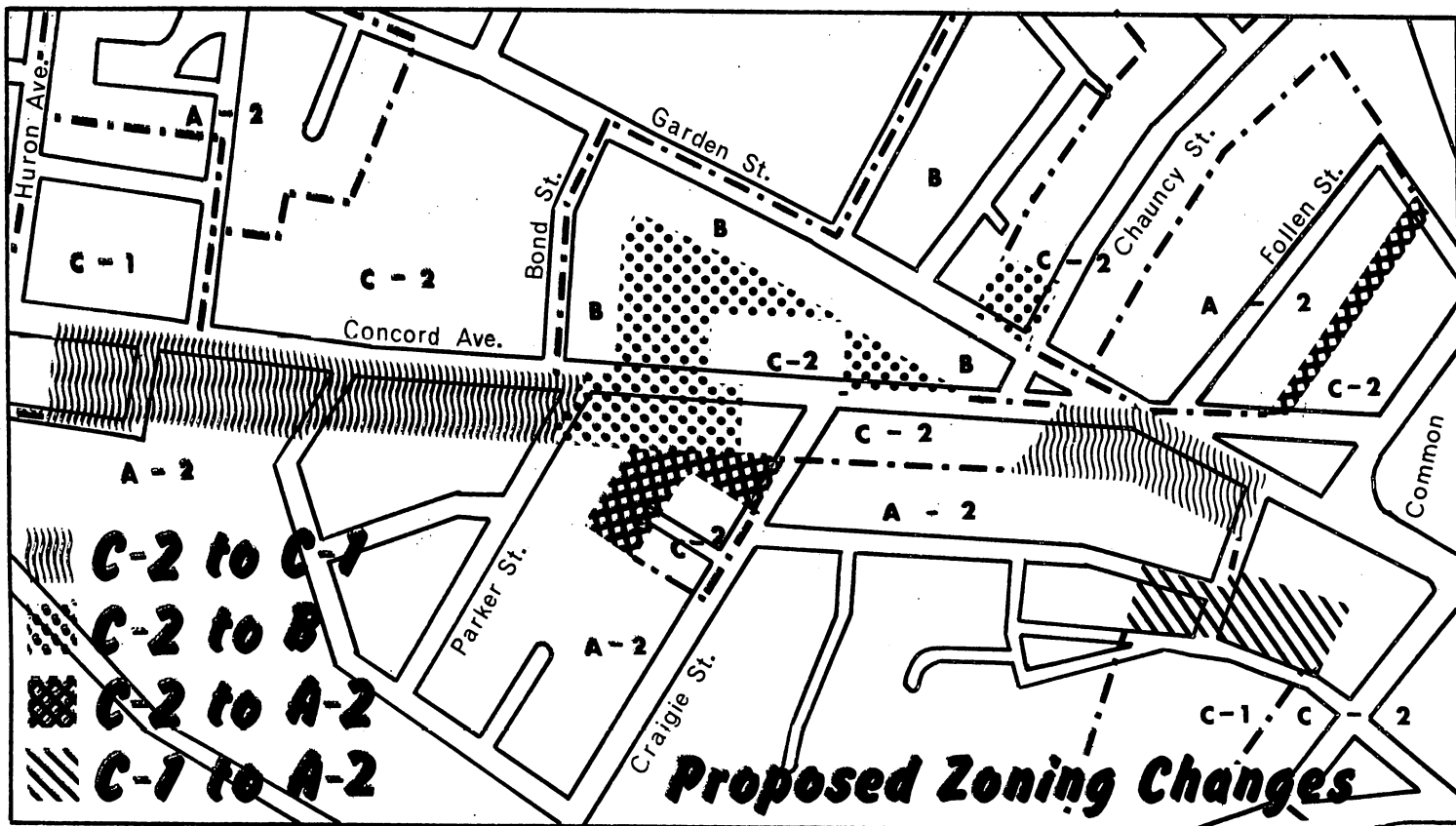


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	<u>Martha F. Dowd</u>	<u>33 Healey St. Cambridge</u>	<u>Yes</u>
2.	<u>Emily F. Dowd</u>	<u>" "</u>	<u>NO</u>
3.	<u>Richard Fullo</u>	<u>27 Healey St. Cambridge</u>	<u>Yes</u>
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____

Return this petition to Brode, 23 Berkeley St. or call 864-8319

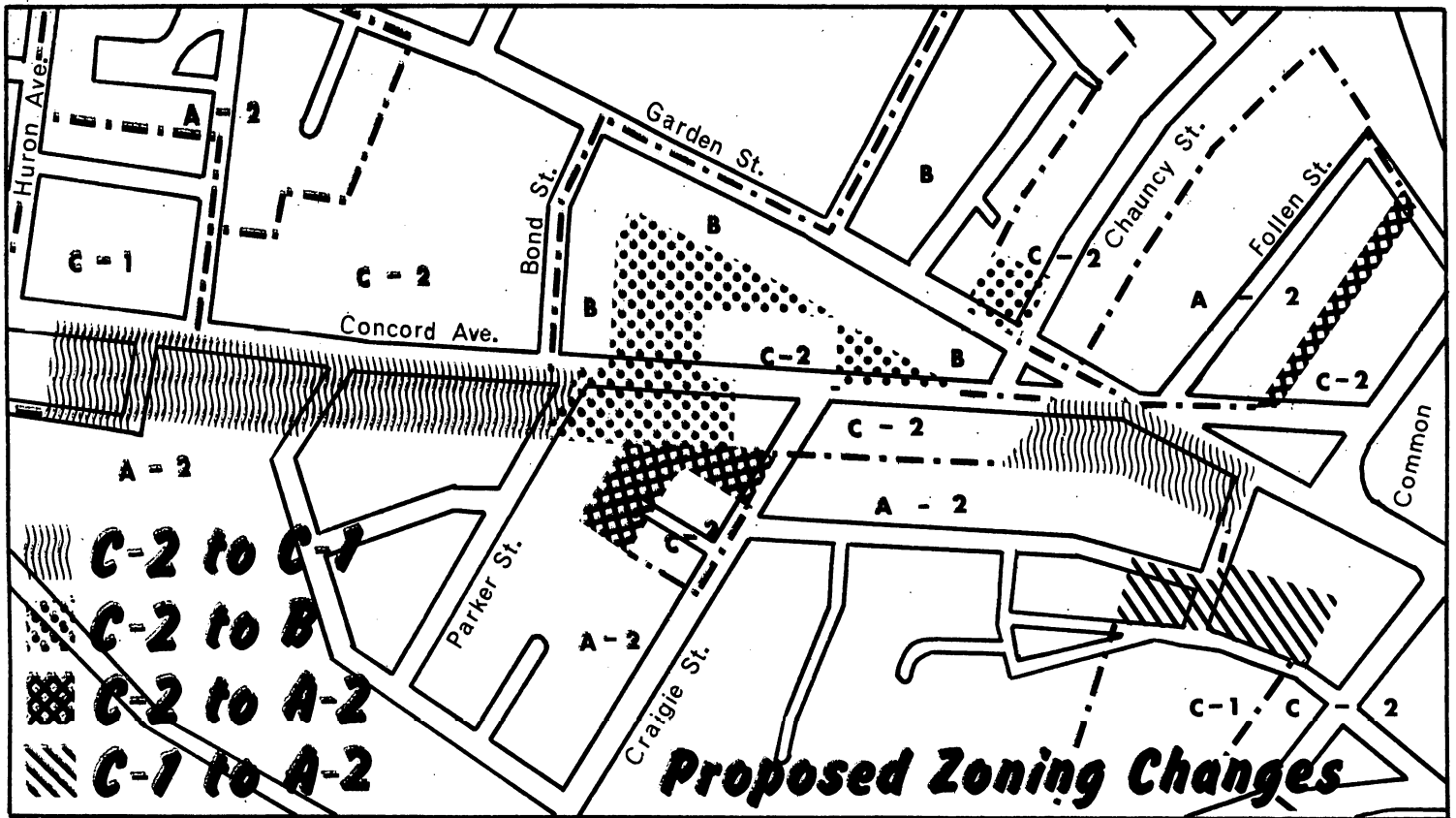


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	Thomas W. Ouninger	26 Healey St.	✓
2.	Anne Ahinger	"	✓
3.	Frances D. Apley	26 Baker St.	✓
4.	William C. Acherly	26 Parker St	✓
5.	Edelwilde Spruel	21 Parker St	✓
6.	Charles Brown	42 Parker St.	
7.	Darice Dunning	43 Parkers St.	✓
8.	Jillian Beauvais	20 Healey St.	✓
9.	Ethan D. Beauvais	20 Healey St	
10.	Aleza M. Beauvais	20 Healey Street	
11.	John H. Beauvais	20 Healey St.	✓
12.	Vercekeefe Sullu	27 Healey St.	✓

Return this petition to Brode, 23 Berkeley St. or call 864-8319

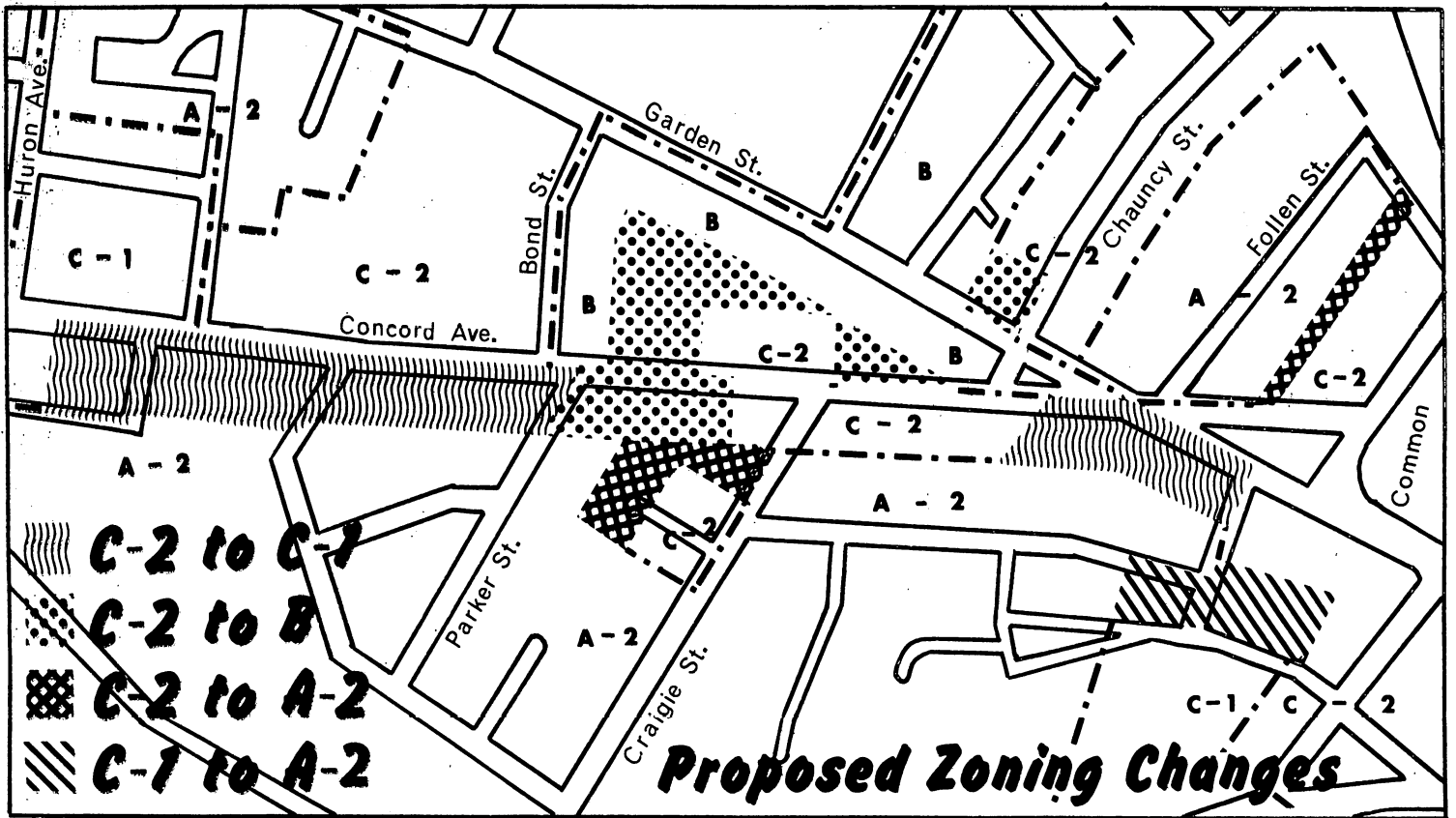


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	Charles Blum	1 Waterhouse St. Camb.	Yes
2.	Lizbeth Woizeau	5 Concord Ave Cambridge	Yes
3.	Douanne L. Low	" " " "	Tenant
4.	a J A Agostino	10 Dinneman St Camb	Yes
5.	Joseph P. Kelley	3 Potter Park, Cambridge	Yes
6.	John P. Nicholson	9 Chauncy St, Cambridge	Tenant
7.	Aime W. Howe	1554 Mass. Ave. Cambridge	tenant
8.	Mary Conlan	26 Chauncy " "	tenant
9.	Ellen Tully	192 Upland Rd "	yes
10.	Helen Armstrong	32 B Avon St.	tenant
11.	Jack Olt	19 Follen St.	yes
12.			

Return this petition to Brode, 23 Berkeley St. or call 864-8319

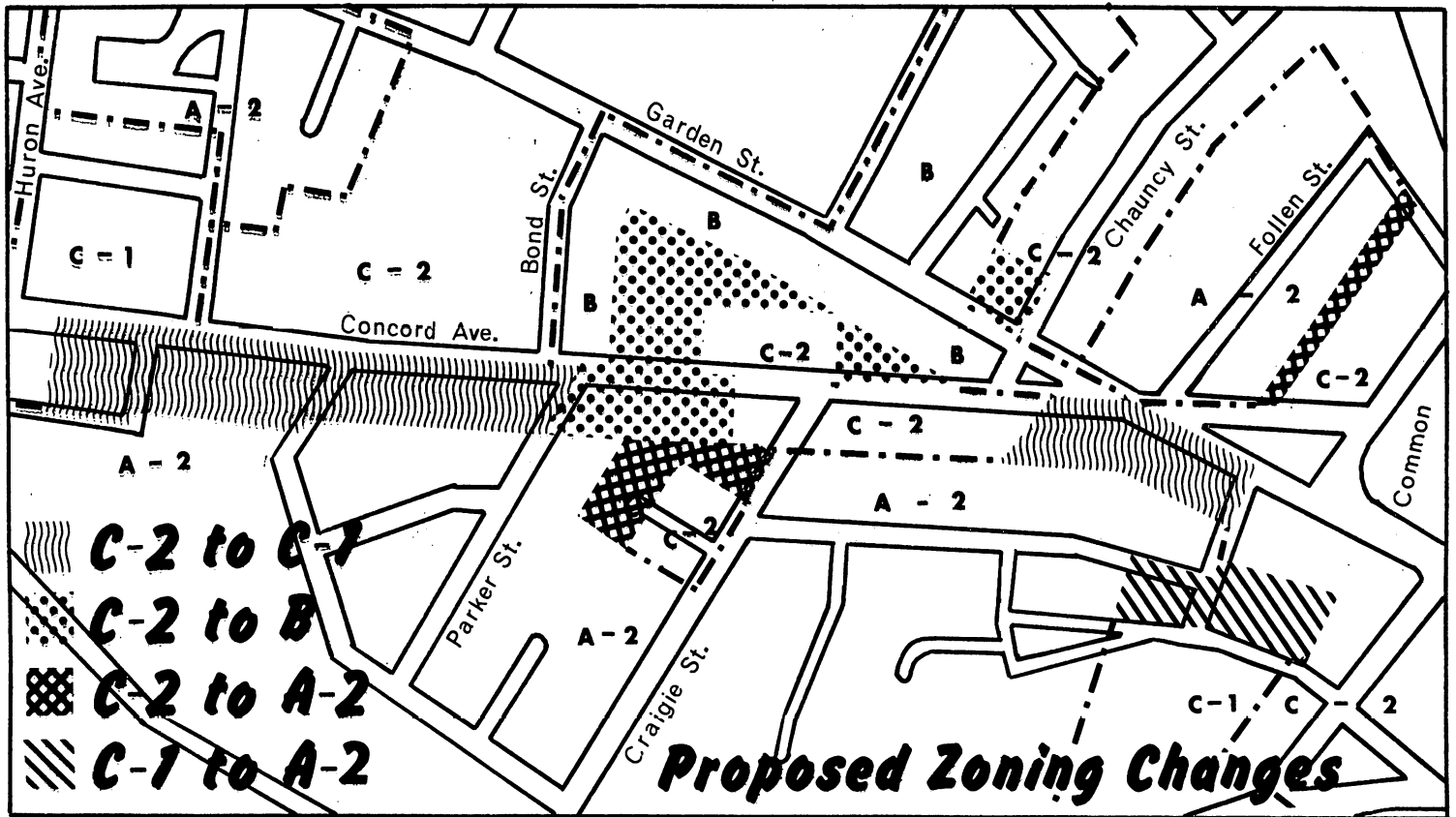


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	<u>Carl H. Smith</u>	<u>15 Follen St</u>	<input checked="" type="checkbox"/>
2.	<u>Mary B. Smith</u>	<u>15 Follen St.</u>	<input checked="" type="checkbox"/>
3.	<u>Dorcas Brooks</u>	<u>24 Berkeley St</u>	<input checked="" type="checkbox"/>
4.	<u>Shepherd Brooks</u>	<u>24 Berkeley St.</u>	<input checked="" type="checkbox"/>
5.	<u>Geo W. Wang J.</u>	<u>1 Craigie St (office)</u>	<input type="checkbox"/>
6.	<u>Geo. W. Wang J.</u>	<u>7 Buckingham Pl (home)</u>	<input checked="" type="checkbox"/>
7.	<u>Susan - C Wizen</u>	<u>3 Concord Ave.</u>	<input type="checkbox"/>
8.	<u>Michael Wuk</u>	<u>3 Concord Ave / 23 Buckingham</u>	<input checked="" type="checkbox"/>
9.	<u>Elizabeth B. Hough</u>	<u>5 Craigie Circle</u>	<input type="checkbox"/>
10.	<u>Ruth D. Fitz</u>	<u>7 Craigie Circle</u>	<input type="checkbox"/>
11.	<u>John Sarkisian</u>	<u>8 Craigie Circle</u>	<input type="checkbox"/>
12.	_____	_____	<input type="checkbox"/>

Return this petition to Brode, 23 Berkeley St. or call 864-8319

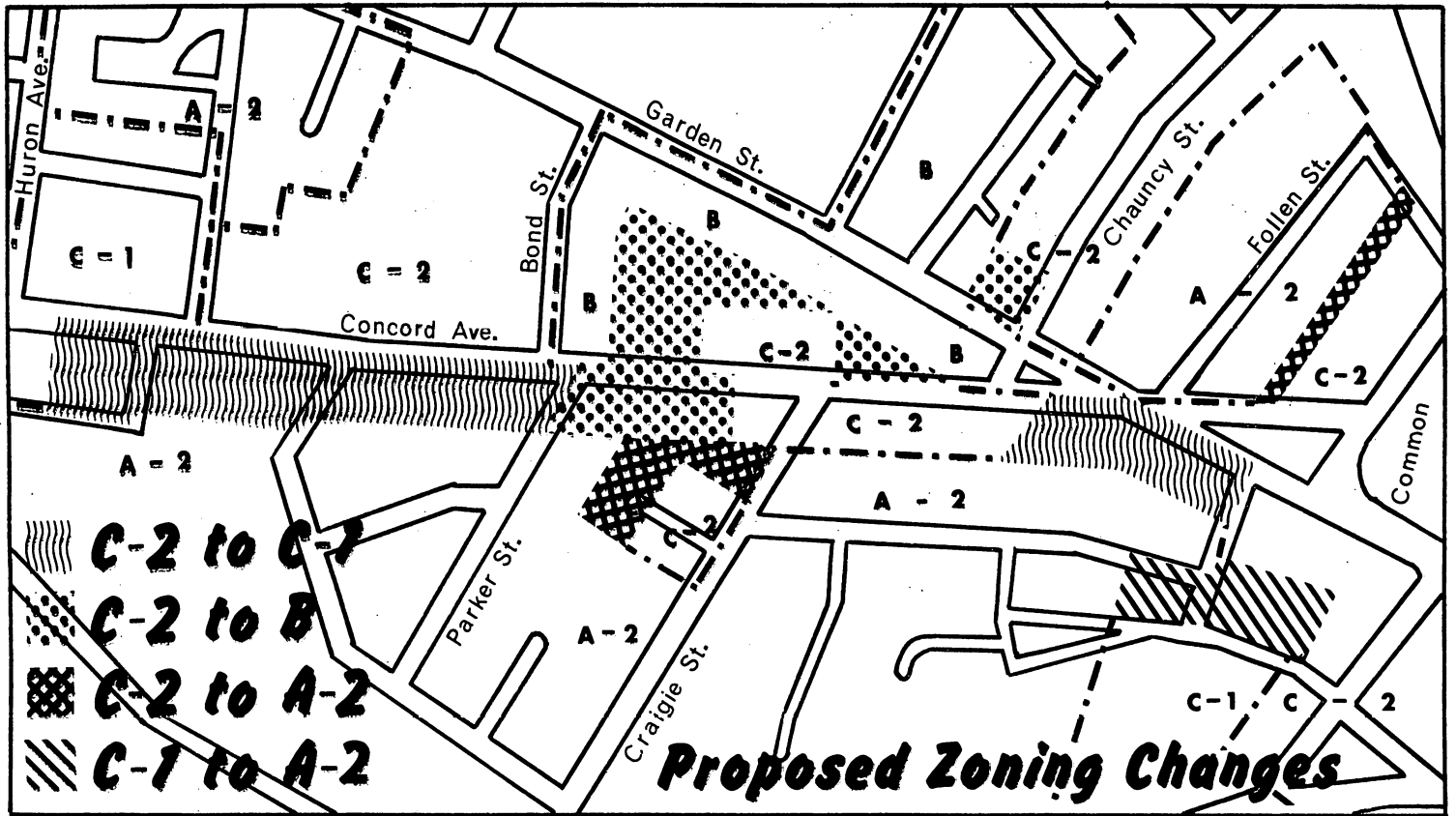


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	Steven Papp	17 Berkeley St	no
2.	Benjamin Felke	13 Berkeley St	yes
3.	Daniel W. Bailey	11 Berkeley St.	yes
4.	Joyce W. Bailey	11 Berkeley St.	yes
5.	Richard A. Messick	8 Berkeley St	yes
6.	Harold M. Messick	8 Berkeley St	yes
7.	M. R. Swickland	12 Berkeley St	yes
8.	Sarah Clancy	16 Berkeley St	no
9.	Alta Munk	1 Berkeley Place	yes
10.	By Hope G.	8 Berkeley Place	yes
11.	Henry S. Hopkins	" " "	yes
12.	J. Atkinson	11 Story St	no

Return this petition to Brode, 23 Berkeley St. or call 864-8319

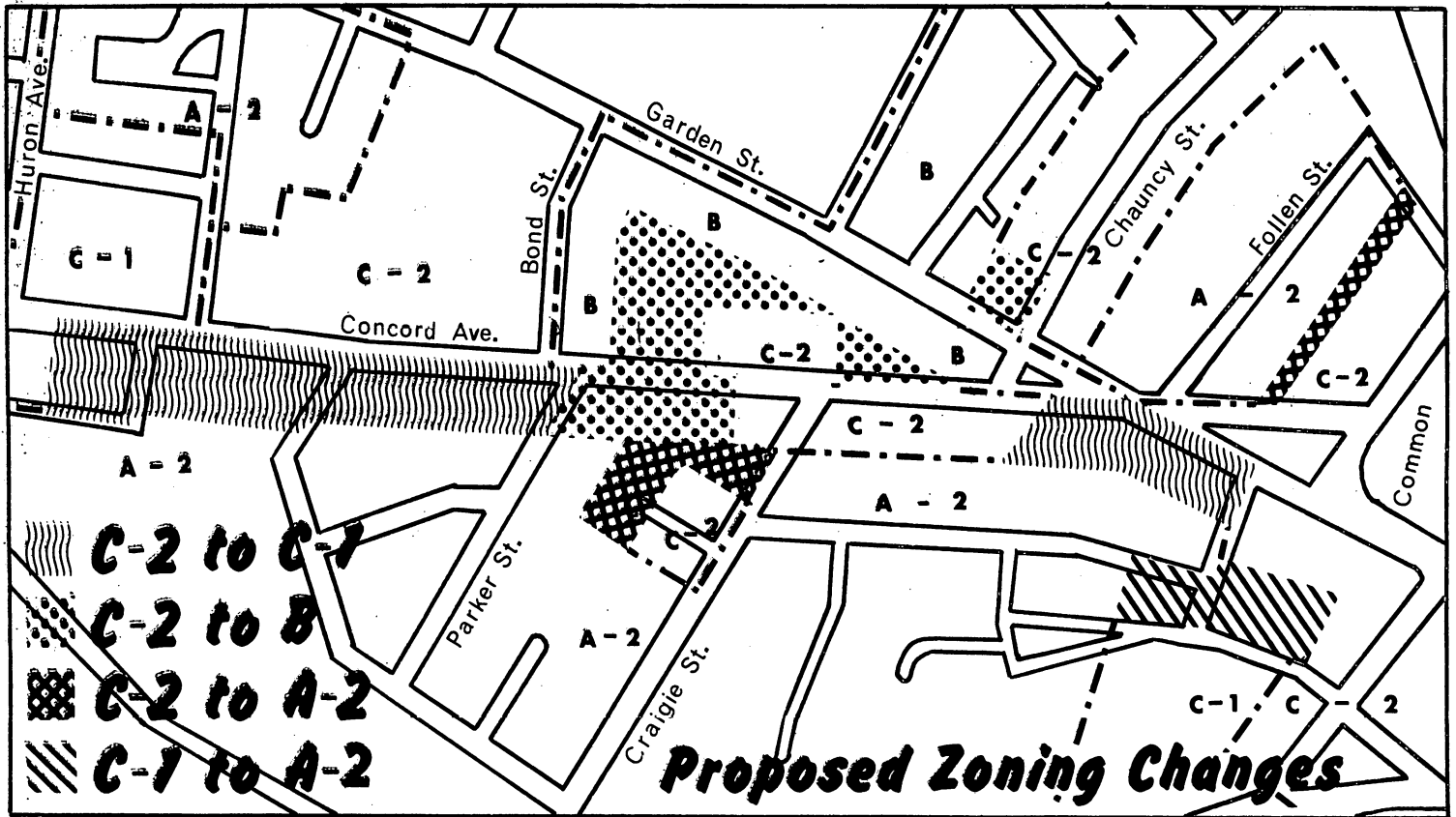


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	<u>Miriam Katz</u>	<u>6 Berkeley Street</u>	<u>Yes</u>
2.	<u>Robert Katz</u>	<u>6 Berkeley Street</u>	<u>Yes</u>
3.	<u>R. Gendell</u>	<u>7 Craigie Ln.</u>	<u>No</u>
4.	<u>Marta Dot</u>	<u>6 Berkeley St.</u>	<u>Yes</u>
5.	<u>Andrew Montross</u>	<u>3 Chauncy St.</u>	<u>Yes.</u>
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____

Return this petition to Brode, 23 Berkeley St. or call 864-8319

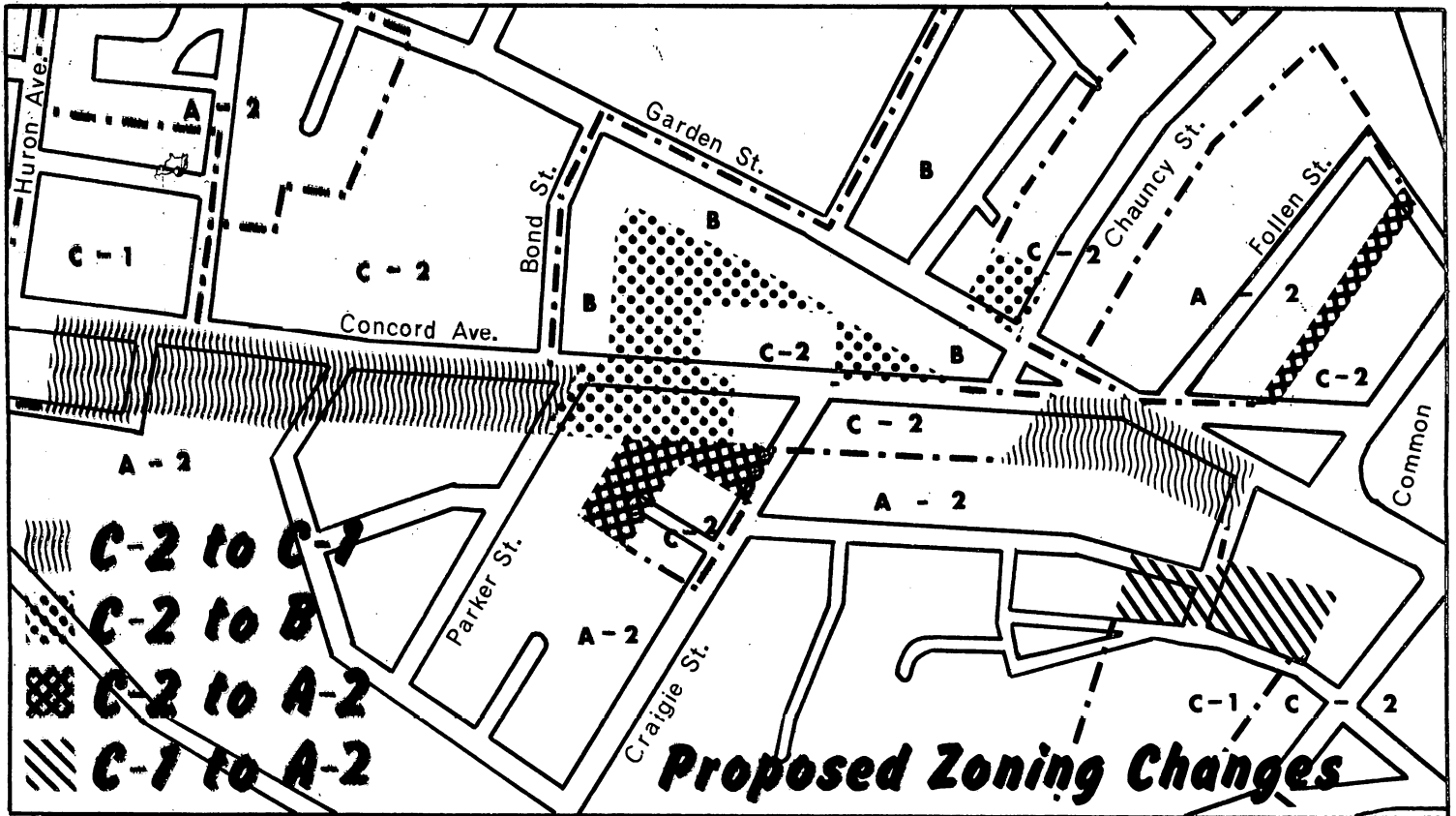


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	<u>Thomas J. Pettigrew</u>	<u>5 FOLLEN ST.</u>	<u>YES</u>
2.	<u>Mr + Mrs. H. Hiss</u>	<u>7 Follen St</u>	<u>Yes</u>
3.	<u>Daniel Hitchcock</u>	<u>9 Follen St.</u>	<u>No</u>
4.	<u>WENDY PETER APT</u>	<u>19 FOLLEN ST.</u>	<u>YES</u>
5.	<u>Mike Griesler</u>	<u>25 Follen St</u>	<u>NO</u>
6.	<u>Walter Vap</u>	<u>29 Follen St</u>	<u>Yes</u>
7.	<u>Ruth Ward</u>	<u>20 Follen ST</u>	<u>Yes</u>
8.	<u>John Ward</u>	<u>20 Follen St.</u>	<u>Yes</u>
9.	<u>Mr. + Mrs. A.L. Wolff</u>	<u>10 Follen St</u>	<u>Yes</u>
10.	<u>Mr. + Mrs. Charles Rockwood</u>	<u>5 Berkeley St</u>	<u>Yes</u>
11.	_____	_____	_____
12.	_____	_____	_____

Return this petition to Brode, 23 Berkeley St. or call 864-8319



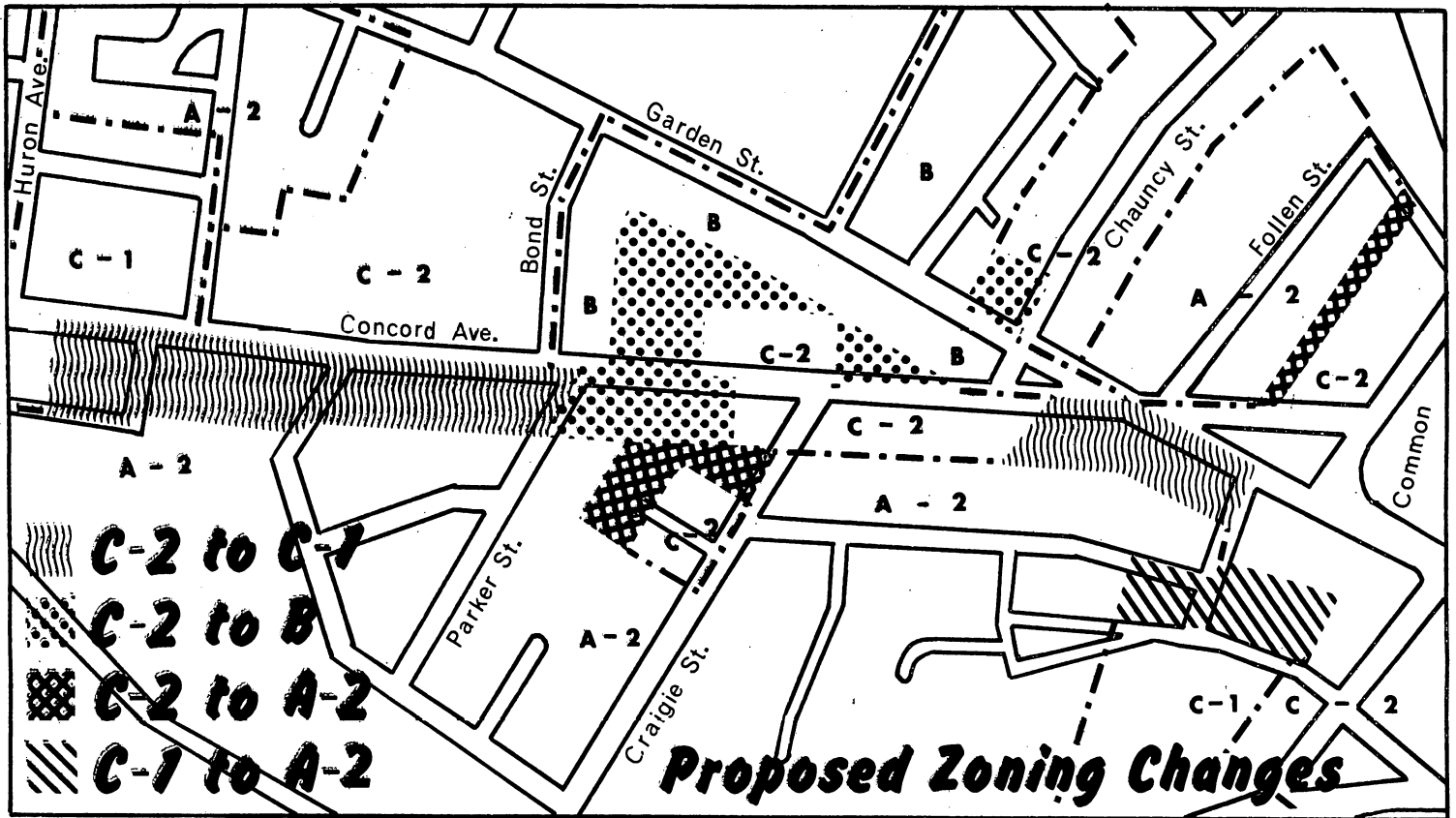
Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME ✓	ADDRESS	OWNER?
1.	<u>Ihor Serchenko</u>	<u>6 Follen Street</u>	<u>YES</u>
2.	<u>Wanda P. Serchenko</u>	<u>6 Follen St.</u>	<u>YES</u>
3.	<u>[Signature]</u>	<u>6 Follen</u>	<u>No</u>
4.	<u>[Signature]</u>	<u>8 Follen St</u>	<u>Yes</u>
5.	<u>Sandra P. Yaggy</u>	<u>27 Raymond St</u>	<u>Yes</u>
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____

Return this petition to Brode, 23 Berkeley St. or call 864-8319

by June 3
Wed.

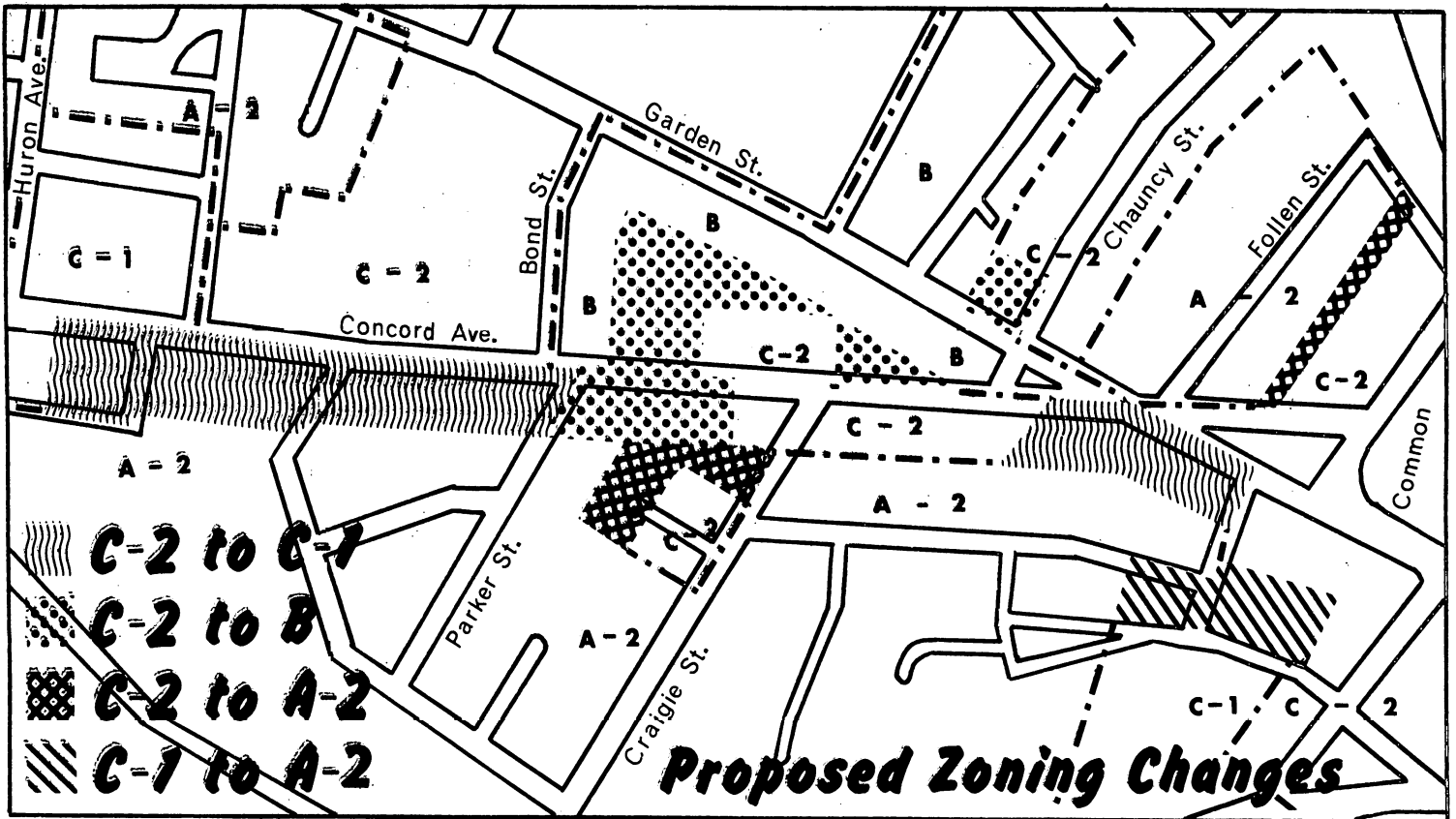


Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	<u>Owen C. Thomas</u>	<u>10 St. John's Rd.</u>	<u>No</u>
2.	<u>William J. Wolf</u>	<u>9 Phillips Place</u>	<u>No</u>
3.	<u>Robert A. Bennett</u>	<u>11 St. John's Rd.</u>	<u>No</u>
4.	<u>Boy F. Coleridge</u>	<u>4 St. John's Rd.</u>	<u>No</u>
5.	<u>Clare M. Gray</u>	<u>5 Phillips Pl</u>	<u>Yes</u>
6.	<u>Janet Diello</u>	<u>2 1/2 Berkeley St.</u>	<u>Yes</u>
7.	<u>John J. Jones</u>	<u>15 St. Agnes Road</u>	<u>No</u>
8.	<u>Edward N. Stevens</u>	<u>9 St. John's Rd.</u>	<u>No</u>
9.	<u>Alastair Cassels Brown</u>	<u>17 St. John's Rd.</u>	<u>No</u>
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____

Return this petition to Brode, 23 Berkeley St. or call 864-8319



Arsenal Square Community Association

WE, THE UNDERSIGNED, SUPPORT THE PROPOSED ZONING CHANGES SHOWN IN THE MAP ABOVE. WE HOPE THAT THESE CHANGES WILL BE PASSED.

	NAME	ADDRESS	OWNER?
1.	Winthrop J. Means	32 Avon St	yes
2.	Maureen H. Means	32 Avon St	yes
3.	James C. Armstrong	32 B Avon St	No
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			

Return this petition to Brode, 23 Berkeley St. or call 864-8319

3 June 1975

To the Ordinance Committee
Cambridge City Council

Councillor David Wylie, Chairman:

As I only received notification of tonight's hearing this last Saturday, I was not able to change previous commitments.

In my absence, I should like to have this letter entered in the record to show my strong support for the zoning changes outlined in the petition bearing my name.

I support the points made in favor of this petition as outlined in the memo from the Arsenal Square Community Association dated 3 June 1975.

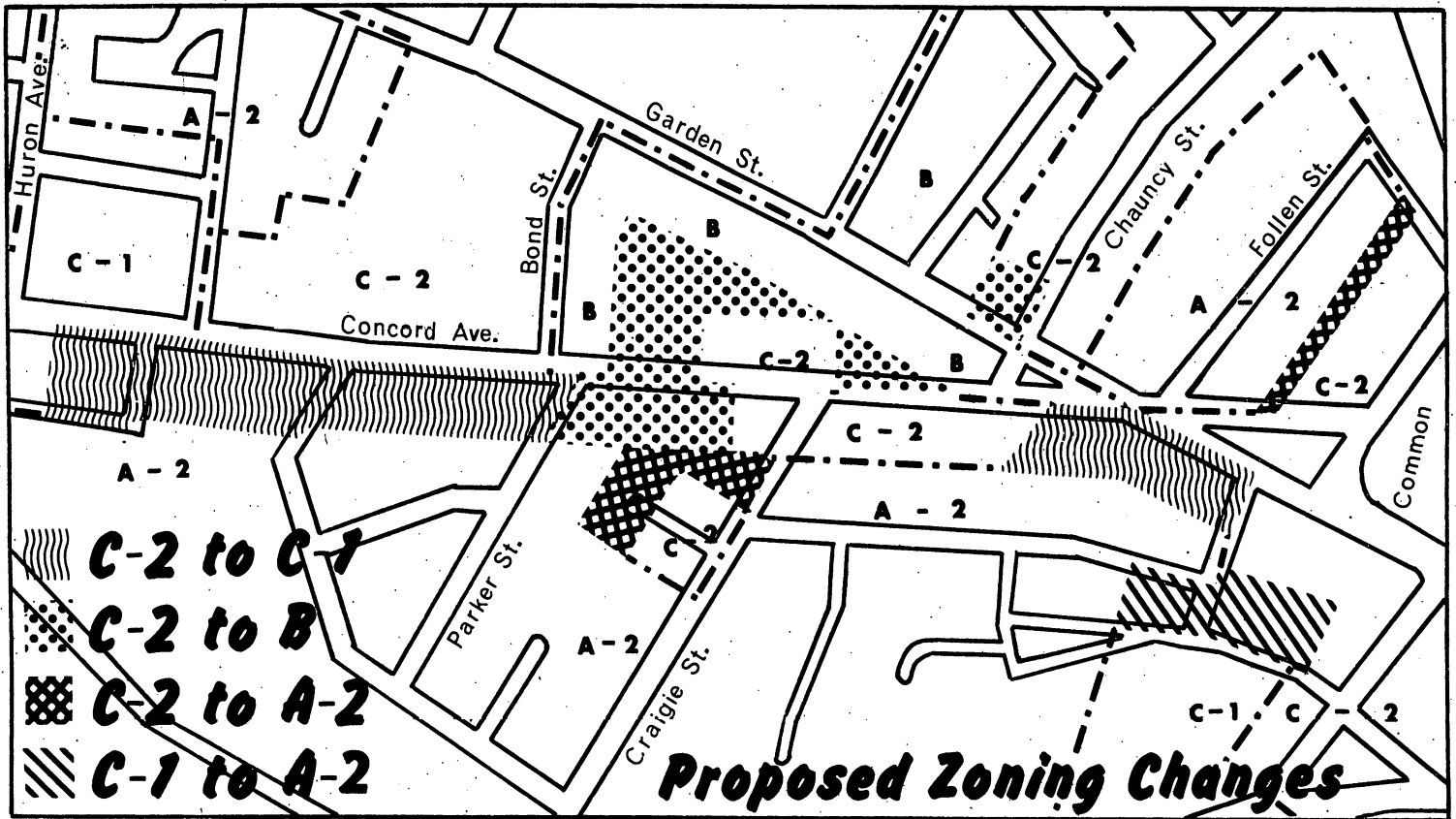
In particular, I feel that these zoning changes will help maintain the existing architectural character and residential scale of the neighborhood.

Very truly yours,



Randall Thompson, Jr.
3 Craigie St.

Received by City Clerk at Hearing 6/3/75 at 17:35 PM



Arsenal Square Community Association

ARGUMENTS IN FAVOR OF THE PETITION
 TO AMEND THE ZONING ORDINANCE OF
 THE CITY OF CAMBRIDGE BY RANDALL
 THOMPSON ET AL.

prepared by the

ARSENAL SQUARE COMMUNITY ASSOCIATION

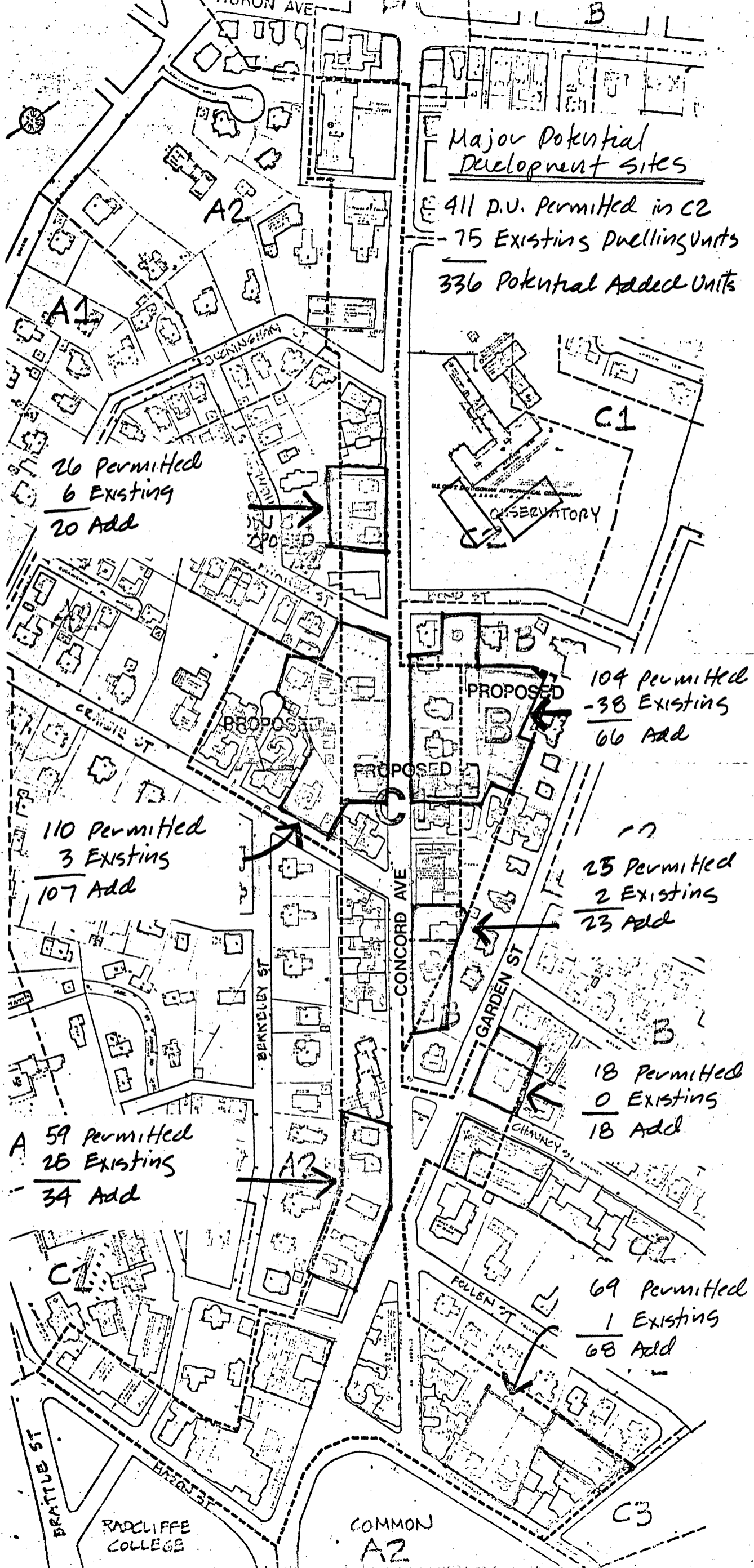
3 June 1975

ARGUMENTS IN FAVOR OF THE PROPOSED ZONING CHANGES

1. Virtually all (better than 75%) of the home owners and of the abutters to the affected area have signed our petition. We have encountered no opposition nor have we been informed of any.
2. The proposed zoning changes would tend to integrate the various parts of Concord Ave. from Observatory Hill/ St. Peter's Church to the Common with the surrounding residential areas. The change from the Concord Ave. zone to adjacent zones would be closer to the accepted standard of small stepwise relaxation of zoning restrictions from one area to another.
3. Until 1943, Concord Ave. was zoned R3 in common with the area from Concord Ave. to Mass. Ave. In 1943, a high density corridor extending up Concord Ave. was inserted in the Zoning Ordinance.
4. Since 1943, four high-rise buildings have been constructed along Concord Ave.--two of which were started only this year. These four are in addition to the nine that were built before 1943.
5. Although the Concord Ave. area presently has one-third more housing units than allowed under the present C-2 zoning, seven more high-rise buildings could be constructed on Concord Ave. for a total of 336 additional housing units.
6. The impact of this corridor zoning has been to separate the residential areas on either side of Concord Ave. by means of a wall of high-rise buildings. The vastly increased density along Concord Ave. has overwhelmed the available parking spaces, and added to the already congested flow of traffic on Concord Ave.

7. The proposed zoning changes would not change the status of the presently existing high-rise buildings along Concord Ave. These changes would, however, tend to keep the smaller scale of building elsewhere on Concord Ave. These smaller buildings are more in keeping with and less of a burden to the surrounding neighborhoods.

8. By keeping as much as remains of Concord Ave. integrated into the adjacent neighborhoods, the area would be less of a burden to the City in terms of Police and other services. A stable neighborhood is the the advantage of every tax payer.



26 Permitted
6 Existing
20 Add

110 Permitted
3 Existing
107 Add

A 59 Permitted
25 Existing
34 Add

104 Permitted
38 Existing
66 Add

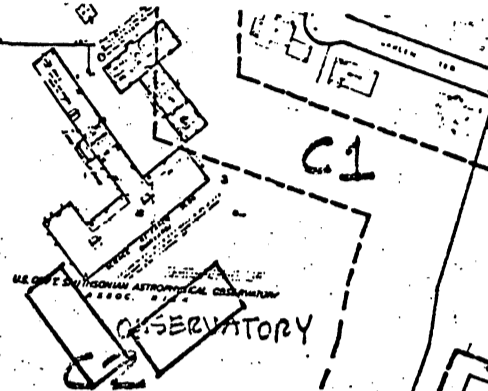
25 Permitted
2 Existing
23 Add

18 Permitted
0 Existing
18 Add

69 Permitted
1 Existing
68 Add

Major Potential Development Sites

411 P.U. Permitted in C2
75 Existing Dwelling Units
336 Potential Added Units



CONCORD AVE

GARDEN ST

BERKELEY ST

BRATTLE ST

RADCLIFFE COLLEGE

COMMON A2

FOLLEN ST

CHAUNCEY ST

C3





CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 39

March 6, 1975

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

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

Dear Councillors:

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

MAJOR CHARACTERISTICS OF THE PETITION

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

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

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

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

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

The Character of the Concord Avenue Neighborhood

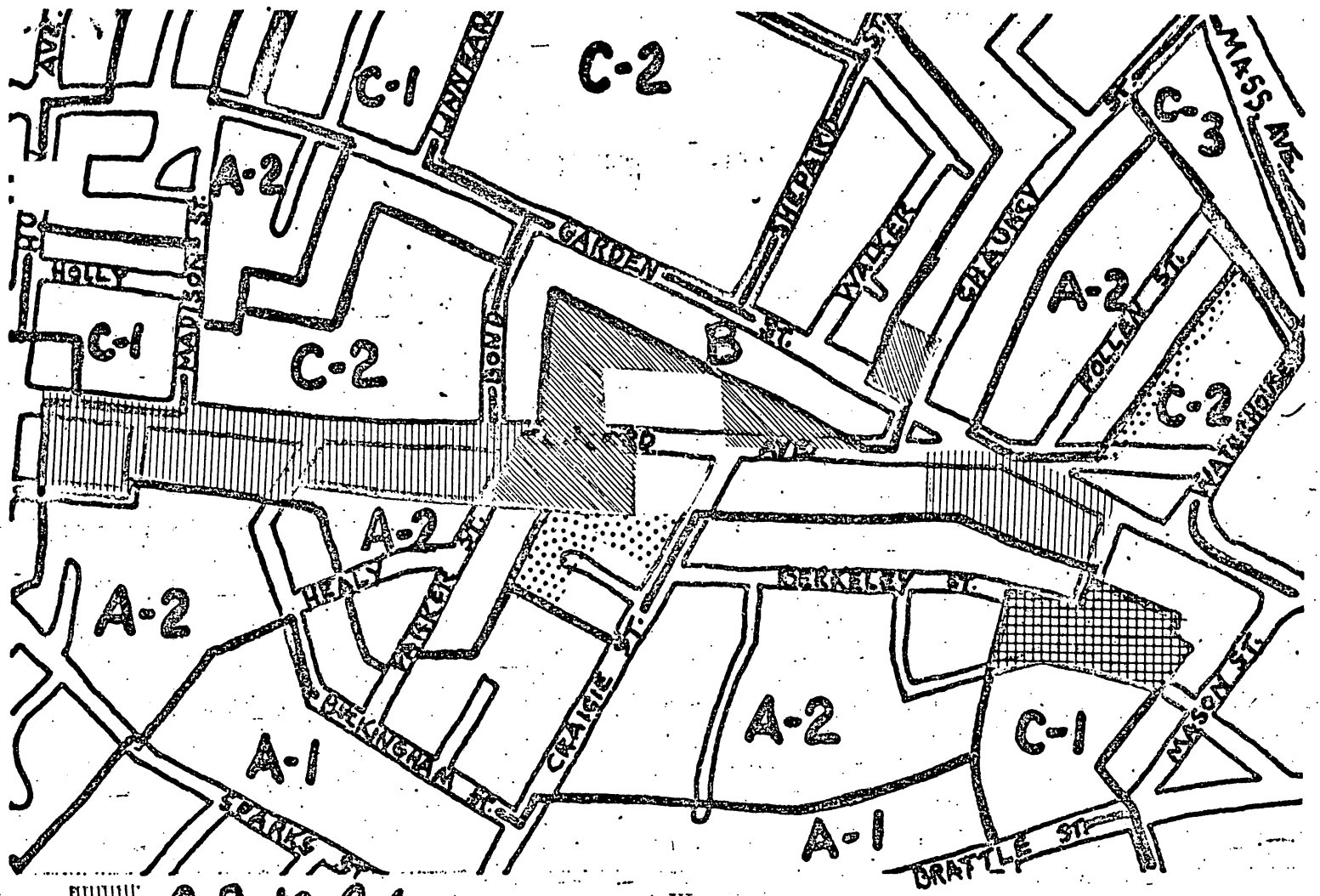
The Concord Avenue neighborhood was originally developed in low density, low scale, one and two family houses, and some institutional uses. However, with its proximity to Harvard Square, Harvard University, and major arteries, it is an attractive location for residential development. Some high density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





Recommendation

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

Very truly yours,

Arthur C. Parris, Chairman
FOR THE PLANNING BOARD



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

City of Cambridge

HEARING NOTICE

The Committee on Ordinances comprised of the entire membership of the City Council will hold a public hearing on Tuesday, June 3, 1975 at 7:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of Randall Thompson et al to amend the Zoning Ordinance of the City of Cambridge and the accompanying map by striking out the designation Residence C-2 and substituting in place thereof the designation Residence C-1 in an area which includes parcels on the following named Streets:- Concord Avenue, Manasses Avenue, Buckingham Street, Parker Street, Berkeley Street and Garden Street.


Also, by striking out the designation Residence C-2 and substituting in place thereof the designation Residence B in an area which includes parcels on the following named streets:- Concord Avenue, Craigie Street, Bond Street, Garden Street and Chauncey Street.

Also, by striking out the designation Residence C-2 and substituting in place thereof the designation Residence A-2 in an area which includes parcels on the following named streets:- Follen Street, Concord Avenue, Craigie Street and Craigie Circle.

Also, by striking out the designation Residence C-1 and substituting in place thereof the designation Residence A-2 in an area which includes parcels on the following named streets:- Berkeley Street, Phillips Place and Hastings Avenue.

A more detailed description of the areas to be rezoned is on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

All interested persons are invited to attend and be heard at the designated time.

For the Committee,

Councillor David A. Wylie,
Chairman.

City of Cambridge

HEARING NOTICE

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Also, by striking out the designation Residence C-2 and substituting in place thereof the designation Residence B in an area which includes parcels on the following named streets:- Concord Avenue, Craigie Street, Bond Street, Garden Street and Chauncey Street.

Also, by striking out the designation Residence C-2 and substituting in place thereof the designation Residence A-2 in an area which includes parcels on the following named streets:- Follen Street, Concord Avenue, Craigie Street and Craigie Circle.

Also, by striking out the designation Residence C-1 and substituting in place thereof the designation Residence A-2 in an area which includes parcels on the following named streets:- Berkeley Street, Phillips Place and Hastings Avenue.

A more detailed description of the areas to be rezoned is on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

All interested persons are invited to attend and be heard at the designated time.

For the Committee,

Councillor David A. Nylie,
Chairman.

City of Cambridge

In City Council June 9, 1975

The

Committee on Ordinances

to which was referred the petition Randall Thompson et al to amend the Zoning Ordinance of the City of Cambridge by striking out the designation Res. C-2 and substituting the designation Res. C-1 in an area which includes parcels on the following named Streets:- Concord Avenue, Manasses Avenue, Buckingham Street, Parker Street, Berkeley Street and Garden Street.

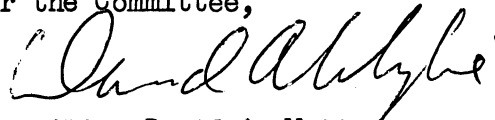
Also, by striking out the designation Residence C-2 and substituting in place thereof the designation Residence B in an area which includes parcels on the following named streets:- Concord Avenue, Craigie Street, Bond Street, Garden Street and Chauncey Street.

Also, by striking out the designation Residence C-2 and substituting in place thereof the designation Residence A-2 in an area which includes parcels on the following named streets:- Follen Street, Concord Avenue, Craigie Street and Craigie Circle.

Also, by striking out the designation Residence C-1 and substituting in place thereof the designation Residence A-2 in an area which includes parcels on the following named streets:- Berkeley Street, Phillips Place and Hastings Avenue.

Reports, After hearing held on June 3, 1975 that the petition be referred to the City Council at its meeting of June 9 with a favorable report for passage to a second reading.

For the Committee,



Councillor David A. Wylie,
Chairman.

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REPORT

Committee on Ordiances

To rezone land in the Concord Ave./
Garden Street Area.

In City Council,
June 9, 1975

6/9/75

Report received -

Passed to 2nd Reading

Published June 12, 1975

Ready for Ordination

June 23, 1975

- Passed to be ordained -