TV REPAIRS ★ MISCELLANEOUS

SERVICE DIRECTORY

HOUSE REPAIRS

PAINTING-CARPENTRY-ROOFING
PLUMBING-ELECTRICAL-WALLPAPERING
TILE-FLOORS-MASONRY-HOT TOP

ONE CALL DOES IT ALL
Interior — PAINTING — Exterior
CARPENTRY — GUTTERS
ROOFING — SUSPENDED CEILINGS
All Work Guaranteed
AL POWERS 623-7323

HURLEY BROS. ROOFING CORP.
16 Moreland St., Somerville
776-3946 — 776-3646
TAR, GRAVEL & SHINGLE ROOFS
SLATE & SHEET METAL WORK
FREE INSPECTION AND ESTIMATES
All Work Guaranteed - Full Insurance Coverage.

ATLANTIC TILE
Ceramic tiles, Kitchen floors, Bathroom remodeling, Repair work.
438-8795

Interior Carpentry & Painting Exterior
R.S.P. Contracting
29 Crocker St., Somerville
Vinyl Siding, Roofing, Gutters
RICHARD POWER
776-4317
623-0919

ATARI SERVICE
FACTORY AUTHORIZED NETWORK
SERVICE THAT'S AS GOOD AS ATARI.
On Video Game • Computers
SERRA'S TV-VIDEO
Full line of Home Entertainment Products
Repairs by licensed Master Technicians
"QUALITY SERVICE IS OUR BUSINESS"
On all makes and models
1686 MASS AVE. CAMBRIDGE call **492-2661**
Between Harvard & Porter Squares

ROOF REPAIRS
★ DICK RABOIN ★
Slate-Flat-Shingles
Chimneys-Skylights
Gutters-Drainpipes
20 Yrs. Exp. Work Guar.
CALL ANYTIME 666-8756

AHERN CONTRACTING CORP.
PLUMBING, HEATING & GAS FITTING
DRAIN CLEANING
JOSEPH D. AHERN
MASTER PLUMBER Lic. No. 8942
4 ELIOT STREET
SOMERVILLE, MA 02143
PHONE 628-4551

MASTER LIC. NO. A-10262
RAPID ELECTRICAL SERVICE AND CONTRACTING
Wiring For: Light - Heat - Power - Oil Burners
Air Conditioning - Refrigeration
Smoke Detectors - Fire Alarms - Security Systems
Fully Insured — Free Estimates
Tel. 625-4360

Jim Barry Roofing Co., Inc.
Tar, Gravel, Reroofing
Shingles, Gutters, Slate
*FULLY INSURED
*OWNER OPERATED
625-2576
Jim Barry Keeps You Covered

ROBERT L. PANN CO., INC.
PLUMBING
HEATING
GAS FITTING
REPAIR—REMODELING
Mechanic on duty-24 hr service
RESIDENTIAL 864-2625 COMMERCIAL
Robert L. Pann, Master Plumber No. 6228
27 yrs. of Dependable Service To the Community
Michael S. Pann, Master Plumber No. 8626
207 Prospect St., Camb.

FREE ESTIMATES
OLD SCHOOL ROOFING & HOME IMPROVEMENT CO.
TAR & GRAVEL—SHINGLED ROOFS
WOOD & ALUMINUM GUTTERS
NEW WORK AND REPAIRS—SIDING
Days or Evenings
625-4323

J&J LANDSCAPING
Sal Querusio 666-0354 Robert Dion 625-3015
FIRST WORK, TREES, SHRUBS, FLOWERS, GRASS, FERTILIZER, PEAT MOSS
HUMUS, CALCITE SPRAY, PRUNING, CEMENT WORK, MAINTAINING, WINTERIZING
We also provide other types of maintenance for homes.
Reasonable Rates Free Estimates

YOUR COMPLETE CONTRACTING SERVICE
J. F. BRADY & SON GENERAL CONTRACTORS
Complete building & remodeling.
Tar & gravel, shingled roofs.
Gutters, Siding, Painting.
Residential & Commercial Development.
628-8859 666-3186

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

PLUMBING
Heating & Gas. Fitt.
Remodeling
MASTER Lic. No. 9634
*Free estimates *Full insured
STEVE REELEY
484-8881

ATLANTIC ALUMINUM
46 Broadway, Som.
Lic.# 101870
"PERFORMANCE BOND ON EVERY JOB"
•SIDING
•ROOFING
•WINDOWS & DOORS
Visit our Showroom
Financing Available
628-4100
"Independently Owned"

T.J. NAUGHTON & SON
INT. PAINTING EXT. CARPENTRY-GUTTER-ROOFING
REPAIRING ROOF LEAKS CHIMNEYS
Financing Available
3-5-10 yrs. to pay
625-4725

PLASTERING
Ceilings patched
½ Price
Rocco Polino
623-2760

BATHROOMS COMPLETELY INSTALLED
Plumbing, ceramic tile & carpentry. All materials & labor guaranteed. Free estimates. J & B Construction Co., W. Som. Established over 25 years. 623-7616

HOUSE PAINTING
Interior & Exterior
Carpentry-Roofing
Complete
Insurance Coverage
Free Estimates
Call Tom 623-1055

NU-WORLD DEVELOPMENT CORP. of Cambridge.
Residential & Commercial
Renovation, additions
General Repairs
Complete design, Consulting Service
Work carried out by our in house craftsmen.
498-9700

EXPERT BATHROOM REMODELING
BY LICENSED BUILDER
Plumbing — Heating
Carpentry —Tile & Electrical
— Complete Job —
Master Plumbers Lic. No. 7392
Estimates heerfully Given
BOILERS and HEATING JOBS
GAS FITTINGS
ALEWIFE CO. INC.
Joseph P. Barrell
864-2550

M.S. CLEANING SERVICE
'Don't Come Home to it ALL
Give "Ms." Cleaning Service a CALL
COMMERCIAL AND HOME CLEANING
396-3293
INSURED

ROOFING
Gutters Chimneys
Porches Jacking
SIDING
Fully insured & guaranteed.
Free Estimates.
776-6666

TV SALES & SERVICE
ALL MAKES TV REPAIRED Lic. No. 89
ZENITH QUASAR SONY
B & W TVs, Color TVs
Video Recorders and Stereos
WE REPAIR ATARI
FRANKLIN TV INC.
2304 Mass. Ave., Cambridge
864-8466
FOR HOME SERVICE

SINCE 1920
John J. O'Connor Co., Inc.
ROOFERS
COMMERCIAL & RESIDENTIAL
NO CHARGE FOR ESTIMATES 666-3420

TV SERVICE

DAVE GONICK
ARCO TV CO.
876-3100
We accept Master Charge and Visa
Save $5 with this ad & 1st call.
Color TV Reg. 19.95 Now 14.95
B.W. Reg. 14.95 Now 9.95
"Expert repairs on Video & Atari Games."

P. F. SHEEHAN
Siding & Roofing Contractors
396-5307
Licensed & Insured
Seamless Gutters
Custom Trim Work

BRICK & CEMENT
Cement and Brick Steps
Foundations Repaired
and Waterproofed
Chimneys—Cellars
Floors—Walks
C. Ronchetti & Sons
643-3899

ATLANTIC FLOORS
Installed · Sanding & Finishing
Old floors made like new.
395-8166

DICK'S SALVAGE CO.
RUBBISH REMOVAL-Yards & Cellars Cleaned DEMOLITION-Garages, Barns, House Painting, Porches, Gutters
DUMP TRUCK RENTAL
231-1427

---

24 Hr. Emergency Service
THOMAS ELECTRIC SERVICE
Residential - Commercial - Industrial
387-1097
I.M.C.N. P.O. Box 6275
Chelsea, MA 02150-6275

CALLAHAN
General Contractors
Roofing Specialists
Carpentry - Remodeling
Free Estimates
Quality Workmanship at Competitive Rates.
646-5061

R & K CONSTRUCTION CORP.
Complete Home Repair Services
FULLY INSURED
•Carpentry •Electrical •Painting
•Vinyl Siding •Plumbing •Gutters
•Roofing •Landscaping •Floors Refinished
•Complete Interior Services •Window Replacements
Dependable Work at Reasonable Prices
Ralph Malin 776-9144 Kevin Malin

GENERAL CONTRACTOR
Exterior - Interior
REMODELING
RENOVATIONS
REPAIRS
ADDITIONS
RESIDENTIAL
COMMERCIAL
J. P. Puopolo, Inc.
643-5926
33 YEARS EXPERIENCE
LIC. - INSURED

Builders & Developers
GIORDANO CONSTRUCTION CO.
Licensed Builders Fully Insured
References at request.
Complete renovations, Remodeling, Interior & Exterior.
625-0203
Complete vinyl siding & aluminum trim coverage. Dumptruck Service available also.

SMOKE DETECTORS
DON'T GET CAUGHT - IT'S A LAW!!
INSTALLED IN COMPLIANCE WITH LOCAL ELECTRICAL AND FIRE DEPT. REGULATIONS.
Security Systems, Lighting
MASTER LIC. #A6389 SINCE 1950 FREE ESTIMATES.
CALL ANYTIME: 625-1147
SOMERSET ELECTRIC
SECURITY SERVICE, INC.

DRIVEWAY CONSTRUCTION
Asphalt, Concrete, Gravel (Loam & Mulch Deliveries)
Call 547-6839
JOHN J. HOLLY, INC.

BIGGINS EXTERMINATING CO.
INSECTS • RODENTS
LOW PRICES • FREE ESTIMATES
8 LINCOLN ST. SOMERVILLE, MA 02145
TEL. 625-5614

HEDGES & SHRUBS
Neatly Trimmed To Enhance Your PROPERTY.
Mon-Sat. (8-8)
Landlords Special Free Estimates
628-0920
RON'S TRIMMING SERVICE

FREE ESTIMATES
G & G ROOFING CO.
NEW ROOFS-ROOF REPAIRS-GUTTERS-CHIMNEYS.
"NO JOB TOO BIG, NO JOB TOO SMALL"
GIVE US A CALL
666-9325

ROSS - WINDOWS
PROFESSIONALLY CLEANED.
OFFICE.....HOMES
G. P. REDMOND
666-5082.....625-5623
JUNE SPECIAL
WINDOWS w/comb. $3.00
RUGS 9¢ SQ. FT.

DBR PAINTING
Exterior & Interior
Carpentry/General repair
Specialty-Summer Cottages (we travel)
Free Estimates
Bill 628-8877
Jeremy 734-5665

Interior Painting
DON CRONIN
New Ceilings
Wallcoverings
666-8223

---

24 Hour Electric Service
Dependable Service
220 Volt Specialty
Lic. No. A6507
SCELZI ELECTRIC SERVICE
122 Columbia St., Cambridge
354-2174

S & S ACOUSTICAL CEILINGS
10x8 room $65.00
Including labor & material
For he estimate
Call646-9225

H.F. FENOCHETTI
Carpenter Contractor
Licensed
Remodeling · Additions
Porches · Repairs
M16-8356 Estimates
646-8356 646-8356

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court**
To all persons interested in the estate of **Diane Teed Michaelis** late of Washington, D.C. in the District of Columbia, deceased.
A petition has been presented to said Court, with certain papers purporting to be copies of the last will of said deceased, and of the probate thereof in said District of Columbia duly authenticated, by John Dane of Boston in the County of Suffolk, praying that the copy of said will may be filed and recorded in the Registry of Probate in said County of Middlesex, and that he be appointed executor thereunder, without giving surety on his bond.
If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-fourth day of June 1983, the return day of this citation.
Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this seventeenth day of May 1983.
Paul J. Cavanaugh
Register
(C)May26,June2,9

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex Division
Docket No. 535432
NOTICE OF FIDUCIARY'S ACCOUNT
To all persons interested in the estate of **S. Marvin Herbert** late of Cambridge, in said County, deceased.
You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the first and final account of **Bernard A. Miller** as Executor (the fiduciary) of the will of said deceased has been presented to said Court for allowance.
If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the twentieth day of June, 1983, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account. If you desire to object to any item of said account, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R. Civ. P. Rule 5.
Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this 27th day of May, 1983.
Paul J. Cavanaugh
Register
(C)June9

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court**
To **Mary Likely** of Cambridge in the County of Middlesex, and to her heirs apparent or presumptive and to the Massachusetts Department of Mental Health, and to the United States Veterans Administration.
A petition has been presented to said court alleging that said Mary Likely is a mentally ill person and praying that **Catherine T. Sullivan** of Bourne in the County of Barnstable, or some other suitable person, be appointed her guardian.
If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the 20th day of June 1983, the return day of this citation.
Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 16th day of May 1983.
Paul J. Cavanaugh
Register
(C)June9

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court**
To all persons interested in the estate of **Mary A. Higgins** late of Cambridge in said County, deceased.
A petition has been presented to said Court, praying that **Margaret R. O'Connell** of Cambridge in the County of Middlesex or some other suitable person, be appointed administratrix with the will annexed of said estate not already administered.
If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge on or before ten o'clock in the forenoon on the 22nd day of June 1983, the return day of this citation.
Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this 2nd day of June 1983.
Paul J. Cavanaugh
Register
(C)June9

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
NOTICE OF Administration with the Will Annexed Without Sureties
Middlesex Division
Estate of **Carol K. Knitt**
late of
Dowling Park, Florida
leaving an estate in **Cambridge** in the County of **Middlesex** and none in **Florida**
NOTICE
A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Alan S. Knitt** of Archer in the State of Florida be appointed administrator with the will annexed, without giving surety on his bond.
If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on July 1, 1983. In addition you must file a written statement of objections to the petition, giving the specific grounds therefor, within (30) days after the return day (or such other time as the court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 2A.
Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twenty-seventh day of May in the year of our Lord one thousand nine hundred and eighty-three.
Paul J. Cavanaugh
Register of Probate
(C)June9

The City of Cambridge, Massachusetts, acting through its Purchasing Agent will receive sealed bids for **grounds maintenance** at the Cambridge Rindge and Latin Schools, bounded by Broadway, Felton Street, Cambridge Street, and Ellery St Riverside Press Park, Memorial Drive, River Street and Blackstone Street, Clarendon Avenue Park at Clarendon & Massachusetts Avenues, and Michael J. Neville Manor, 650 Concord Avenue.
Bids will be received at the Office of the Purchasing Agent, City Hall, Cambridge, Massachusetts.
Bids will be received until: 2:00 P.M., Monday, June 20, 1983.
All bids will be immediately opened and publicly read aloud at the times and place designated above.
Contract documents, including plans and specifications, are available at the Office of the Purchasing Agent, City Hall, Cambridge.
A bid deposit shall be filed by each bidder in the amount of FIVE THOUSAND DOLLARS ($5,000).
Form of bi deposit shall be as prescribed bythe Commonwealth of Massachusets, General Laws, Chapter 149;Section 44B as most recently amended.
The bid documents may be examined duringregular office hours at the followingplaces:
F.W. Dodge Corporation...858 Park Square Building, Boston MA
Master Bilders Corporation... 383 Dorchster Avenue, South Boston, MA
Attention s called to the City's Supplementa Equal Employment Opportunity Ati-Discrimination and Affirmative ction Program as contained withinthe bidding documents.
The owner reserves the right to reject any or all bids, in whole or in part, if it ben the public interest to do so.
Barbara L. Duffy,
Purchasing Agent
(C)June2,9

CAMBRIDGE HISTORICAL COMMISSION
Notice is hereby given that a public hearig will be held on Tuesday, June 1), in the Parish House at Christ Churo, Zero Garden Street, on the following topics:
7:30 P.M.
Proposed Half Crown Neighborhood Conservation District, comprising roperties some or all located on Ish Street, Ash Street Place, Brver Street, Chapman Place, Gern Street, Hilliard Place, Hilliard Stree, Mount Auburn Street, Revere Stree, and Ross Street, pursuant to Ordinance 953. Affected property owners have been notified by mail.
8:00 P.M.
Proposed Demolition of 1274-1280 Massachusetts Avenue and 1282-1290 Massachusetts Avenue, pursuant to Ordinance 965. An initial determination of significance has been made concerning these structures.
Robert G. Neiley
Chairman
(C)June2,9

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate and Family Court**
NOTICE OF Probate of Will Without Sureties
Estate of **Helen M. Costo**
late of **Cambridge**
in the County of **Middlesex**
NOTICE
A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **James J. Costo** of Somerville in the County of Middlesex be appointed executor thereof, without giving surety on his bond.
If you desire to object to the allowance of said petition, you or your attorney should file a written appearance in said Court, at Cambridge, on or before 10:00 in the forenoon on July first. You must in addition to filing a written appearance as aforesaid, file within thirty (30) days after said return day a written statement of objections to the petition, giving specific grounds therefor.
Witness, Sheila E. McGovern, Esquire, First Judge of said Court at Cambridge, the twenty-seventh day of May, in the year of our Lord one thousand nine hundred and eighty-three.
/s/Paul J. Cavanaugh
Register of Probate
(C)June9

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT AUCTION
The City of Cambridge Police Department will auction under Chapter 90, Section 22C, the following motor vehicles. Auction will be held at Pat's Towing Company located at Pacific and Sidney Street, Cambridge, Massachusetts on Friday, June 24, 1983, at 11:00 A.M.
A minimum bid may be required on vehicles. All sales are final.
Payment is by **cash only.** Nothing else will be accepted. Must be 18 years old to purchase a vehicle.

Year	Make	Color	VIN Number
1972	Pontiac	Blue	2L39P2234353
1968	Volvo	Green	1453441005099
1974	Audi	Red	8442079323
1969	Opel	Yellow	3991193139
1974	Chevrolet	Yellow	1X69H4W176604
1976	AMC	Blue	A6A667A335837
1970	Ford	Green	0B36F127890
1972	Chevrolet	Red	CGE262U158229
1965	Mercury	White	5H23T535770
1973	Jeep	Green	J3A89PUH00732
1972	Fiat	Grey	131A30160687
1972	Chevrolet Wagon	Blue	1D36F2K583215
1972	Ford Brougham	Cream	2E685176370
1969	Toyota Corolla	White	TE285153350
1970	Toyota Corolla	White	TE1724361
1972	Volkswagen	Blue	119999764
1964	Comet	Brown	2T1125509295
1973	Plymouth	Blue	PH43K3F128989
1976	Volkswagen	Yellow	3252193360
1970	Volkswagen	Blue	1123052075
1965	Volkswagen S10 Wagon	Yellow	PL510844575
1968	Fiat 1600	Red	124B1529595
1971	Volkswagen	Brown	1191056230
1975	Dodge Dart	Green	LH23CR8206
1974	Buick Apollo	Brown	4B1704K111574
1972	Volkswagen	Blue	1935629
1968	Mail Truck	Blue	1643702110935
--	Audi	Blue	--
1972	Dodge Polara	Yellow	--

Some of these motor vehicles will be sold as **parts only** and cannot be registered or titled. Vehicles must be removed from the above named Company by **Monday, June 27, 1983 at 11:00 A.M.** without removal of parts.
The City reserves the right to accept any and all offers and to reject any and all offers in the best interest of the City.
All the above motor vehicles may be viewed at said Tow Company two (2) hours before the sale.
Joseph P. Cusack, Captain of Police Services Division
(C)June9,16,23

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court No. 149593**
Summons by Publication
Fidel Angel Chavez
Plaintiff
vs.
Mildred Chavez
Defendant
To the above-named Defendant: Mildred Chavez
A complaint has been presented to this Court by your spouse, Fidel Angel Chavez, seeking to dissolve the bonds of matrimony.
You are required to serve upon Michael D. Greenberg, plaintiff's attorney, whose address is 2343 Massachusetts Avenue, Cambridge, MA 02140 your answer on or before August 18, 1983. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of the Court at Cambridge.
Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
May 12, 1983
Paul J. Cavanaugh
Register of Probate
(C)May26,June2,9

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS
Notice is hereby given under General Laws, Chapter 138, as amended that **Massasoit Lodge No. 129 Inc., Augustus Spears,** Manager, has applied for a license to sell all alcoholic beverages as a Club on a seasonal basis at 55 Bishop Allen Drive.
The premises are described as follows: Recreation Room and kitchen in basement; office and two meeting halls on first floor.
The officers of Massasoit Lodge No. 129 are as follows: **Robert Phillips,** President; **Frank Gumbs,** Treasurer; and **Joseph Wright,** Clerk.
The hearing will be held on Tuesday evening, June 21, 1983, at six o'clock, in the Barbara Ackerman Room, Room 200, City Hall.
Mary E. Calnan
Anthony G. Paolillo
Thomas V. Scott
License Commission
(C)June9

Obituaries

Oscar Jackson

Oscar J. Jackson Sr., resident of Walden Square Road for 30 years, died suddenly June 2 in Mt. Auburn Hospital.

A furniture shipper for Gordon Furniture in Quincy, Mr. Jackson, 57, was a native of Corsicana, Texas. He was a Navy Veteran.

He leaves his wife, Violet (Green) Jackson; six children, Oscar Jr., Raymond, Micah, Gail, Linda and Tina; his brother, Vivian Rubles of Texas; and seven grandchildren.

A service was held at the A.J. Spears Funeral; Home after which Mr. Jackson was buried in Cambridge Cemetery.

Mikalina Clancy

Mikalina "Nellie" Clancy, 84, died May 31 in her Tremont Street home after a short illness. She was a retired employee of the Converse Rubber Company.

Born in Lithuania, she spent most of her life in Cambridge.

She leaves a son, Frederick G., retired police lieutenant of the Cambridge Police Department; a sister, Amelia Kirklys of Cambridge; and two grandchildren.

A Mass was celebrated in the Immaculate Conception Church after which she was buried in Cambridge Cemetery.

Funeral arrangements were by the John C. Burns and Sons Funeral Home.

David Goodman

Russian-born Cambridge resident, David D. Goodman, 93, died May 31 after a long illness.

Mr. Goodman, retired owner of Goodman Dry Cleaners of Boston, lived in Cambridge for 25 years. He worked at his dry cleaning business for 50 years.

He leaves his wife, Doris (Krentzman) of Cambridge; a son, Cecil of Watertown; and a brother, Irving Good of Florida.

Funeral services were conducted at the Stanetsky Memorial Chapel in Brookline.

John Tierney

John J. Tierney, retired private investigator, died May 30 in his Cambridge home at the age of 81.

He was a lifelong resident here.

A World War I Veteran, he leaves one sister, Mrs. Wilbert Waite of Belmont; and two brothers, Edward F., retired captain of the Cambridge Police Department, and Martin L. Tierney, both of Belmont.

A funeral from the Daniel F. O'Brien Funeral Home was followed by Mass in St. Mary's Church. He was buried in St. Paul's Cemetery, Arlington.

William Kearns

William F. Kearns, retired manager of Gold Coast Cleaners, died May 31 in the Sancta Maria Hospital after an eight month illness. He was 68.

A lifelong resident of Cambridge, he lived on Gold Star Road.

He is survived by his wife, Dorothy G. (Ranagan); three daughters, Mary Grace, Kathleen Carter and Dorothy Vieira; two sisters, Mary and Margaret; two brothers, John and George Kearns; and six grandchildren.

After a funeral from the Keefe Funeral Home, Mass was celebrated in St. John's Church. Mr. Kearns was buried in Cambridge Cemetery.

Emma Ambush

Honored as the oldest living member of the Mt. Olive Baptist Church, now known as the Mass. Ave. Baptist Church, Emma E. (Steems) Ambush, died May 31 in Worcester City Hospital at the age of 92.

Formerly of 237 Franklin St., Mrs. Ambush worked for Necco Candy Factory for 20 years.

She was an original member of the Cambridge Salvation Army and belonged to the Silver Threads Club.

Mrs. Ambush was the wife of the late Charles G. Ambush Sr.; the mother of Virginia M. Williams of Cambridge, Nelson W. Ambush of Worcester and the late Benjamin S. and Charles G. II; the grandmother of 13, great-grandmother of 27 and great great-grandmother of four.

A.J. Spears Funeral Home made the funeral arrangements.

Services were held at the Mass. Ave. Baptist Church after which she was buried in Cambridge Cemetery.

In Mrs. Ambush's memory, donations may be made to the Mass. Ave. Baptist Church.

Margaret Kelly

A memorial Mass for Margaret M. Kelly will be celebrated Saturday, June 11, at 5 pm, in St. Paul's Church, Cambridge.

Miss Kelly, 72, formerly of Cambridge, died suddenly May 22 at the Cape Cod Hospital in Hyannis.

She is survived by two cousins, Charles P. Kelly of Cambridge and John J. Kelly of Lynn.

Miss Kelly was buried in Cambridge Cemetery.

Olive Pierce

A funeral Mass was said in the Church of the Blessed Sacrament for Olive Louise (Bryant) Pierce, 86, who died June 5 in the Youville Hospital. Mrs. Pierce had been ill for a long time.

Born in Florence, Mass., she was a resident of Cambridge for over 65 years and lived on Erie Street.

The wife of the late Charles F. Pierce, Mrs. Pierce leaves three daughters, Louise Zenga of Cambridge, Lillian Gallagher of Burlington and Yvonne Melville of Westford; and 12 grandchildren.

Funeral arrangements were handled by the John J. Donahue Funeral Home. She was buried in North Cambridge Catholic Cemetery.

David Jones

David Reid Jones, 45, died May 3 in his Cambridge home.

Mr. Jones, born in Waterbury, Conn., attended Hotchkiss School and graduated from Yale University in 1959. He later received a Master's degree in business administration from Boston University.

Mr. Jones was employed as an officer at the First National Bank of Boston.

He leaves his parents, Mr. and Mrs. Edward R. Jones of Middlebury, Conn.; three daughters in Marblehead; two brothers; and an aunt.

Private graveside services were held at Riverside Cemetery, Waterbury, Conn.

Jane Morhardt

Assistant librarian at Harvard's Lamont Library, Jane Rogers Morhardt, 36, died May 29 in Brigham and Women's Hospital.

A native of Bethel, Conn., she came to Cambridge in 1969.

She leaves her husband, J. Steven Wood of Cambridge; a son, Roger S. Wood of Cambridge; her parents, Roger F. and Claire E. (Connor) Morhardt of Bethel,; two brothers, Jeffrey C. of Alexandria, Va., and Michael Morhardt of Bethel; four sisters, Constance Montross of Sturbridge, Ann Burns of Ithaca, N.Y., Catherine R. Diamond of Mahopac, N.Y., and Elizabeth Morhardt of Bethel.

A funeral Mass was conducted in St. Mary's Church, Bethel, and a memorial service was held in Harvard's Memorial Church.

Nellie Powell

Active community member, Nellie (Floyd) Powell, 91, died May 27 in the Cambridge Hospital after a lengthy illness.

A native of Henderson, North Carolina, and resident of Cambridge for many years, she was a member of the Deaconess Board, the Missionary Circle and the Ladies Auxiliary.

Mrs. Powell is survived by three daughters, Florence Betts, Emily Mahon and Dorothy Langford; one son, Robert Powell; 12 grandchildren, 16 great-grandchildren and one great great-grandchild.

Funeral services were held in the Western Avenue Baptist Church after which she was buried in Cambridge Cemetery.

Arrangements were by the A.J. Spears Funeral Home.

Howard Burgwin

Cambridge resident Howard J. Burgwin who had written, printed and arranged the distribution of a privately circulated newspaper, The Golden Triangle, since 1945, died June 2 in a Cambridge nursing home at the age of 93.

Mr. Burgwin was born in Pittsburgh and operated a securities investment business there for many years until he retired 10 years ago and moved to Cambridge.

He was an overseas Red Cross ambulance driver during World War I.

Mr. Burgwin leaves two daughters, Mary H. Ulam of Cambridge, and Margaret Mazur of San Francisco; a son, H. James of Westchester, Penn.; and five grandchildren.

Private services were held at the Long Funeral Home. Mr. Burgwin was cremated at the Mt. Auburn Crematory.

Enos Agnew

Enos Agnew, resident of Fayerweather Street for many years, died suddenly May 29 in San Dimas, Calif., at the age of 67.

A World War II Veteran, Mr. Agnew was a retired employee of the General Motors Corporation in Framingham.

He was the husband of Marian K. (Daly); the brother of Forrest Agnew; the stepfather of Rose Marie Harris, Roberta, Judith, Roy Anthony and Jacqueline Nunes; and the grandfather of seven.

Funeral services were held in St. Bartholomew's Episcopal Church followed by burial in Cambridge Cemetery.

A.J.Spears Funeral Home made the funeral arrangements.

Mary Baldwin

A funeral Mass was offered in St. Peter's Church for former longtime Cambridge resident, Mary F. (Carr) Baldwin.

Mrs. Baldwin, 70, died May 25 in Billerica after a short illness.

She was the wife of the late Robert M. Baldwin; the sister of Dorothy Spinney of Natick, Ruth Riley of Cambridge, Barbara Carr of Cambridge, Helen Flaminio of Marlboro and the late John Carr of Burlington.

Funeral arrangements were by the William T. Hickey and Son Funeral Home.

Mrs. Baldwin was buried in Mt. Auburn Cemetery.

Louise Fitzmaurice

Clerk for the Cambridge Treasurer's Office, Louise (Vigneron) Fitzmaurice, died May 15 in the Mt. Auburn Hospital after a brief illness.

At 63 years old, she was a lifelong Cambridge resident.

She was the wife of the late Thomas Fitzmaurice; the mother of Michael, Kevin and Joseph Fitzmaurice; the daughter of Della and the late Joseph Vigneron; and the sister of Marie Lang.

After a Mass in St. Mary's Church she was buried in Cambridge Cemetery. The John C. Burns and Sons Funeral Home arranged the funeral.

Margaret O'Reilly

Margaret M. O'Reilly, 84, of Fresh Pond Lane, died May 29 in the Sancta Maria Hospital. She was a retired school teacher for the City of Boston.

She was the sister of E. Gertrude, Mary F. O'Reilly, and the late Sarah L. Barrett, Francis J. and Edmond W. O'Reilly.

A funeral from the William T. Hickey and Son Funeral Home was followed by a Mass said in the Sacred Heart Church.

Miss O'Reilly was buried in Cambridge Cemetery.

Mary Towle

A Mass will be held today (Thursday) at 9 am in St. John's Church for Mary B. (Hogan) Twle. Mrs. Towle, 77, died June 6 in St. John's Hospital, Lowell, after a brief illness.

A retired bank teller, she resided in Tewksbury prior to which she lived in Cambridge.

She was the daughter of the late Clemence and C. Gertrude (McCool) Hogan; the sister of Geraldine Tarbox, Gertrude Hogan, Florence Donahue, Clara Quinn and the late Rev. Ernest Hogan O.P.

A funeral will be held at the Keefe Funeral Home today at 8 am.

Mrs. Towle will be buried in Cambridge Cemetery.

Joseph McGurk

Supevisor at the Middlesex County Courthouse, Joseph P. McGurk, 57, died May 30 in Massachusetts General Hospital after a brief illness.

A lifelong Cambridge resident, he leaves his wife, Dorothy (Powers) McGurk; one son, Mark McGurk; three daughters, Maureen and Marjorie McGurk and Marilyn Tedesco; two grandchildren; three brothers, Robert, Paul and James; and three sisters, June Sheppard, Doris O'Leary and Patricia McGurk.

A funeral from the John C. Burns and Sons Funeral Home was followed by Mass in St. Mary's Church. He was buried in Cambridge Cemetery.

Peter Cignetti

A funeral Mass was offered in St. Peter's Church for Peter V. Cignetti of Lakeview Avenue. He died May 25 in Boston at the age of 65.

He is survived by his wife, Mary G. (Grady); six daughters, Gail Wood of Reading, Janet Cormier of New Hampshire, Marie Fratto of Medford, Emily Hegarty of Lexington, Jean and Anita Cignetti, both of Cambridge; three sons, Peter of Cambridge, Kevin of Reading and Stephen of Cambridge, 11 grandchildren; three brothers, M. Robert of Somerville, Joseph of Longmeadow and John of Connecticut; and three sisters, Rose LaPolt of Connecticut, Eleanora Duckworth and Nathalin Tribuzio, both of Washington.

Mr. Cignetti was buried in St. Joseph's Cemetery, West Roxbury.

A funeral was held at the William T. Hickey and Son Funeral Home.

Antonio Maccarone

Retired cook for Bay State College, Antonio Maccarone, 83, died June 1 in the Cambridge Nursing Home after a short illness. A resident of Third Street for many years, he was born in Providence, Rhode Island.

He is survived by his wife, Myra (Williams); and a sister, Victoria Finelli.

After a Mass in The Sacred Heart Church, Mr. Maccarone was buried in Cambridge Cemetery.

Rogers Funeral Home handled the funeral arrangements.

Redliner newsletter available

The latest issue of the Community Development Department newsletter on the MBTA Red Line construction project is now available at the CDD office at City Hall Annex.

The current issue of "The Redliner" is about Davis Square in Somerville.

The newsletter is also available at the office of Mayor Alfred E. Vellucci.

Shamrock benefit planned

On Friday evening, June 17, the Shamrock Social and Charitable Society will sponsor their annual benefit party for the African Mission Fathers.

The benefit will take place at the VFW Hall, 2103 Massachusetts Avenue, North Cambridge, from 8 pm to midnight with music by John McDonald and his band.

The Shamrock Society will donate the entire proceeds from this event to the African Mission Fathers to aid in their missionary work overseas. Admission is only $2.50, refreshments will be served, and there will be a raffle and cake sale. For further information, call 625-7556.

LEGAL NOTICE
Notice of
Public Hearing

The Massachusetts Board of Regents of Higher Education, acting under the provisions of General Laws Chapter 69, Section 30, as most recently amended by Chapter 329 of the Acts of 1980, will conduct a public hearing on June 30, 1983 at 10 a.m. in Room 601, One Ashburton Place, Boston, Massachusetts 02108, for the purpose of determining whether the Board of Regents of Higher Education will approve the Articles of Amendment to the Charter of Lesley College, 29 Everett Street, Cambridge, Massachusetts.

Lesley College's amendment of corporate purpose seeks: "To provide undergraduate education leading to the **Bachelor** degree and to provide graduate education leading to the degrees of **Master** and **Certificate of Advanced Graduate Study** in order to prepare men and women in the field of professional education and related educational services, general education, human services, mental health, management and organizational administration, together with authority to confer such degrees and such other honorary degrees as may be appropriate to the course of study offered at the College and as may be approved by the Board of Regents of Higher Education pursuant to applicable provisions of law; to receive, acquire by gift or purchase, hold, maintain, sell or otherwise acquire and dispose of such real and personal property, or both, as may be incidental to the carrying on of any of the above purposes; and to do all things which can be helpful and advantageous from time to time in carrying out any of the foregoing purposes."

Massachusetts Board of Regents of Higher Education
John B. Duff
Chancellor

(C)June2,9,16

UNITED STATES OF AMERICA
FEDERAL ENERGY REGULATORY COMMISSION

Notice of Application Filed with the Commission (May 10, 1983).

Take notice that the following hydroelectric application has been filed with the Federal Energy Regulatory Commission and is available for public inspection:

a. Type of Application: Preliminary Permit
b. Project No: P-7196-000
c. Date Filed: April 7, 1983
d. Applicant: Balance One Incorporated
e. Name of Project: Cordingly Dam
f. Location: The Charles River in Middlesex and Norfolk County, Massachusetts
g. Filed Pursuant to: Federal Power Act, 16 U.S.C. §791(a) - 825(r)
h. Contact Person: Mr. Allen Benjamin, 99 Concord Road, Wayland, Massachusetts 01778
i. Comment Date: JULY 14, 1983
j. Description of Project: The proposed project would consist of: (1) the existing 16-foot-high, 120-foot-long, Metropolitan District Commission's Cordingly Dam; (2) a proposed 200-foot-long concrete penstock; (3) a proposed powerhouse containing one or more generating units having a total rated capacity of 400 kW; (4) an existing transmission line with a proposed interconnecting line 200 feet long; and (5) appurtenant facilities. The Applicant estimates that the average annual energy output would be 1,540 MWh.
k. Purpose of Project: The most likely market for the energy derived at the proposed project would be the Metropolitan District Commission, The Boston Edison Company, or nearby industrial establishments.
l. This notice also consists of the following standard paragraphs: A4a, A4c, B, C and D2.
m. Proposed Scope of Studies under Permit: A preliminary permit, if issued, does not authorize construction. The term of the proposed preliminary permit is 18 months. The work proposed under the preliminary permit would include economic analysis, preparation of preliminary engineering plans, and a study of environmental impacts. Based on results of these studies Applicant would decide whether to proceed with more detailed studies, and the preparation of an application for license to construct and operate the project. Applicant estimates that the cost of the work to be performed under the preliminary permit would be $51,500.

A4a. Existing Dam or Natural Water Feature Project — Anyone desiring to file a competing application for preliminary permit for a proposed project at an existing dam or natural water feature project, must submit the competing application to the Commission on or before 30-days after the specified comment date for the particular application (see 18 CFR 4.30 to 4.33 (1982)). A notice of intent to file a competing application for preliminary permit will not be accepted for filing.

A4c. The Commission will accept applications for license or exemption from licensing, or a notice of intent to submit such an application in response to this notice. A notice of intent to file an application for license or exemption must be submitted to the Commission on or before the specified comment date for the particular application. Any application for license or exemption from licensing must be filed in accordance with the Commission's regulations 18 CFR 4.30 to 4.33 or §4.101 to 4.104 (1982), as appropriate).

B. **Comments, Protests, or Motions to Intervene** - Anyone may submit comments, a protest, or a motion to intervene in accordance with the requirements of the Rules of Practice and Procedure, 18 C.F.R. §§385.210, .211, .214 (1982). In determining the appropriate action to take, the Commission will consider all protests or other comments filed, but only those who file a motion to intervene in accordance with the Commission's Rules may become a party to the proceeding. Any comments, protests, or motions to intervene must be received on or before the specified comment date for the particular application.

C. **Filing and Service of Responsive Documents** - Any filings must bear in all capital letters the title "COMMENTS", "NOTICE OF INTENT TO FILE COMPETING APPLICATION", "COMPETING APPLICATION", "PROTEST" or "MOTION TO INTERVENE", as applicable, and the Project Number of the particular application to which the filing is in response. Any of the above named documents must be filed by providing the original and the number of copies required by the Commission's regulations to: Kenneth F. Plumb, Secretary, Federal Energy Regulatory Commission, 825 North Capitol Street, N.E., Washington, D.C. 20426. An additional copy must be sent to: Fred E. Springer, Chief, Applications Branch, Division of Hydropower Licensing, Federal Energy Regulatory Commission, Room 208 RB at the above address. A copy of any notice of intent, competing application or motion to intervene must also be served upon each representative of the Applicant specified in the particular application.

D2. **Agency Comments** - Federal, State, and local agencies are invited to file comments on the described application. (A copy of the application may be obtained by agencies directly from the Applicant.) If an agency does not file comments within the time specified for filing comments, it will be presumed to have no comments. One copy of an agency's comments must also be sent to the Applicant's representatives.

Kenneth F. Plumb
Secretary

(C)May26,June2,9,16

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

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, June 22, 1983 at 6:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts **on two petitions to amend the zoning ordinance of the City of Cambridge** by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts, PUD-6; A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

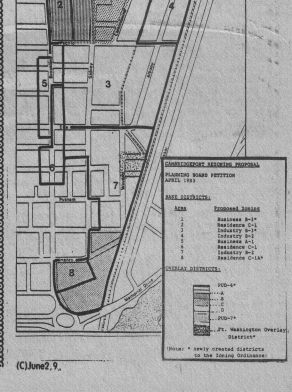
Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*

(*this would restrict all office use, including technical office for research and development)

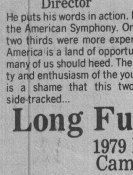
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

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

For the Committee,
Councillor Walter J. Sullivan,
Chairman.



(C)June2,9,



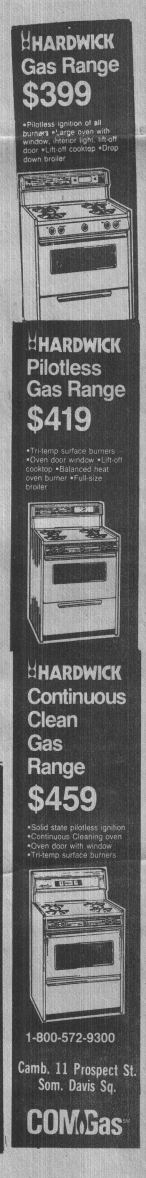
A thought for the week

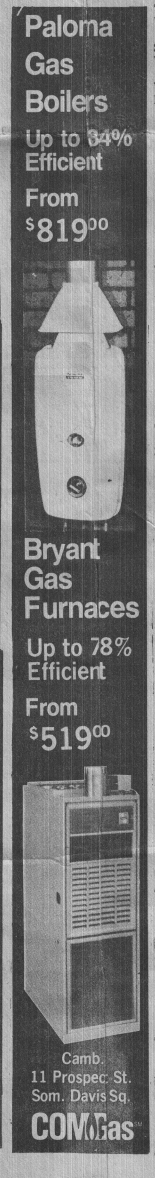
John L. Anderson, Director

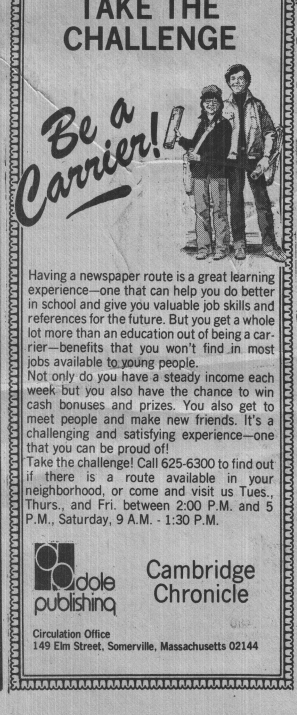
The late maestro Leopold Stokowski, at an age well past three score years and ten, continued an inspirationally active life. By personal example, he shamed many younger people when he said, "I would rather talk about the future, the past is something we can no longer do anything about."

He puts his words in action. In approaching age 80, he grouped both young and old in the American Symphony. One third of the musicians were talented youth; the other two thirds were more experienced, more mature. Dedicated to his conviction that America is a land of opportunity and that it must remain so, he exemplified a lesson many of us should heed. The young learn from the old and the old gain from the vitality and enthusiasm of the young. In recent years, in too many areas of employment, it is a shame that this two fold concept of opportunity seems to have been side-tracked...

Long Funeral Home, Inc.
1979 Massachusetts Ave.
Cambridge, Mass. 02140
Service Is A "Long" Word







C. C. 106

Mayor Vellucci Communication #11

City of Cambridge

MASSACHUSETTS

In City Council June 27 1983

Vote of the City Council on the Petition of the Planning Board to Pass the Cambridge Industrial Rezoning to 2nd Reading

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton		✓		
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham			✓	
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan		✓		
Mr. Walter J. Sullivan		✓		
Mr. Wylie	✓			
Mayor Vellucci		✓		
	3	5	1	

— Motion to 2nd Reading — Failed

C. C. 106

Communication #11

I

City of Cambridge

MASSACHUSETTS

In City Council June 27 1983

- Motion to Table by C. Wylie -

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton		✓		
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham			✓	
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr. Wylie	✓			
Mayor Vellucci		✓		
	4	4	1	

- Motion to Table Failed -

City of Cambridge

In City Council June 27, 1983

The Ordinance *Committee*

Comprised of the entire membership of the City Council
to which was referred the petition of the Planning Board to amend the Zoning Ordinances of the City of Cambridge in the Cambridgeport Industrial District by changing the district designations for several areas by creating six new zoning districts, including three new overlay districts: PUD-6, A, B, C, D; PUD-7 and the Fort Washington Overlay District in the area now principally zoned as Industry B, met on Wednesday, June 22, 1983 at 6:00 p.m. in the City Council Chamber, City Hall.

Councillor Walter J. Sullivan, Chairman of the Ordinance Committee, presided.

The Chairman called for the proponents to appear and be heard.

In answer to the call of the Chair, the Committee heard from Kathy Spiegelman, Asst. City Manager for Community Development, who stated that both this petition and the petition of Councillor David Sullivan were received by the Planning Board which had agreed on a plan which was designed to make things happen. She outlined in great detail the objectives of the plan and expressed a hope that the rezoning petition submitted could resolve the problem which was compounded by the failure of those concerned to compromise after the submission of eight petitions, resulting in a lack of confidence. She stated that the objectives of all concerned could be attained.

The Committee heard from Lester Barber of the Community Development staff, who outlined the various districts in the area and indicated the uses permitted in each area.
(The difference in the two petitions are indicated in summary on the hearing notices attached and identified as Exhibit A).

Mr. Barber, with the aid of the blackboard showed the boundaries of each district and answered questions by the Committee on the permitted uses and ratios in code.

The Committee was in receipt of two summaries from the Community Development Department, the first being the Planning Board petition and referred to as Exhibit B, and the second designated as the City Council petition and referred to as Exhibit C, both being attached to the record.

A discussion followed regarding the permitted uses in each zone. The Chairman declared the hearing for the proponents closed and called for the opposition to appear.

REPORT

Committee on

In response to the Call of the Chair, the Committee heard from William Noble of 38 Green Street, who recorded his opposition to both petitions and the provisions made for low and moderate housing units.

The Committee heard from Robert J. LaTremouille of 348 Franklin Street, who was concerned with property being destroyed for speculation and no housing being provided in the City of Cambridge.

Bill Cunningham of 3 Putnam Gardens recorded his opposition and stated that he favored light industry and was against putting all our eggs in one basket.

Henry Kalus of area 1B2 appeared in opposition to the proposals.

Gerald Bergman of 27 Essex Street recorded his opposition to both petitions and urged the Committee to consider proposals which would provide housing for low and moderate income people.

The Committee heard from Edward Stempon, who opposed both petitions and urged that the property be used in a marketable manner and the Committee should consider why people come to Cambridge and act accordingly.

Also recorded in opposition to both plans were the following: Catherine Donaher of 6 Avon St., representing M.I.T., James Caregianes of 4 William St., Donald Moulton of 9 Lowell St., Phil Tortora of 20 Lopez St., Murial Brown of 353 Pearl St., Peter Ashjian, representing Vappi Corporation of Sydney Street, Vincent Mastroll of 8 Cottage St., Walter Milne, representing M.I.T., Jacques Smith, representing Manlabs, Inc., Phillip Cavellinia of 264 Brookline St.

The Chair declared the hearing for the opposition closed at 7:28 p.m.

Councillor David Sullivan introduced Richard Whitman of 6 Frost St., who wished to record himself in favor of the City Council petition and presented a detailed report to the membership on the Council petition, (which is attached and identified as Exhibit D in the record). Mr. Whitman stated that there is a market for industrial development, which could occur if land costs were kept at $10 per square foot and that the restriction on office space could not affect this market provided that office space was limited to 50%. Otherwise, land costs would soar to $15 or 20 per square foot, preventing industrial development and providing fewer production jobs for Cambridge residents, that this would probably be the last opportunity to provide for blue collar jobs in Cambridge. Mr. Whitman concluded by urging the adoption of the Council petition.

The Chairman declared the hearing closed at 7:28 p.m. and moved that both petitions be referred to the City Council for their consideration. There being no objection, the petitions were so referred.

For the Committee,

Walter J. Sullivan

Councillor Walter J. Sullivan

Chairman.

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

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, June 22, 1983 at 6:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on **two petitions to amend the zoning ordinance of the City of Cambridge** by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

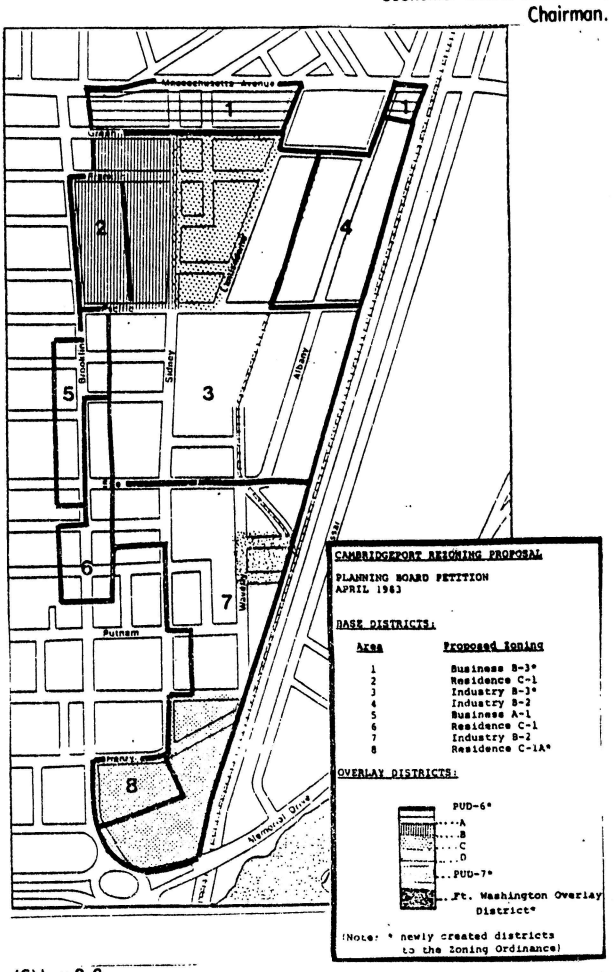
The two petitions differ only in three specific requirements. These differences are as follows:

Regulation	**Petition**	
	I **Planning Board**	**II** **City Council**
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

(*this would restrict all office use, including technical office for research and development)

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

For the Committee,
Councillor Walter J. Sullivan,
Chairman.



(C)June2,9

C. C. 108

City of Cambridge

PETITION OF Planning Board re: Cambridgeport area

Petition filed with the City Clerk April 25, 1983

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

5 days April
31 days May
~~29~~ days June
65 days = June 29, 1983 = all hearings

April 25, 1983

In City Council
Referred to the Planning Board for report 4/25/83 tabled – 5/2/83 referred to P.B. & Ord Comm – Reconsideration failed on 5/2/83 – filed on referral 5/9/83 reconsideration action to refer to P.B. & Ord Comm STANDS.

Planning Board Hearing June 7, 1983

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be Sept 5, 1983.)

23 days - June
31 days - July
31 days - Aug.
5 days - Sept
90

City Council hearing published Chronicle - June 2, 1983
June 9, 1983

Hearing before the City Council June 22, 1983 at 6:00 p.m.

Report to the City Council 6/27/83 w/o Recommendation after Hearing

Passed to a second reading published 6/27/83 Motion to Table by C Wylie failed 4-4-1
Motion to 2nd Reading failed 3-5-1

Ready for Ordination
published

COMPLETION DATE: Sept. 5, 1983

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING.

Exhibit A

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to amend the zoning ordinance of the City of Cambridge by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

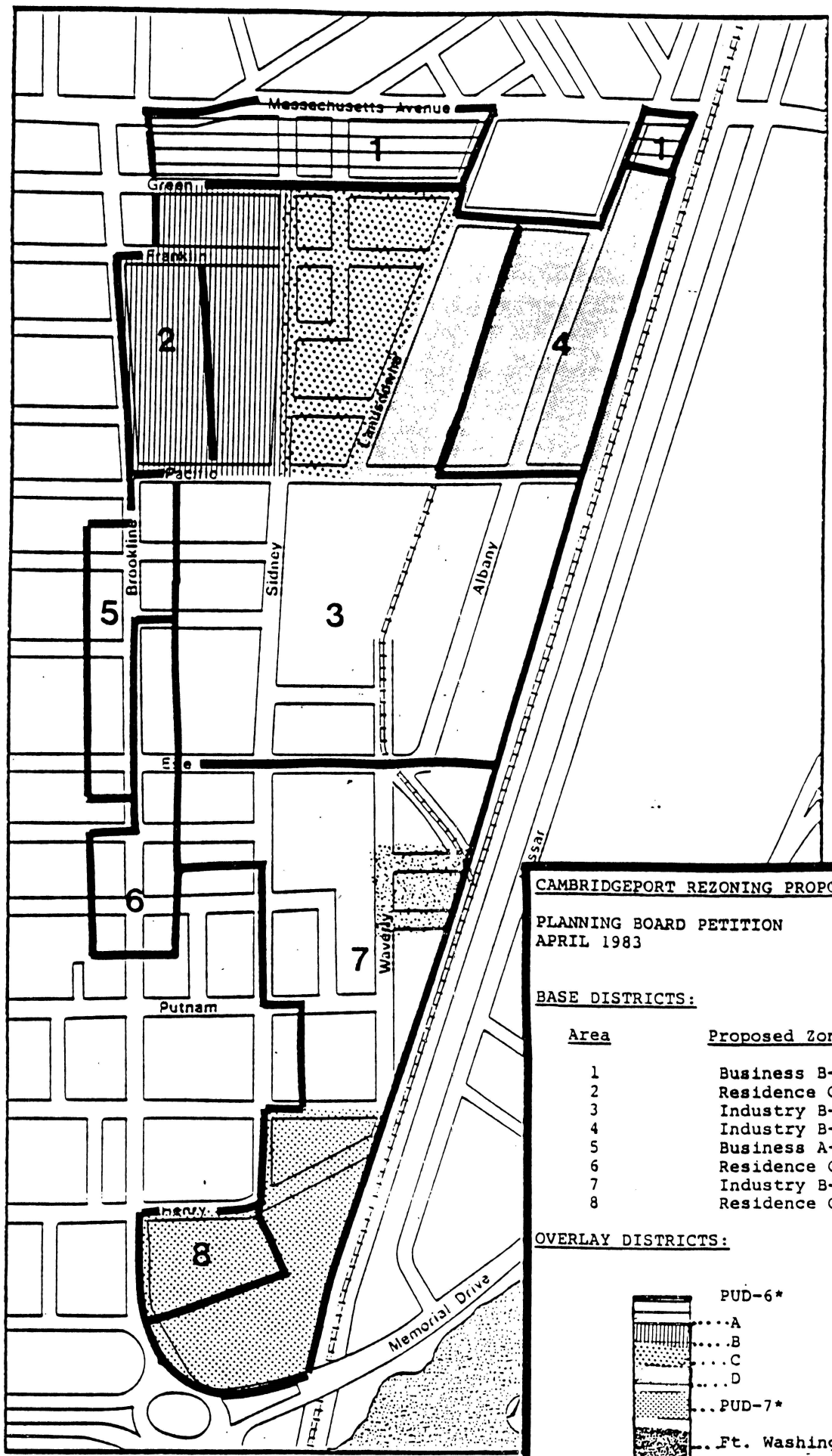
Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

(*this would restrict all office use, including technical office for research and development)

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

For the Committee,

Councillor Walter J. Sullivan,
Chairman.



CAMBRIDGEPORT REZONING PROPOSAL

PLANNING BOARD PETITION
APRIL 1983

BASE DISTRICTS:

Area	Proposed Zoning
1	Business B-3*
2	Residence C-1
3	Industry B-3*
4	Industry B-2
5	Business A-1
6	Residence C-1
7	Industry B-2
8	Residence C-1A*

OVERLAY DISTRICTS:

PUD-6*
A
B
C
D
PUD-7*
Ft. Washington Overlay District*

(Note: * newly created districts to the Zoning Ordinance)

C. C. 108

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to amend the zoning ordinance of the City of Cambridge by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

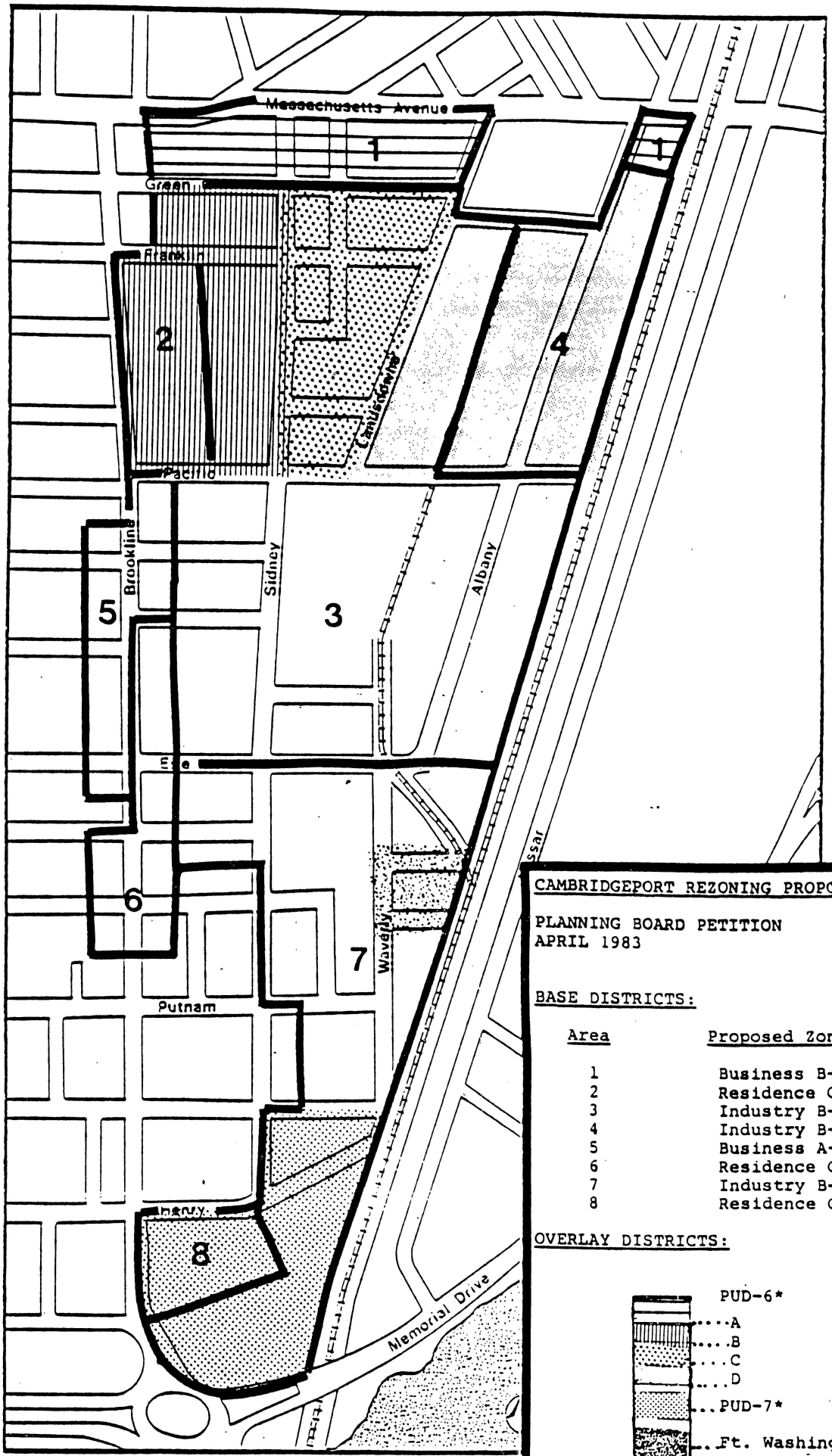
Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

(*this would restrict all office use, including technical office for research and development)

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

For the Committee,

Councillor Walter J. Sullivan,
Chairman.



CAMBRIDGEPORT REZONING PROPOSAL

PLANNING BOARD PETITION
APRIL 1983

BASE DISTRICTS:

Area	Proposed Zoning
1	Business B-3*
2	Residence C-1
3	Industry B-3*
4	Industry B-2
5	Business A-1
6	Residence C-1
7	Industry B-2
8	Residence C-1A*

OVERLAY DISTRICTS:

PUD-6*
A
B
C
D
PUD-7*
Ft. Washington Overlay District*

(Note: * newly created districts to the Zoning Ordinance)

C. C. 108

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to amend the zoning ordinance of the City of Cambridge by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*

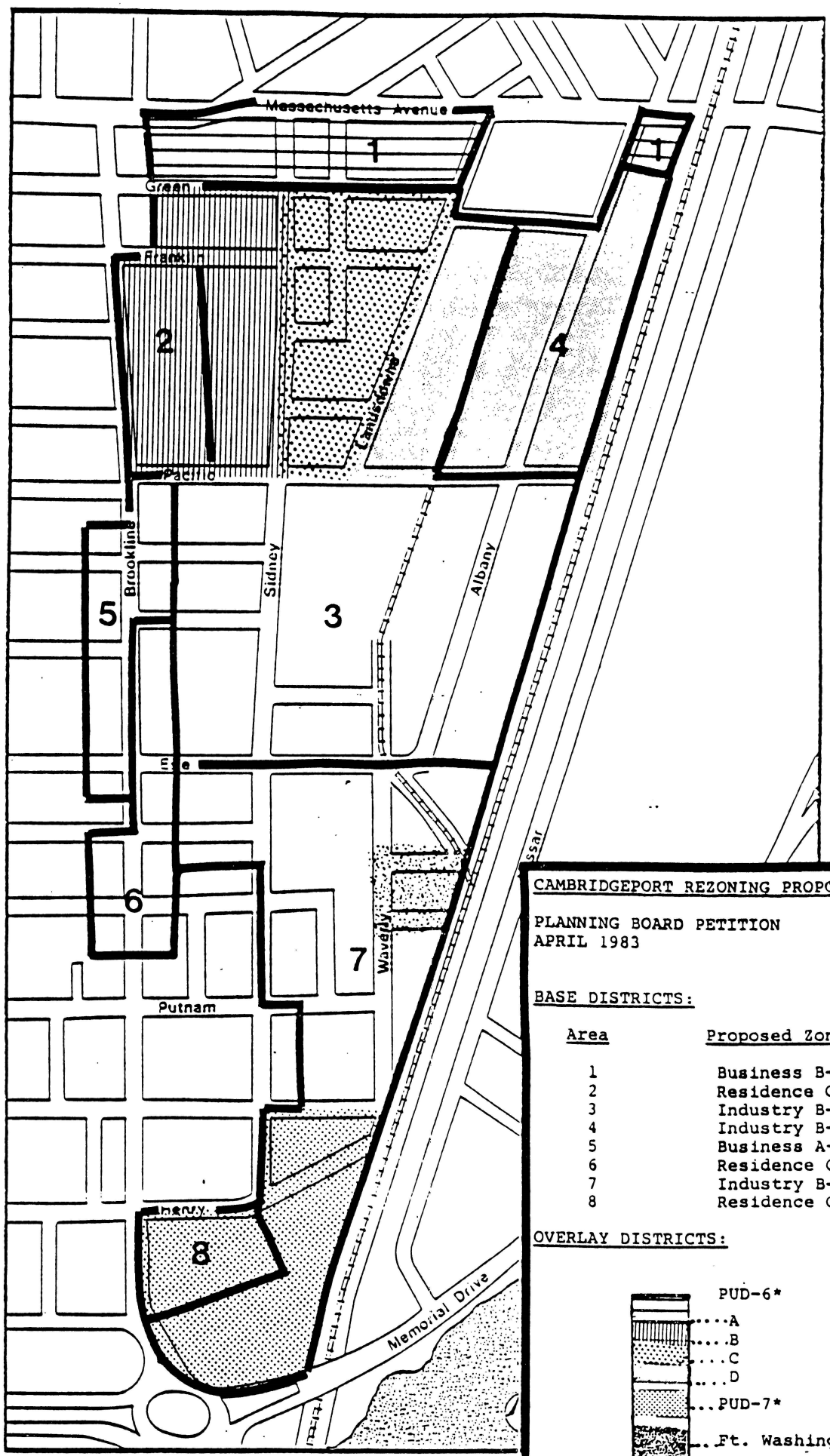
(*this would restrict all office use, including technical office for research and development)

PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

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

For the Committee,

Councillor Walter J. Sullivan,
Chairman.



CAMBRIDGEPORT REZONING PROPOSAL

PLANNING BOARD PETITION
APRIL 1983

BASE DISTRICTS:

Area	Proposed Zoning
1	Business B-3*
2	Residence C-1
3	Industry B-3*
4	Industry B-2
5	Business A-1
6	Residence C-1
7	Industry B-2
8	Residence C-1A*

OVERLAY DISTRICTS:

PUD-6*
A
B
C
D
PUD-7*
Ft. Washington Overlay District*

(Note: * newly created districts to the Zoning Ordinance)

Exhibit B

PLANNING BOARD PETITION

ZONING SUMMARY - CAMBRIDGEPORT REZONING PETITION

April 1983

BASE DISTRICTS

District	Major Uses	FAR	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Open Space	Special Requirements
	Residential:						
C-1	single, two and multi-family townhouses	.75 .9	35' 40'	1200 s.f. "	36 "	15% 25%	
	Residential:						
C-1A*	single, two and multi-family townhouse	.65 .65	35' 40'	1650 s.f. "	26 "	20% 25%	
	Business:	1.0	35'	N/A	N/A	N/A	
BA-1	neighborhood retail, office						
	Residential:						
	single, two and multi-family townhouse	.75 .9	35' 40'	1200 s.f. "	36 "	15% 25%	
	Business:	3.0	120'	N/A	N/A	N/A	
BB-3*	general retail, office						
	Residential:	3.0	120'	300 s.f.	145	10%	
	single, two, multi-family, townhouse, hotel or motel						
	Industry:	1.5	85'	N/A	N/A		
IB-2	manufacturing and warehouse office						within 100 feet of a residential district the height shall be controlled by a 30° setback plane
IB-3*	Industry: manufacturing and warehouse (general office limited to 40% accessory)	1.5	85'	N/A	N/A		within 100 feet of a residential district the height shall be controlled by a 30° setback plane

(*newly created districts to the Zoning Ordinance)

ZONING SUMMARY - CAMBRIDGEPORT REZONING PETITION

April 1983

OVERLAY DISTRICTS

District	Major Uses	FAR	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Special Requirements
PUD-6		(see specific district regulations)				
	Residential: single & two-family multi-family townhouse(1) hotel(2) Transportation, Communication, Utility Uses Institutional Office & Laboratory Retail Business Consumer Services (limited) Light Industrial					Required Housing = P.U.D. shall provide a housing plan for the construction of the maximum number of allowed residential units in the Res. C-1 district. Inclusionary Housing = The required housing shall include 13 units of low income households and 13 units of moderate income households. (1) Single, two-family, multifamily and townhouses are prohibited in the "C" and "D" PUD-6 Districts. (2) Hotel development shall meet specific design criteria. Citizen Advisory Committee A committee appointed by the City Manager would advise the Planning Board on PUD applications and other public actions in the Cambridgeport Industri area.

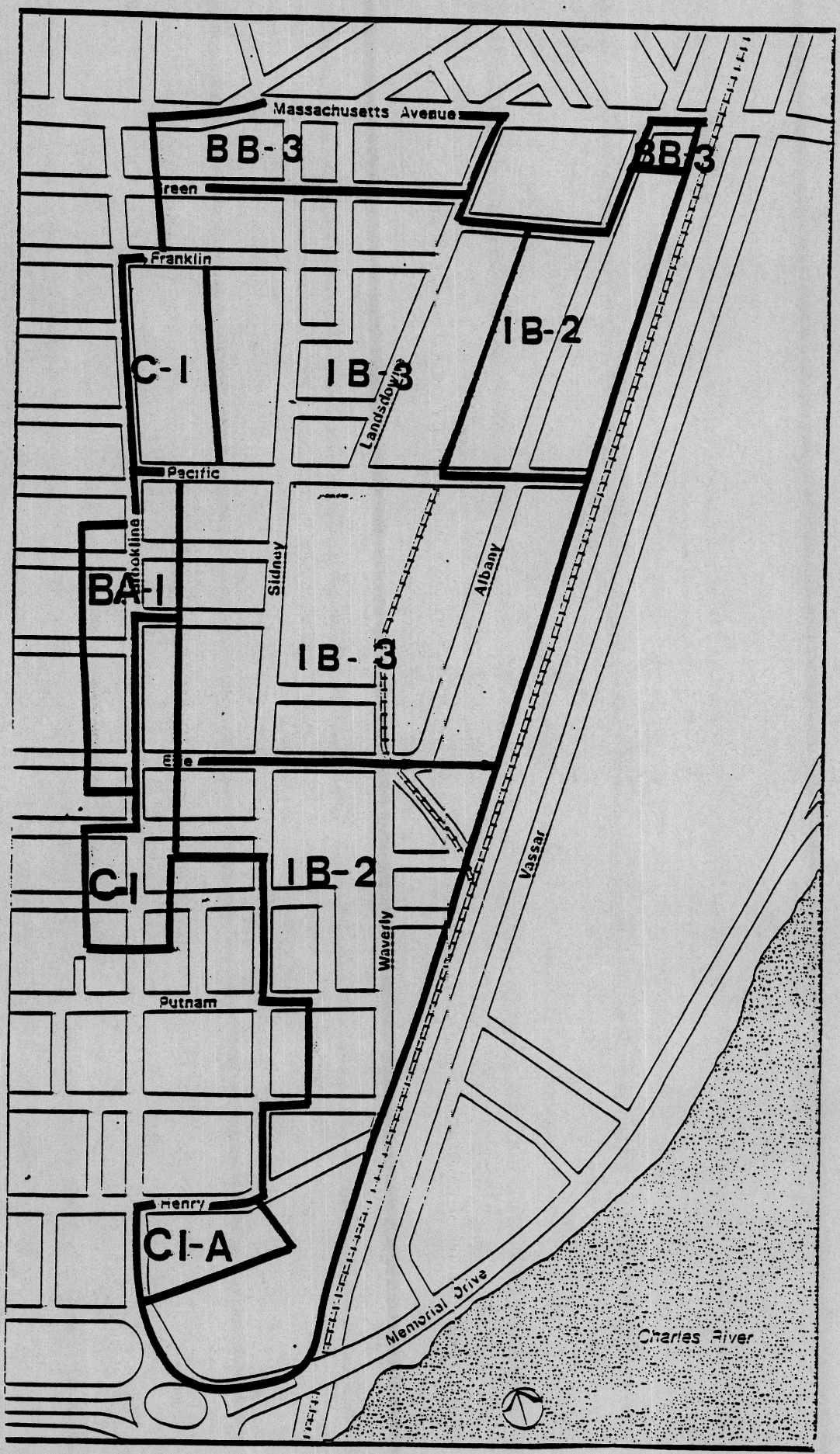
Specific District Regulations

District	Far	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Open Space	Special Regulations
PUD-6 "A"	3.0	120'(3)	1200 s.f.	36	15%	(3) The max. height for hotel use is 150'.
PUD-6 "B"	1.5	85'(4)	1200 s.f.	36	15%	(4) Where the base district is Res. C-1, the maximum height shall not exceed that permitted in the base district within 100' of Brookline Street. Between 100' and 200', the maximum height shall be determined by a 30° setback plane. Where the base district is IB-3, the maximum height within 100' of a Res. C-1 district shall be determined by a 30° setback plane.
PUD-6 "C"	2.0	85'(5)	N/A	N/A	15%	(5) The maximum height for hotel use is 150'. For other uses, the maximum height may be increased to 100' provided that no more than 25% of the land area of a development parcel is covered by buildings exceeding 85' in height and providing no more than 15% of the total area of PUD 6C is covered by buildings exceeding 85' in height.
PUD-6 "D"	2.5	100'(6)	N/A	N/A	15%	(6) The maximum height may be increased to 100' provided that no more than 50% of the land area of a development parcel is covered by buildings exceeding 85' in height.
Fort Washington Overlay	—	40'	—	—	—	

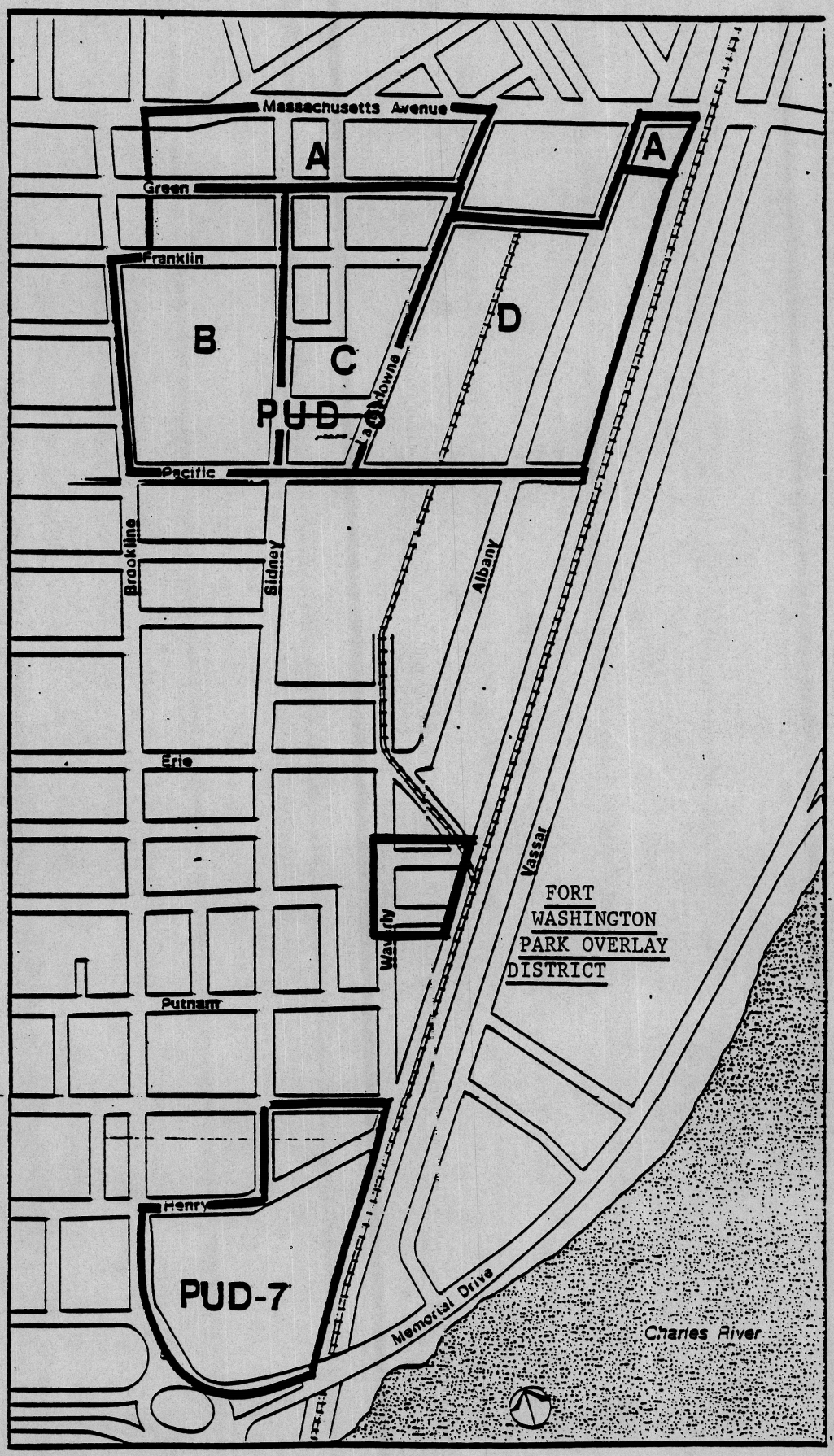
OVERLAY DISTRICTS (continued)

District	Major Uses	FAR	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Open Space	Special Requirements
PUD-7	Residential: Single, two-family, multi-family townhouse Transportation, Communication, utility. Institutional Office and Laboratory Light Industry	2.0	85'	1200 s.f.	36	15%	Where the base district is Res. C-1A the use and dimensional requirements of that district shall apply. Required Housing = Any PUD shall provide a housing plan for the construction of the maximum number of allowed residential units in the Res. C-1A district. Inclusionary Housing = The required housing shall include 4 units of low income households and 4 units of moderate income households. Citizen Advisory Committee As in the PUD-6

BASE DISTRICTS



OVERLAY DISTRICTS



C. C. 108

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to amend the zoning ordinance of the City of Cambridge by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

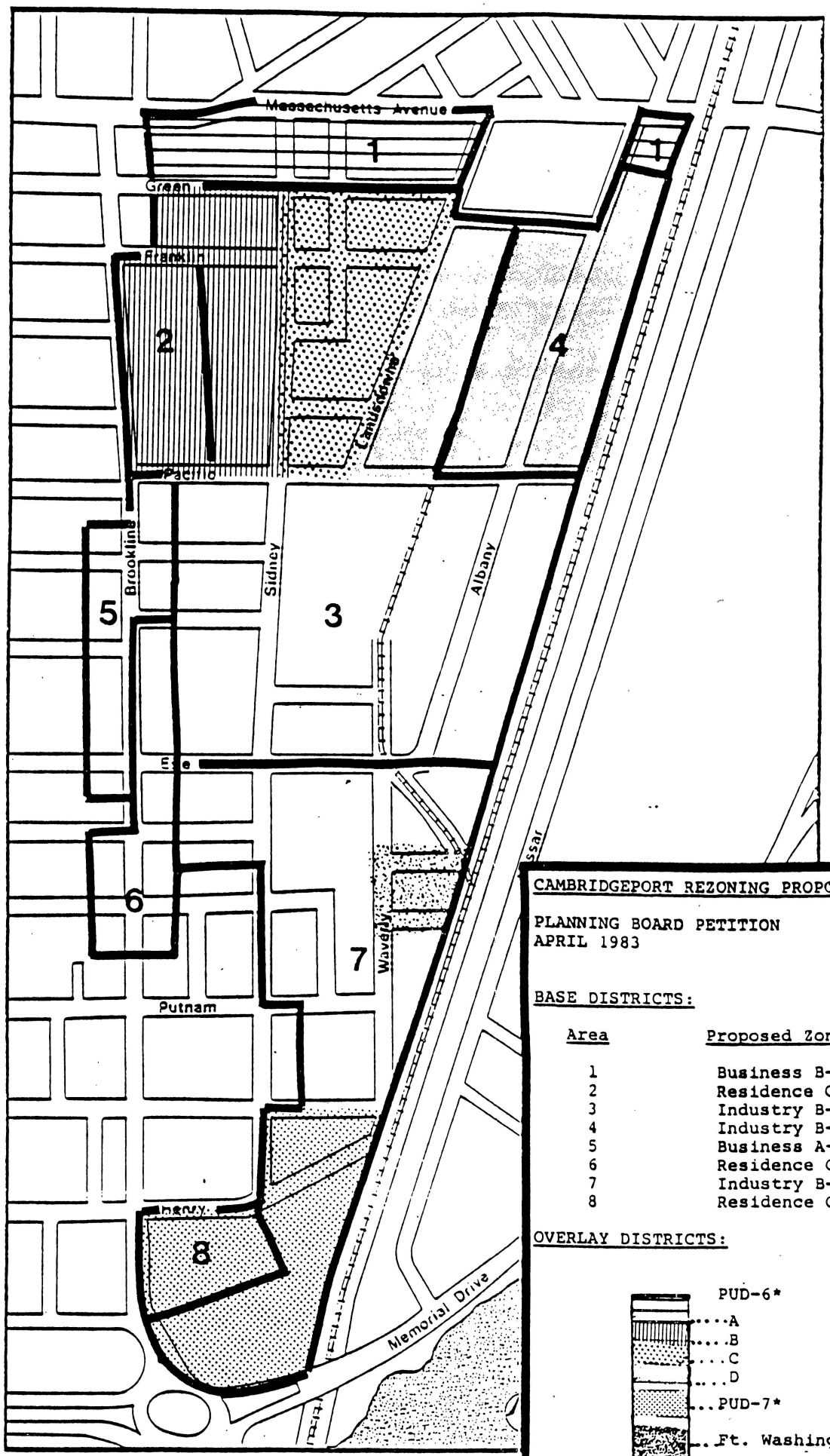
Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

(*this would restrict all office use, including technical office for research and development)

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

For the Committee,

Councillor Walter J. Sullivan,
Chairman.



CAMBRIDGEPORT REZONING PROPOSAL

PLANNING BOARD PETITION
APRIL 1983

BASE DISTRICTS:

Area	Proposed Zoning
1	Business B-3*
2	Residence C-1
3	Industry B-3*
4	Industry B-2
5	Business A-1
6	Residence C-1
7	Industry B-2
8	Residence C-1A*

OVERLAY DISTRICTS:

PUD-6*
A
B
C
D
PUD-7*
Ft. Washington Overlay District*

(Note: * newly created districts to the Zoning Ordinance)

EXHIBIT L Rec'd 6/22/83

CITY COUNCIL PETITION

ZONING SUMMARY - CAMBRIDGEPORT REZONING PETITION

May 1983

BASE DISTRICTS

District	Major Uses	FAR	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Open Space	Special Requirements
C-1	Residential: single, two and multi-family townhouses	.75 .9	35' 40'	1200 s.f. "	36 "	15% 25%	
C-1A*	Residential: single, two and multi-family townhouse	.65 .65	35' 40'	1650 s.f. "	26 "	20% 25%	
BA-1	Business: neighborhood retail, office Residential: single, two and multi-family townhouse	1.0 .75 .9	35' 35' 40'	N/A 1200 s.f. "	N/A 36 "	N/A 15% 25%	
BB-3*	Business: general retail, office Residential: single, two, multi-family, townhouse, hotel or motel	3.0 3.0	120' 120'	N/A 300 s.f.	N/A 145	N/A 10%	
IB-2	Industry: manufacturing and warehouse office	1.5	85'	N/A	N/A		within 100 feet of a residential district the height shall be controlled by a 30° setback plane
IB-3*	Industry: manufacturing and warehouse (office limited to 40% accessory)	1.5	60'	N/A	N/A		within 100 feet of a residential district the height shall be controlled by a 30° setback plane

(*newly created districts to the Zoning Ordinance)

ZONING SUMMARY - CAMBRIDGEPORT REZONING PETITION

OVERLAY DISTRICTS

District	Major Uses	FAR	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Special Requirements
PUD-6		(see specific district regulations)				
	Residential: single & two-family multi-family townhouse(1) hotel(2) Transportation, Communication, Utility Uses Institutional Office & Laboratory Retail Business Consumer Services (limited) Light Industrial					Required Housing = P.U.D. shall provide a housing plan for the construction of the maximum number of allowed residential units in the Res. C-1 district. Inclusionary Housing = The required housing shall include 38 units of low income households and 38 units of moderate income households. (1) Single, two-family, multifamily and townhouses are prohibited in the "C" and "D" PUD-6 Districts. (2) Hotel development shall meet specific design criteria. Citizen Advisory Committee A committee appointed by the City Manager would advise the Planning Board on PUD applications and other public actions in the Cambridgeport Industri area.

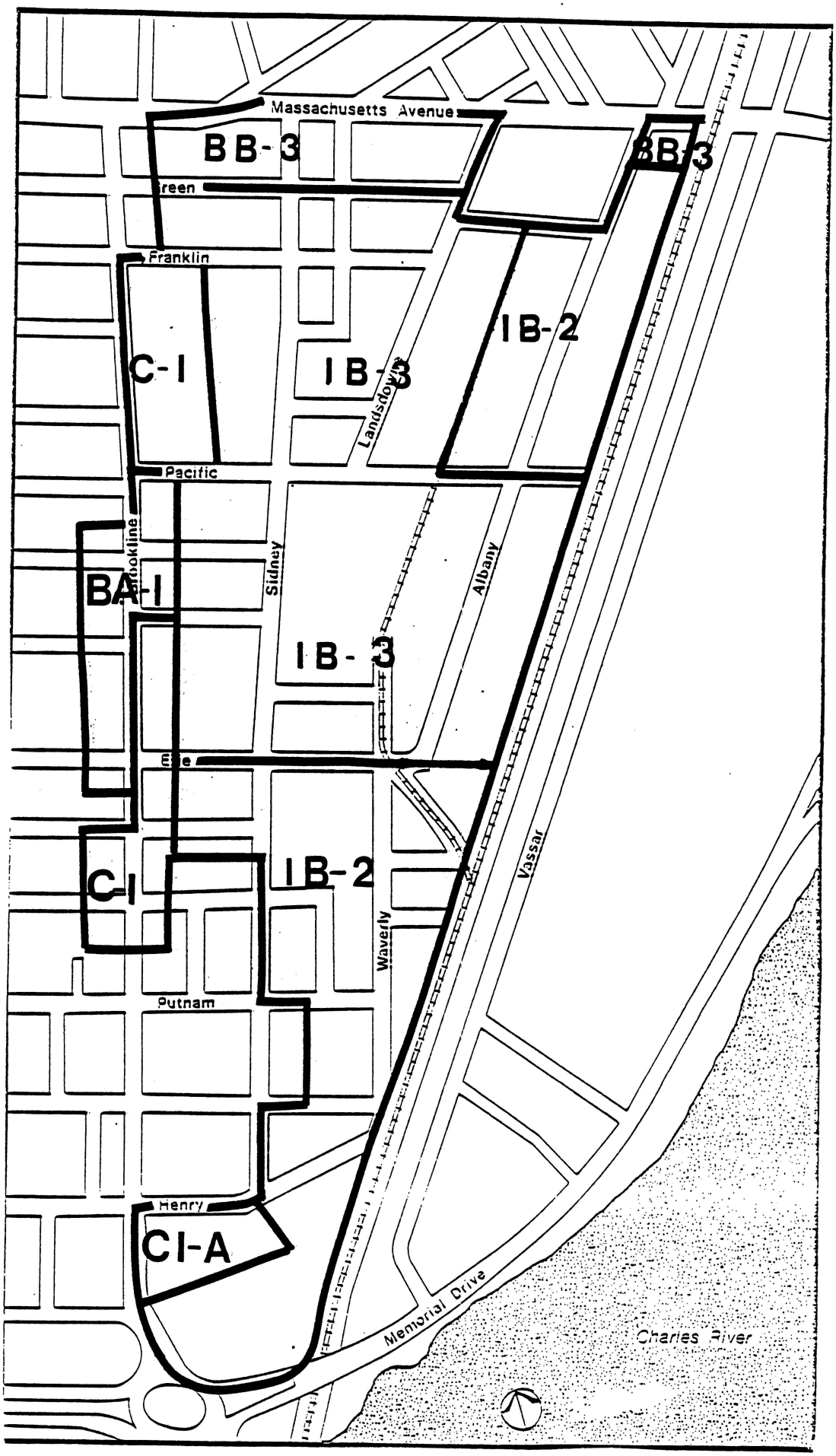
Specific District Regulations

District	Far	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Open Space	Special Regulations
PUD-6 "A"	3.0	120'(3)	1200 s.f.	36	15%	(3) The max. height for hotel use is 150'.
PUD-6 "B"	1.5	85'(4)	1200 s.f.	36	15%	(4) Where the base district is Res. C-1, the maximum height shall not exceed that permitted in the base district within 100' of Brookline Street. Between 100' and 200', the maximum height shall be determined by a 30° setback plane. Where the base district is IB-3, the maximum height within 100' of a Res. C-1 district shall be determined by a 30° setback plane.
PUD-6 "C"	2.0	85'(5)	N/A	N/A	15%	(5) The maximum height for hotel use is 150'. For other uses, the maximum height may be increased to 100' provided that no more than 25% of the land area of a development parcel is covered by buildings exceeding 85' in height and providing no more than 15% of the total area of PUD 6C is covered by buildings exceeding 85' in height.
PUD-6 "D"	2.5	100'(6)	N/A	N/A	15%	(6) The maximum height may be increased to 100' provided that no more than 50% of the land area of a development parcel is covered by buildings exceeding 85' in height.
Fort Washington Overlay	--	40'	--	--	--	

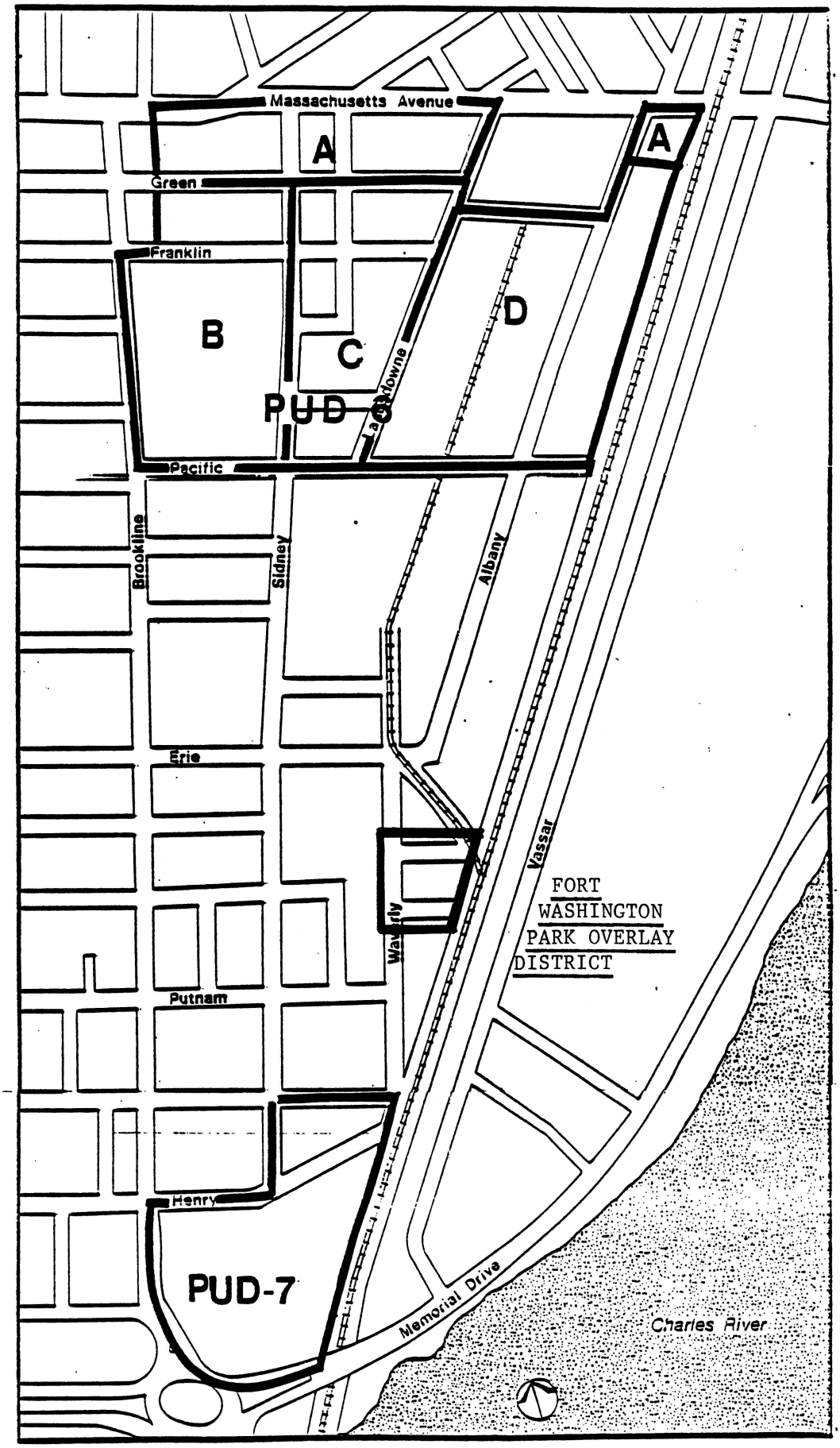
OVERLAY DISTRICTS (continued)

District	Major Uses	FAR	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Open Space	Special Requirements
PUD-7	Residential: Single, two-family, multi-family townhouse Transportation, Communication, utility. Institutional Office and Laboratory Light Industry	2.0	85'	1200 s.f.	36	15%	Where the base district is Res. C-1A the use and dimensional requirements of that district shall apply. Required Housing = Any PUD shall provide a housing plan for the construction of the maximum number of allowed residential units in the Res. C-1A district. Inclusionary Housing = The required housing shall include 4 units of low income households and 4 units of moderate income households. Citizen Advisory Committee As in the PUD-6

BASE DISTRICTS



OVERLAY DISTRICTS



PLANNING BOARD PETITION

Rec'd 6/22/83

ZONING SUMMARY - CAMBRIDGEPORT REZONING PETITION

April 1983

BASE DISTRICTS

District	Major Uses	FAR	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Open Space	Special Requirements
	Residential:						
C-1	single, two and multi-family townhouses	.75 .9	35' 40'	1200 s.f. "	36 "	15% 25%	
	Residential:						
C-1A*	single, two and multi-family townhouse	.65 .65	35' 40'	1650 s.f. "	26 "	20% 25%	
	Business:	1.0	35'	N/A	N/A	N/A	
BA-1	neighborhood retail, office						
	Residential:						
	single, two and multi-family townhouse	.75 .9	35' 40'	1200 s.f. "	36 "	15% 25%	
	Business:	3.0	120'	N/A	N/A	N/A	
BB-3*	general retail, office						
	Residential:	3.0	120'	300 s.f.	145	10%	
	single, two, multi-family, townhouse, hotel or motel						
	Industry:	1.5	85'	N/A	N/A		
IB-2	manufacturing and warehouse office						within 100 feet of a residential district the height shall be controlled by a 30° setback plane
IB-3*	Industry: manufacturing and warehouse (general office limited to 40% accessory)	1.5	85'	N/A	N/A		within 100 feet of a residential district the height shall be controlled by a 30° setback plane

(*newly created districts to the Zoning Ordinance)

ZONING SUMMARY - CAMBRIDGEPORT REZONING PETITION

April 1983

OVERLAY DISTRICTS

District	Major Uses	FAR	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Special Requirements
PUD-6		(see specific district regulations)				
	Residential: single & two-family multi-family townhouse(1) hotel(2) Transportation, Communication, Utility Uses Institutional Office & Laboratory Retail Business Consumer Services (limited) Light Industrial					Required Housing = P.U.D. shall provide a housing plan for the construction of the maximum number of allowed residential units in the Res. C-1 district. Inclusionary Housing = The required housing shall include 13 units of low income households and 13 units of moderate income households. (1) Single, two-family, multifamily and townhouses are prohibited in the "C" and "D" PUD-6 Districts. (2) Hotel development shall meet specific design criteria. Citizen Advisory Committee A committee appointed by the City Manager would advise the Planning Board on PUD applications and other public actions in the Cambridgeport Industri. area.

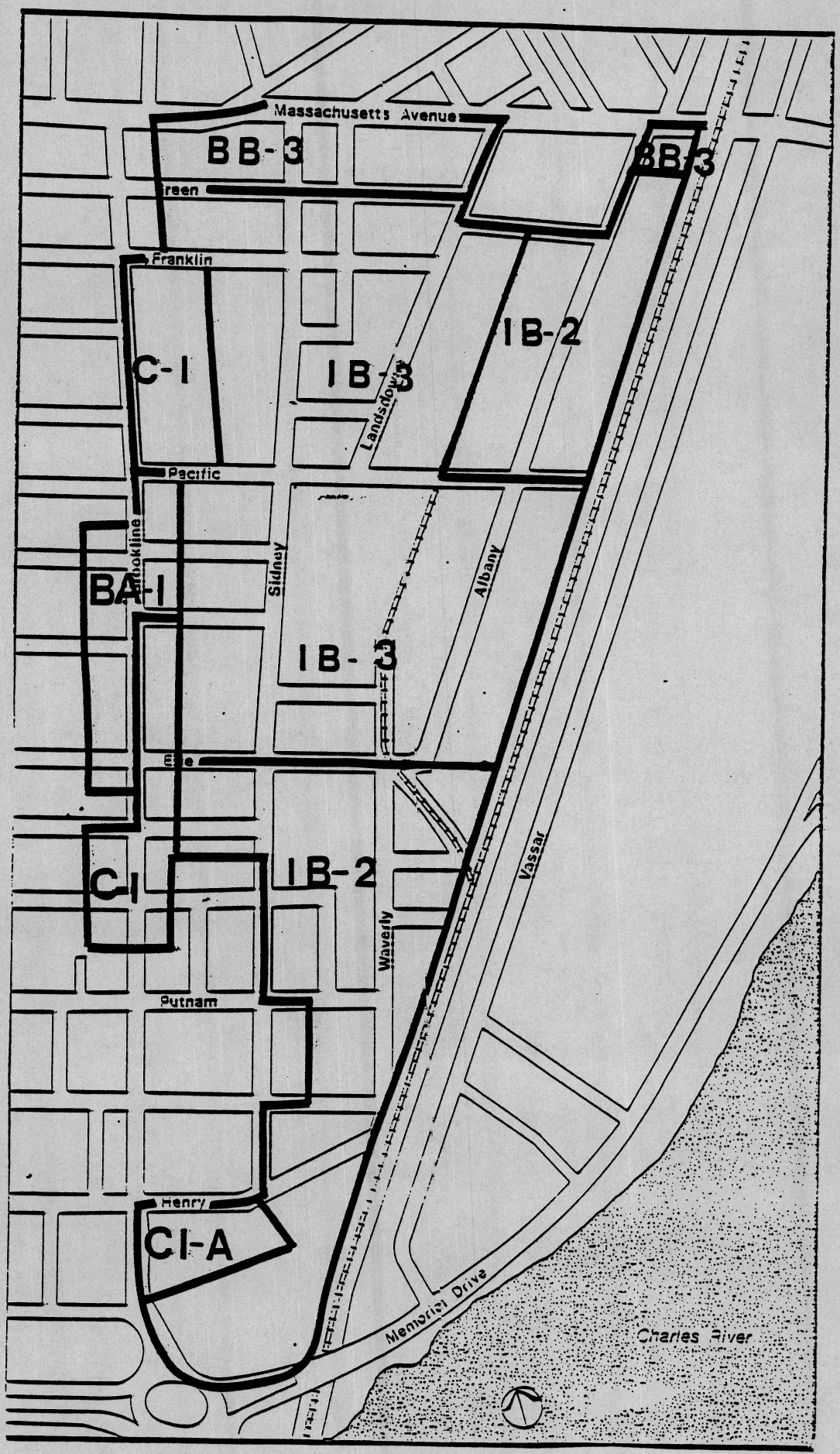
Specific District Regulations

District	Far	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Open Space	Special Regulations
PUD-6 "A"	3.0	120'(3)	1200 s.f.	36	15%	(3) The max. height for hotel use is 150'.
PUD-6 "B"	1.5	85'(4)	1200 s.f.	36	15%	(4) Where the base district is Res. C-1, the maximum height shall not exceed that permitted in the base district within 100' of Brookline Street. Between 100' and 200', the maximum height shall be determined by a 30° setback plane. Where the base district is IB-3, the maximum height within 100' of a Res. C-1 district shall be determined by a 30° setback plane.
PUD-6 "C"	2.0	85'(5)	N/A	N/A	15%	(5) The maximum height for hotel use is 150'. For other uses, the maximum height may be increased to 100' provided that no more than 25% of the land area of a development parcel is covered by buildings exceeding 85' in height and providing no more than 15% of the total area of PUD 6C is covered by buildings exceeding 85' in height.
PUD-6 "D"	2.5	100'(6)	N/A	N/A	15%	(6) The maximum height may be increased to 100' provided that no more than 50% of the land area of a development parcel is covered by buildings exceeding 85' in height.
Fort Washington Overlay	—	40'	—	—	—	

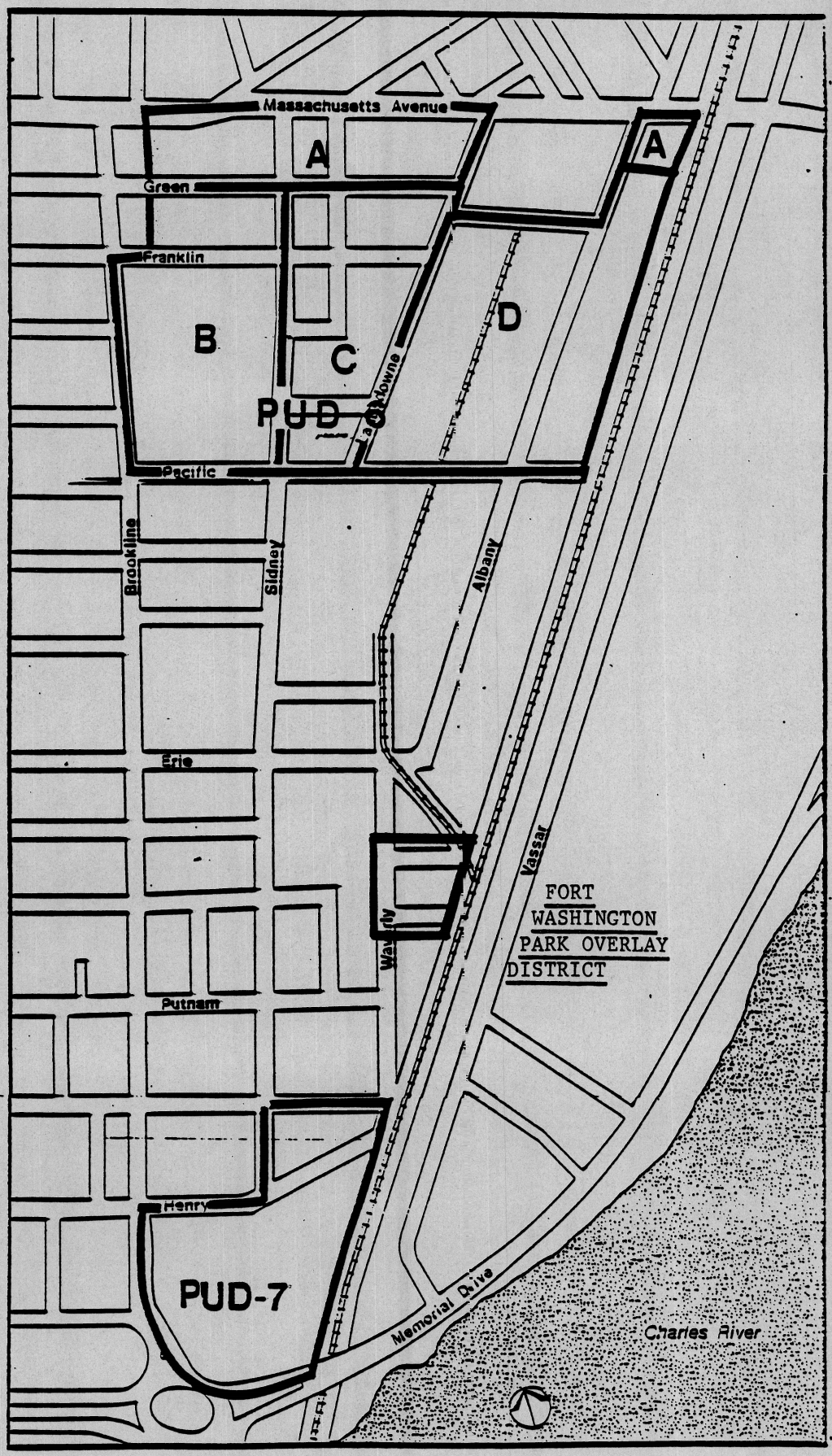
OVERLAY DISTRICTS (continued)

District	Major Uses	FAR	Max. Height	Min. Lot Area/D.U.	Max. D.U. Per Acre	Open Space	Special Requirements
PUD-7	Residential: Single, two-family, multi-family townhouse Transportation, Communication, utility. Institutional Office and Laboratory Light Industry	2.0	85'	1200 s.f.	36	15%	Where the base district is Res. C-1A the use and dimensional requirements of that district shall apply. Required Housing = Any PUD shall provide a housing plan for the construction of the maximum number of allowed residential units in the Res. C-1A district. Inclusionary Housing = The required housing shall include 4 units of low income households and 4 units of moderate income households. Citizen Advisory Committee As in the PUD-6

BASE DISTRICTS



OVERLAY DISTRICTS



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

Summary of Recent Business Development in
The Cambridgeport Revitalization Area

Over 100 business establishments employing approximately 3600 persons are located in the Cambridgeport revitalization area. During the past five years, more than $16 million has been invested. Four major companies have moved in or been established: American Science and Engineering, Inc., Cambridge Research Laboratory, Kloss Video Corp., and Kurzweil Computer Products. These four companies occupy approximately one-quarter million square feet and employ over 600 persons. Other companies that have made significant investments in recent years include California Products and Wheeler Manufacturing. ManLabs is about to purchase the building it occupies and Cambridge Tire is considering construction of a warehouse adjacent to existing facilities.

Information has been gathered about nine manufacturing and research and development companies, including those already mentioned plus Myerson Tooth. Three are older manufacturing companies and six represent highly technical fields with most having technical office space for research and development as well as production facilities.

Statistical descriptions are shown in three tables. The first shows space utilization and the relative amounts devoted to general office, technical office, and production. The second table presents occupational profiles of the companies by listing the percentage of employees in professional occupations, technical and sales work, clerical work, and blue collar work. This last category, including both production and service workers, could not be broken down more specifically from the available information. The third table summarizes the first two tables and relates the company profiles with Cambridge residents and with space utilization.

Traditional manufacturing, as well as research and development firms, provide employment in all categories. The percentage of blue collar jobs is higher in the manufacturing firms than in the newer high technology companies. However, the employment profile of Cambridge residents compares favorably with the company profiles for both kinds of manufacturing. In fact, the Cambridgeport research and development firms employ 30% professionals and 31% blue collar workers, figures that are very close to the Cambridgeport residential profile of 32% professional and 38% blue collar workers.

Prepared by Elizabeth G. Flemings, May 1983

The information about space utilization is relevant to rezoning proposals for the area. Four of the six research and development companies described would have been unable to move in or expand if the total office space had been limited to 40%.

The above profile of Cambridgeport residents includes all employed persons 16 years and over, according to the 1980 U. S. Census. The manpower analysis for Cambridgeport, prepared by the Cambridge Office of Manpower Affairs in the fall of 1980, provides a description of unemployed Cambridgeport residents. The survey shows 64.5% of the unemployed in professional, technical and clerical, 21.5% in blue collar jobs, and 14% in agriculture or other. This is comparable to U. S. Census figures for employed Cambridgeport residents; 61% are in professional, technical and clerical work and 38% in blue collar which includes production and service jobs.

TABLE 1: Space Utilization by Cambridgeport Firms

	Square Footage Building	General Office %	Technical R & D %	Production %
Manufacturing Firms				
California Products	23,000	20	10	70
Myerson Tooth	30,000	15	0	85
Wheeler Mfg.	34,000	35	0	65
R & D Firms				
A. S. & E.	100,000	33-1/3	33-1/3	33-1/3
Cambridge Research	24,500	33-1/3	66-2/3	0
Dynatech	44,000	20	60	20
Kloss Video	87,000	15	15	70
Kurzweil	48,000	10	35	55
ManLabs	50,000	10	15	75

TABLE 2: Occupational Profiles of Cambridgeport Firms

	Professional %	Technical % Sales %	Clerical %	Blue Collar %
Manufacturing Firms				
California Products	8	18	23	51
Myerson Tooth	13	13	20	54
Wheeler Mfg.	10	15	25	50
Average	(10)	(15)	(23)	(52)
R & D Firms				
A. S. & E.	50	20	10	20
Cambridge Research	20	62	13	4
Dynatech	40	20	25	15
Kloss Video	5	25	8	62
Kurzweil	58	16	9	15
ManLabs	4	18	11	67
Average	(30)	(27)	(13)	(31)

TABLE 3 - Summary Table
Comparison of Occupational Profiles,
Resident Profiles and Space Utilization

	Professional %	Technical & Sales %	Clerical %	Blue Collar %	Total Office Use** %
Cambridgeport Manufacturing Firms	10	15	23	52	27
Cambridgeport R & D Firms	30	27	13	31	58
Cambridgeport Residents*	32	11	18	38	
Cambridge Residents*	40	12	18	29	

*Source: 1980 U. S. Census

**Total Office = General Office & Technical Office

Exhibit D

Report to the City Council

Council Petition for the Cambridgeport Industrial District: Concerns Relating to the Feasibility of Industrial Development, Employment, and Traffic.

Submitted By; Richard Whitman
6 Forst Street
Cambridge, MA

Richard Whitman

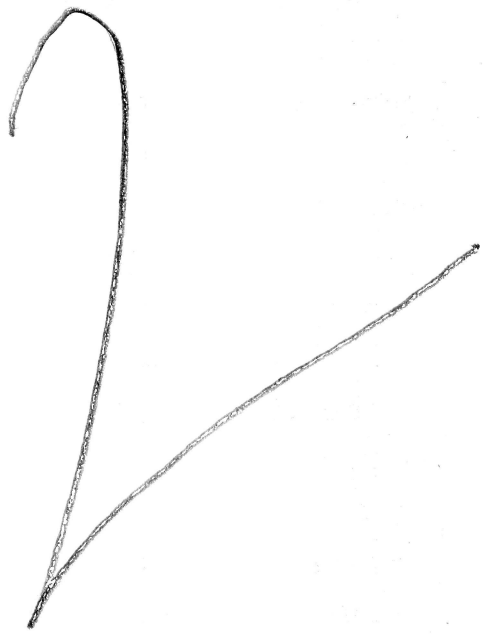


A. MARKET TRENDS AND THE FEASIBILITY OF INDUSTRIAL DEVELOPMENT IN THE CAMBRIDGEPORT INDUSTRIAL DISTRICT.

Before establishing a zoning policy that encourages industrial development in a portion of the Cambridgeport Industrial District it must first be clear that there is a market for such development and that such development would be feasible given probable land costs in the district. Several market studies for industrial development have been performed over the past few years, looking at the possible market for industrial development and/or office development in the Cambridgeport Industrial District. These studies have shown that if land costs can be held to a range close to $10 a square foot for raw land, that there is indeed a market for certain types of new industrial development, primarily in the so-called high technology manufacturing industries, but also within some of the more dynamic traditional industires such as printing, plastics, and fabricated metals. The table on the following page lists actual and projected growth for the fastest growing industries (icluding services and retail trade) in Cambridge. These figures are based on employment data from the Massachusetts Department of Employment Security, and projections for 1985 from that same agency.

What the figures demonstrate is that there has, and there will continue to be, moderate growth in some manufacturing industries in Cambridge. They also reflect the strong growth that has been seen in Cambridge in services and retail trade over the last eight years, and that this growth is also expected to continue.

Could there be further industrial development in the Cambridgeport Industrial District? In a survey of local businesses now located in the District, conducted in 1980, ten manufacturing firms cited specific needs for additional space, ranging from 3,000 square feet to 100,000 square feet over the next two to five years. All of these firms were interested in seeing this expansion occur in the Cambridgeport Industrial District. In addition, a market study conducted by an area real estate developer indicated in 1982, that if land costs were held to the $10/ft^2 range that the CID would be competitive both with other inner city industrial locations (Allston, Somerville, Watertown) and



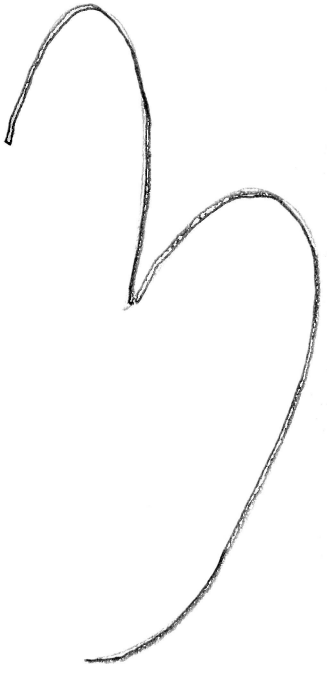
EMPLOYMENT TRENDS 1975-1985: SELECTED INDUSTRIES IN CAMBRIDGE

INDUSTRY	1975	1980	1985	%Growth 75-80	80-85
Printing, Publishing	506	519	534	2.6	2.9
Medicine and Drugs	119	56	107	-53.0	91.1
Rubber, Plastics	1136	954	1046	-16.0	9.6
Fabricated Metals	1582	1527	1807	-3.5	18.3
Office Equipment	225	992	1275	340.9	22.2
Electrical Equip. for Industry	487	461	514	-5.3	11.5
Radio and Receiving Equipment	na	422	432	na	2.4
Communications Equipment	126	156	160	24.0	2.5
Computers	1433	1077	1243	-24.8	15.4
Eng. and Sci. Instruments	156	214	233	37.2	8.9
Medical Instruments	255	448	537	85.8	19.9
Measuring Instruments	98	901	999	819.4	10.9
Photog. Equipment	3298	3790	4236	14.9	11.8
Wholesale Trade	3347	4060	4222	21.3	4.0
Retail (General Merchandise)	2711	2751	3136	1.5	14.0
Apparel Stores	825	946	1030	14.7	8.9
Eating and Drinking Places	3593	5134	5837	42.9	13.7
Hotels/Motels	498	1132	1232	127.3	8.8
Business Services	6008	9986	11773	66.2	17.9
Medical Testing	204	295	352	44.6	19.3
Legal Services	715	na	822	na	na
Misc. Services (Arch.Accntg)	5385	4004	4812	-25.7	20.2

Total New Manufacturing Jobs: 1975-1980 1674 1980-1985 1606
in selected industries

Total New Retail/Wholesale Jobs: 1975-1980 2415 1980-1985 1334
in selected industries

Total New Services Jobs: 1975-1980 3322 1980-1985 5995
in selected industries



suburban locations along route 128. Although land prices of $10/ft^2 are higher than most competing locations, many firms seeking proximity to universities, industrial purchasers, retail consumers, and Logan Airport would be willing to pay slightly higher development costs in return for the advantages a fully developed CID would bring. It is also important to remember that land costs make up only about 15% of total development costs on the average.

A hypothetical development pro-forma for industrial development on a 50,000 square foot site in the CID is presented below, including the cost of parking.

Development Costs	
Construction	2,365,000
Design	70,425
Const. Finance, Taxes, Insurance	349,368
Soft Cost/Managment	79,125
Site Aquisition	500,000
Contingency	217,503
Totals	3,592,531
Permanent Financing (IDB) at 10%	421,977/year, 20 years
Rents Required	$8.44/ft^2

At $8.44/ft^2 in annual triple net rent, an new industrial development in the CID is clearly competitive with other industrial locations. In fact, rents could range up to $10.00/ft^2 and still be competitive according to local real estate developers.

The primary remaining concern is whether industrial firms of the type that would be likely to fit this market demand would be willing and able to comply with a requirement of no more than 50% general and technical office. Studies in this area are not conclusive as there is a wide range of space utilization among high technology manufacturing firms. In general, however, manufacturing firms require more space per production employee than they do for office employee. Thus, if the average occupational breakdown of these firms shows 50% of less office workers (including technical, managerial, etc.) they would be able to comply with a limitation of 50% on overall office space. Occupational breakdowns for growing manufacturing industries in Cambridge (based on statewide averages as reported by D.E.S.) are shown on the following pages.



S I C

27

This major group which includes most establishments in printing, bookbinding, typesetting, engraving and publishing of newspapers, books and periodicals has the largest employment in the nondurable goods sector of the Massachusetts economy. While the Boston SMSA accounts for more than 55 percent of employment, the industry is well stratified throughout the state. Small job shops, employing less than 10 persons, account for over half of the approximate 1400 establishments.

Maintenance and production occupations account for 50 percent of employment in the industry. Offset lithographic operators with employment of 2800, and bindry workers with employment of nearly 3600, are the two largest occupational categories in the entire industry.

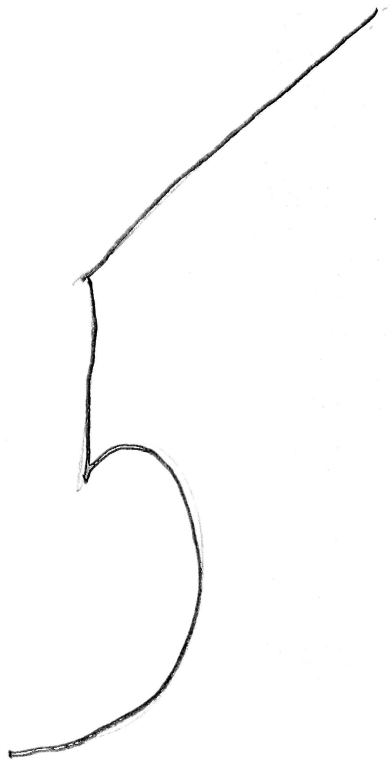
Nearly ten percent of employment is concentrated in management occupations, a relatively high percentage compared to most other industries. One likely explanation is the large number of small firms that are incorporated, and whose owners are all counted as managers.

In the professional category, writers, reporters and artists account for seventy-percent of employment. Other occupations with substantial employment include delivery and route workers, compositors, paste up workers, secretaries and bookkeepers.

Sales occupations with nearly 3000 workers, account for 6.6 percent of employment. This share of sales workers is more than that of any two digit manufacturing industry.

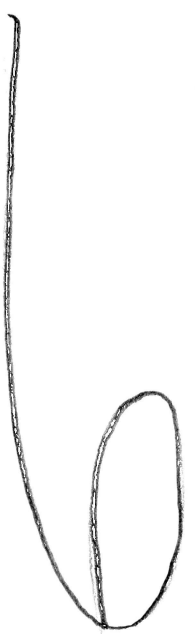
Newspapers, publishing and printing (SIC 271) with employment of nearly 14,000 accounts for 30 percent of employment. The distribution of employment by major occupational category differs substantially from that of the two-digit industry. Much larger shares of employment were recorded in the professional (11.8 percent vs 18.9 percent) and sales (6.6 percent vs 10.1 percent) categories. While a significantly smaller employment share was recorded in maintenance and production (50.1 percent vs 40.7 percent).

Commercial printing, which includes letterpress, screen, lithographic, engraving and plate printing (SIC 275), with employment of more than 14,000, has had nearly 12 percent growth since 1977.



A comparison of the occupational profile of SIC 271 vs 275 highlights the differences that can exist within a two digit industry. The chart below displays this point.

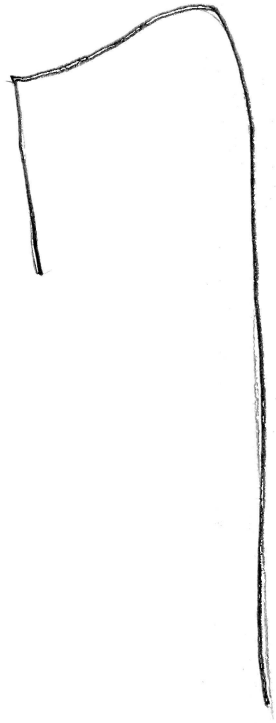
	PERCENT	
	SIC 271	SIC 275
Managers and Officers	6.83	10.83
Professional	18.86	2.52
Technical	0.59	0.61
Service	4.38	1.16
Maintenance & Production	40.68	66.62
Clerical	18.56	14.71
Sales	10.10	3.57



OCCUPATIONS OF EMPLOYEES
COMMUNICATIONS EQUIPMENT (SIC 366)

Reference Date June 1980

OCCUPATION	EMPLOYMENT		
	Number	Percent	Relative Error Percent
Managers and Officers.	2,170	6.53	31
Professional Occupations	6,790	20.43	N/A
Electric & Electronic Engineer .	3,060	9.19	25
Industrial Engineer.	710	2.13	43
Mechanical Engineer.	320	0.96	29
All Other Engineers.	650	1.96	N/A
All Other Natural & Mathematical Scientists.	30	0.09	N/A
Systems Analyst, Business. . . .	170	0.52	20
Purchasing Agent/Buyer	210	0.64	17
Accountants/Auditors	340	1.03	20
Commercial Artist.	60	0.18	47
Cost Estimator	40	0.13	50
Writer/Editor	130	0.39	42
Lawyer	10	0.03	42
Nurse, Professional	30	0.07	11
Personnel and Labor Relations Specialists	130	0.39	25
Designer	80	0.22	44
All Other Professional Workers .	820	2.46	N/A
Technical Occupations.	3.050	9.18	N/A
Computer Programmer, Business. .	110	0.34	39
Computer Programmer, Scientific and Technical	90	0.27	37
Drafter.	790	2.37	10
Electrical & Electronic Technicians	1,730	5.20	19
Mechanical Engineering Technician	200	0.60	26
All Other Engineering Technicians	100	0.30	N/A
All Other Technicians.	30	0.08	N/A
Service Occupations.	440	1.32	N/A
Janitors, Porters & Cleaners . .	190	0.57	34
Guards & Doorkeepers	200	0.60	22
Supervisor, Nonworking Service .	30	0.07	26
All Other Service Workers. . . .	20	0.06	N/A



OCCUPATION	EMPLOYMENT		
	Number	Percent	Relative Error Percent
Maintenance & Production Occupations	15,230	45.83	N/A
Mechanic, Maintenance	110	0.33	16
All Other Mechanics and Repairers	100	0.29	42
Truck Driver	10	0.03	41
Carpenter	40	0.12	32
Electrician	100	0.29	10
Supervisor, Nonworking	930	2.81	24
Inspector	1,360	4.09	21
Machinist	300	0.90	20
Maintenance Repairer, General Utility	60	0.17	28
Order Filler	130	0.37	46
Painter, Maintenance	20	0.06	27
Plumber/Pipefitter	60	0.19	28
Press Operator/Plate Printer	40	0.12	50
Production Packager	20	0.06	43
Sheet Metal Worker	140	0.42	26
Stationary Boiler Firer	10	0.03	42
Stationary Engineer	20	0.05	29
Tool and Die Maker	250	0.75	18
Drill-Press Operator	10	0.03	44
Etcher/Engraver	20	0.05	49
Lathe Machine Operator, Metal	30	0.08	45
Machine Tool Operator, Numerical-Control	90	0.27	35
Machine Tool Operator, Toolroom	50	0.15	27
Tester	980	2.94	22
Painter, Production	70	0.21	29
Wirer, Electronic	890	2.68	24
Punch-Press Operator, Metal	20	0.06	37
Coil Winder	420	1.27	40
Screen-Stencil Printer/Setter	70	0.20	16
Electro-Mechanical Equipment Assembler	2,390	7.19	35
Electrical and Electronic Assembler	2,040	6.14	27
All Other Assemblers	300	0.90	11
All Other Skilled Craft and Kindred Workers	1,120	3.37	N/A
All Other Semiskilled Craft and Kindred Workers	1,610	4.86	N/A
All Other Laborers	1,420	4.26	N/A
Clerical Occupations	5,340	16.07	N/A
Computer Operator	80	0.24	26
Keypunch Operator	180	0.54	8
All Other Office Machine Operators	100	0.30	N/A

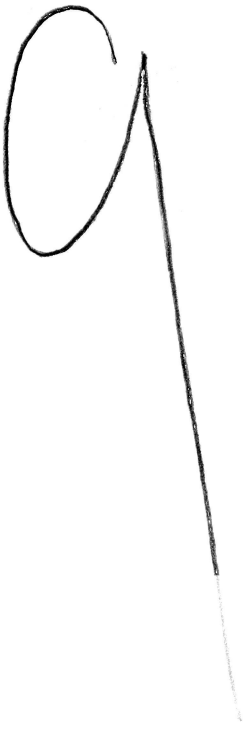


SIC 366 (cont.)

OCCUPATION	EMPLOYMENT		
	Number	Percent	Relative Error Percent
Stenographer	440	1.31	29
Accounting Clerk	240	0.72	13
Bookkeeper, Hand	30	0.09	38
File Clerk	20	0.06	43
General Clerk, Office	220	0.06	41
Order Clerk	40	0.12	36
Payroll/Timekeeping Clerk	50	0.14	19
Personnel Clerk	40	0.13	26
Procurement Clerk	50	0.13	45
Receptionist	10	0.03	40
Secretary	560	1.68	28
Statistical Clerk	20	0.05	35
Switchboard Operator	30	0.07	33
Switchboard Operator/Receptionist	60	0.16	31
Typist	450	1.36	17
Clerical Supervisor	120	0.36	22
All Other Office Clerical	1,250	3.76	N/A
Production Clerk/Coordinator	470	1.41	19
Shipping Packer	170	0.49	22
Shipping/Receiving Clerk	120	0.35	22
Stock Clerk, Stockroom	490	1.46	12
All Other Plant Clerical	100	0.29	N/A
Sales Occupations	210	0.63	N/A
Sales Representative	200	0.59	42
Sales Clerk	10	0.02	N/A
TOTALS	33,230	100.00	N/A

N/A Relative Error Not Available

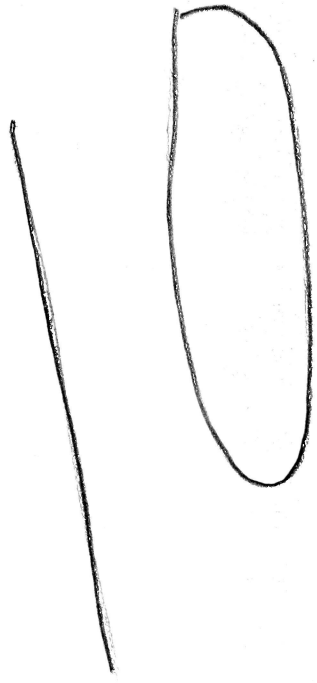
Note: May not add to totals due to rounding



OCCUPATIONS OF EMPLOYEES
INSTRUMENTS AND RELATED PRODUCTS (SIC 38)

Reference Date April 1980

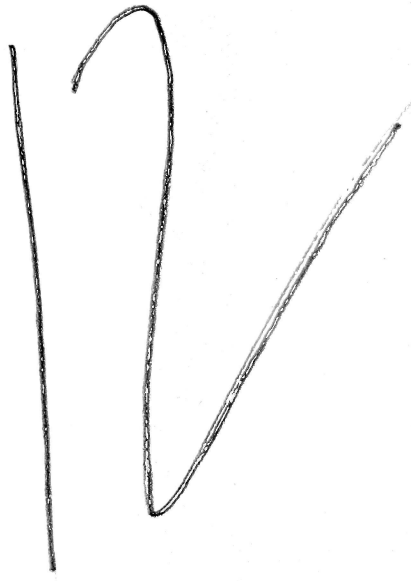
OCCUPATION	EMPLOYMENT		
	Number	Percent	Relative Error Percent
Managers and Officers.	4,810	8.42	3
Professional Occupations	9,480	16.60	N/A
Electrical & Electronic Engineer .	1,950	3.41	6
Industrial Engineer.	350	0.61	6
Mechanical Engineer.	460	0.81	6
All Other Engineers.	1,670	2.93	N/A
Chemist.	260	0.45	12
All Other Natural & Mathematical Scientists	450	0.78	13
Systems Analyst, Electronic Data Processing	180	0.31	11
Purchasing Agent/Buyer	520	0.91	4
Accountants/Auditors	530	0.92	4
Cost Estimator	90	0.15	7
Writer/Editor.	140	0.24	7
Nurse, Professional.	60	0.09	7
Personnel and Labor Relations Specialists	310	0.53	N/A
Designer	260	0.44	5
All Other Professional Workers . .	2,250	3.93	4
Technical Occupations.	5,840	10.22	N/A
Computer Programmer.	230	0.40	6
Drafter.	800	1.40	4
Electrical & Electronic Technician	2,350	4.12	5
Mechanical Engineering Technician.	220	0.39	12
Tool Programmer, Numerical Control	40	0.06	15
Industrial Engineering Technician.	120	0.21	13
All Engineering Technicians. . . .	1,350	2.36	N/A
Science Technicians.	250	0.44	8
All Other Technicians.	480	0.84	N/A
Service Occupations.	960	1.68	N/A
Janitors, Porters & Cleaners . . .	520	0.91	4
Guards & Doorkeepers	300	0.52	6
Supervisor, Nonworking Service . .	80	0.14	8
All Other Service Workers.	60	0.11	N/A



OCCUPATION	EMPLOYMENT		
	Number	Percent	Relative Error Percent
Maintenance & Production Occupations.	26,520	46.43	N/A
Mechanic, Maintenance	620	1.07	2
All Other Mechanics & Repairers	140	0.25	N/A
Truck Driver.	50	0.09	13
Carpenter	90	0.15	6
Delivery & Route Worker	50	0.08	19
Electrician	290	0.49	3
Filers, Grinders, Buffers, Chippers Cleaners/Polisers.	60	0.10	27
Supervisor, Nonworking.	1,250	2.18	4
Gear Cutting, Grinding/Shaping Machine Operator	10	0.02	28
Industrial Truck Operator	30	0.05	28
Inspector	1,340	2.34	4
Instrument Repairer	150	0.26	8
Machinist	580	1.02	6
Maintenance Repairer, General Utility	330	0.58	8
Helper, Trades.	60	0.10	9
Millwright.	20	0.03	27
Order Filler.	130	0.22	11
Painter, Mainentnance	20	0.03	8
Electroplater	80	0.14	35
Plumber/Pipefitter.	130	0.23	6
Production Packager	580	1.00	26
Sewing Machine Operator, Regular Equipment - Non Garment.	30	0.04	15
Sewing Machine Operator, Special Automatic Equipment Non Garment.	20	0.02	N/A
Sheet Metal Worker.	220	0.38	13
Stationary Boiler Firer	30	0.04	10
Tool and Die Maker.	330	0.57	10
Welders and Flamecutters.	190	0.32	17
Optician, Dispensing/Optical Mechanic	60	0.09	18
Chemical Operator A	140	0.24	7
Chemical Operator B	130	0.22	7
Chemcial Operator Helper.	10	0.02	14
Drill-Press Operator	180	0.31	19
Glass Blower.	10	0.01	17
Grinding Machine Operator, Metal.	310	0.54	9
Heat Treater, Annealer/Temperer	20	0.03	34
Lathe Mahine Operator, Metal.	260	0.46	16
Machine Tool Operator, Combination.	380	0.66	14
Machine Tool Operator, Numerical Control	100	0.17	20
Machine Tool Operator, Toolroom	50	0.08	24



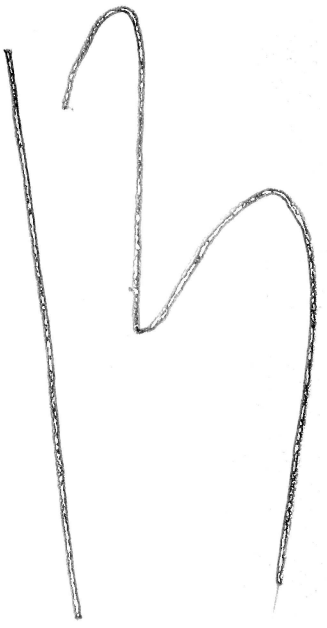
OCCUPATION	EMPLOYMENT		
	Number	Percent	Relative Error Percent
Machine Tool Setter, Metal	150	0.25	12
Milling/Planing Machine Operator	80	0.14	13
Plater Helper	130	0.22	6
Tester	1,170	2.05	5
Painter, Production	150	0.25	12
Wirer, Electronic	1,010	1.76	14
Punch-Press Operator, Metal	100	0.17	15
Punch-Press Setter, Metal	50	0.08	30
Compression/Injection-Molding Machine Operator, Plastics	500	0.86	12
Conveyor Operator/Tender	10	0.02	9
Dip Plater, Non-Electrolytic	170	0.29	6
Chief Operator	70	0.11	10
Clock Watch/Chronometer Assembler	400	0.70	N/A
Instrument Maker/Assembler	510	0.88	10
Electro-Mechanical Equipment Assembler	2,430	4.26	9
Electrical & Electronic Assembler	1,990	3.48	14
All Other Assemblers	730	1.28	N/A
All Other Skilled Craft and Kindred Workers	1,110	1.95	N/A
All Other Semiskilled Craft and Kindred Workers	4,920	8.62	N/A
All Other Laborers	2,360	4.12	N/A
Clerical Occupations	8.590	15.04	N/A
Bookkeeping/Billing Machiner Operator	30	0.05	17
Computer Operator	140	0.25	6
Keupunch Operator	230	0.40	9
Peripheral EDP Equipment Operator	30	0.05	1
All Other Office Machine Operators	50	0.09	N/A
Stenogrpaher	50	0.07	29
Accounting Clerk	660	1.14	4
Bookkeeper, Hand	200	0.35	11
File Clerk	120	0.21	12
General Clerk, Office	590	1.02	4
Order Clerk	380	0.66	5
Payroll/Timekeeping Clerk	150	0.25	6
Personnel Clerk	80	0.13	8
Procurement Clerk	160	0.27	7
Receptionist	30	0.05	3
Secretary	1,770	3.09	3
Statistical Clerk	30	0.05	13
Switchboard Operator	60	0.10	6



OCCUPATION	EMPLOYMENT		
	Number	Percent	Relative Error Percent
Switchboard Operator/Reception. .	90	0.16	8
Typist.	450	0.78	5
Clerical Supervisor	80	0.14	12
All Other Office Clerical Workers	470	0.81	N/A
Production Clerk/Coordinator. . .	610	1.06	5
Shipping Packer	230	0.39	9
Shipping/Receiving Clerk	380	0.66	5
Stock Clerk, Stockroom.	1,290	2.25	4
All Other Plant Clerical Workers.	230	0.40	N/A
Sales Occupations	920	1.61	N/A
Sales Representative.	900	1.56	7
Sales Clerk . . .=.	20	0.04	N/A
TOTAL	57,120	100.00	N/A

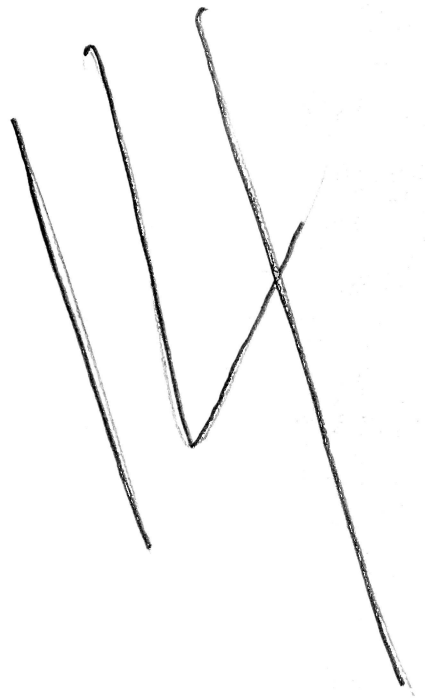
N/A Relative Error Not Available

Note: May not add to totals due to rounding



The minimum percentage of production workers, as a percentage of the total workforce, is in no case less than 40% for any of these industries. Even in an industry with only 40% production workers, given that the average square footage for a production worker is $500ft^2$ as opposed to $250ft^2$ for an office worker, these industries would actually have to have less than 33% production workers to be ineligible uder the City Council's proposed zoning ordinance for the central portion of the Cambridgeport Industrial District.

The data presented above show that there is indeed a market for new industrial development in Cambridge, that this development could occur at competitive rates in the CID as long as land costs are kept near $\$10.00/ft^2$, and that the restriction on office use would not affect this market. The key here is that land costs be kept close to $\$10/ft^2$. Land costs are likely to remain in this range only under some form of restrictive zoning as proposed by the city council in limiting office use to 50% of any development. In the case that there were no restriction on office use, and office development became widespread in the CID, land costs would probably rise to a level of $\$15.00/ft^2$ to $\$20.00/ft^2$ as has already happened in some sections of Alewife and East Cambridge where there has been significant recent office development. With land costs at this level, industrial development would be unlikely to occur in the CID except for highly technical office intensive industries, with fewer production related jobs for Cambridge residents.



B. Employment Concerns Relating to New Development in the CID

As reported by the Community Development Department 38% of Cambridgeport residents and 29% of Cambridge residents work in so called "blue collar" or production jobs. While it is true that service related firms and technical office users do employ some production workers, it is not clear that a development scenario including primarily office uses in the Cambridgeport Industrial District would create enoungh production jobs to meet the needs of residents of Cambridge and Cambridgeport in particular. Not all office users would be likely to be R&D related, thus lowering the percentage of production jobs below the 31% shown in the CDD's report of May, 1983 for Cambridgeport R&D firms.

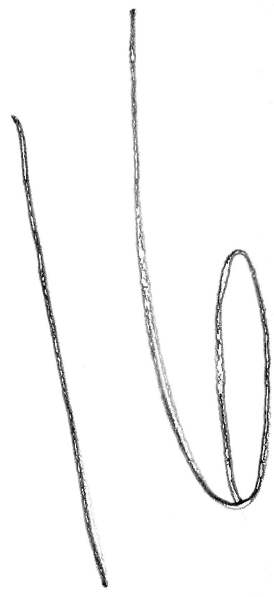
With Kendall Square now being developed as largely office uses, and Alewife also experiencing major office development the Cambridgeport Industrial District is one of the few remaining areas where it is feasible to expand employment in production related occupations. In essence, since production employment will be relatively unimportant in Kendal Sqaure and Alewife, an additional burden is being placed on the CID to pick up opportunities for industrial development that are being lost elsewhere.

It should also be noted that there is some danger of overbuilding in the Cambridge office market given the rate of new and planned construction in Kendall Square and Alewife, an additional reason why the city should diversify by setting aside some land in the CID for other forms of economic development.



C. Traffic Impacts of Development in the CID

A problem that has not been adequately addressed by the Community Development Department is the impact large scale office and commercial development would have on traffic bottlenecks at the entrance to Brookline Street from Memorial Drive, and along Massachusetss Avenue at the top of the district. A study of the likely traffic impacts under two possible development scenarios is presented in the following pages. This study shows that widespread office development in the CID would result in serious traffic problems all along the periphery of the Cambridgeport Industrial District. Conversely, mixed development, including office, industry, and housing would increase traffic levels, but not to a critical point.



CHAPTER 4

TRAFFIC IMPACTS OF DEVELOPMENT IN THE CAMBRIDGEPORT INDUSTRIAL DISTRICT

One of the main concerns voiced by members of RCCC's Cambridgeport Industrial District task force was the amount of new traffic that could be generated by new development in the CID. Detailed analysis of the traffic impacts of development would require review by professional traffic engineers. However, using relatively simple techniques a rough estimate can be made of the possible effect of development on traffic congestion and the resulting quality of life along well traveled streets.[1]

The analysis that follows is based upon city data regarding the current volume of traffic on streets in and around the CID, on national data regarding the capacity of different types of streets, on previous estimates of the square feet of floor area expected to be developed by different uses, and finally, on national figures reporting the average number of trips generated per 1,000square feet of gross floor area.[2,3,4] Dividing the number of square feet developed by the trip generation figures, the total number of average daily trips can be estimated. Similar calculations yield the amount of traffic generated at AM and PM peak hours.

The more difficult part of the traffic analysis process involves predicting what proportion of the new traffic will use particular routes in and out of the district. Where the traffic will go depends, of course, on where new development occurs in the CID, and this can only be guessed at now. An additional problem is estimating the number of new employees who will use



public transportation to get to and from work. This number may change as gasoline costs continue to rise, but for now it is assumed that 25 percent of the workforce employed in new and expanding companies will use public transportation or walk to work. With this assumption, the following estimates are made for the amount of traffic that could be generated by the two development scenarios outlined at the beginning of Chapter 2.

Figure #1: Traffic Generated by Development in the CID

Scenario #1: Industrial Emphasis

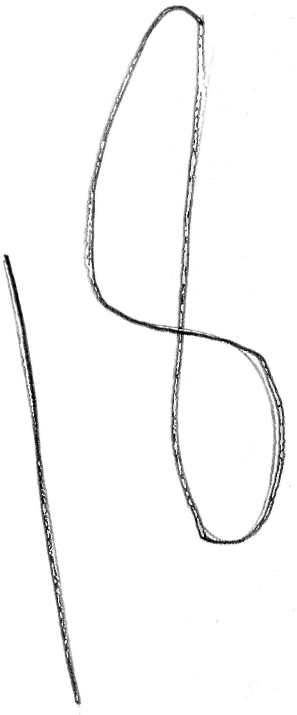
Increase in Average Daily Trips: 7750
Increase in Peak Hour Traffic: 1600

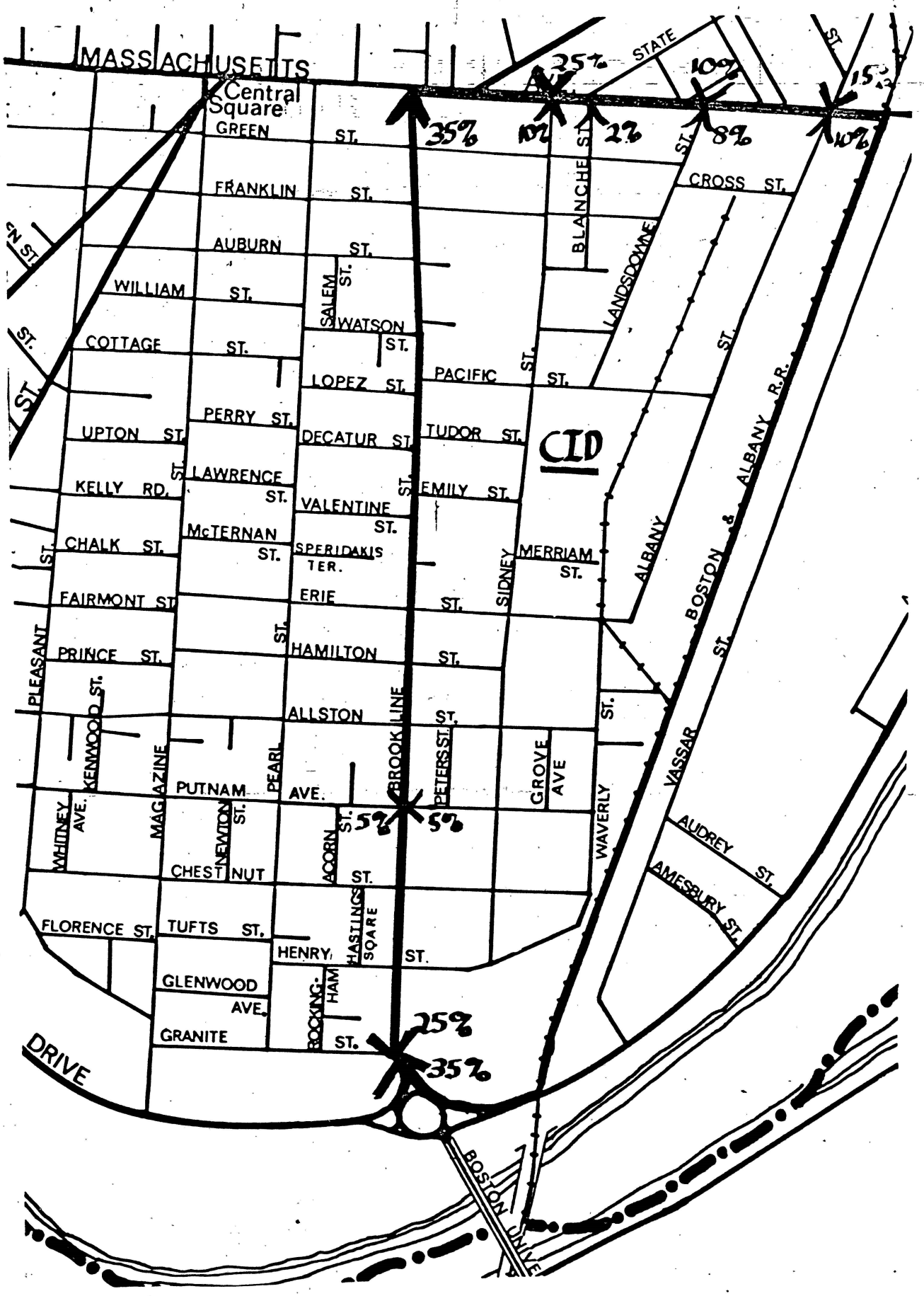
Scenario #2: Office and Commercial Emphasis

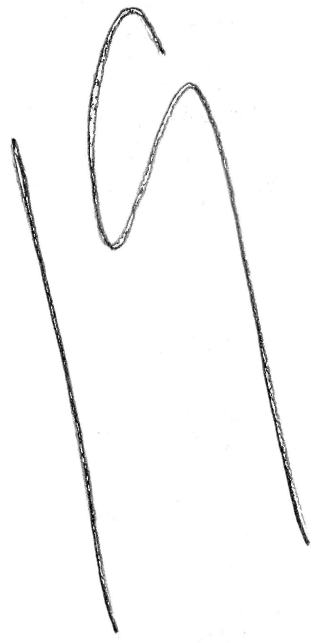
Increase in Average Daily Trips: 14700
Increase in Peak Hour Traffic: 2350

See Appendix #4 for calculations, and trips/1,000ft^2 by use

This increase in traffic is distributed over the existing street network as shown in the following map.



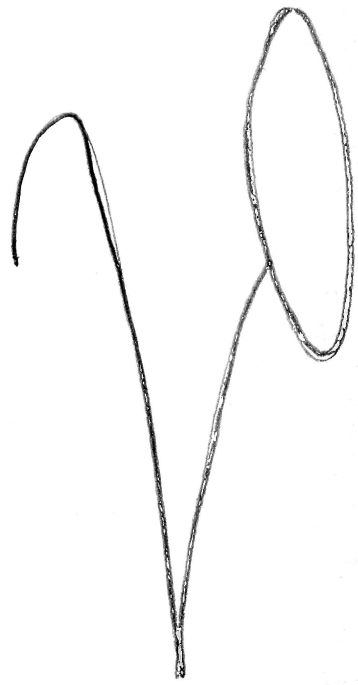

MASSACHUSETTS
Central Square
STATE
GREEN ST.
FRANKLIN ST.
AUBURN ST.
WILLIAM ST.
COTTAGE ST.
LOPEZ ST.
PERRY ST.
UPTON ST.
DECATUR ST.
KELLY RD.
LAWRENCE ST.
VALENTINE ST.
McTERNAN ST.
CHALK ST.
SPERIDAKIS TER.
FAIRMONT ST.
ERIE ST.
PRINCE ST.
HAMILTON ST.
ALLSTON ST.
PUTNAM AVE.
CHESTNUT ST.
FLORENCE ST.
TUFTS ST.
HENRY ST.
GLENWOOD AVE.
GRANITE ST.
DRIVE
SALEM ST.
WATSON ST.
PACIFIC ST.
TUDOR ST.
EMILY ST.
SIDNEY ST.
MERRIAM ST.
BLANCHE ST.
LANDSDOWNE ST.
CROSS ST.
ALBANY ST.
BOSTON & ALBANY R.R.
VASSAR ST.
AUDREY ST.
AMESBURY ST.
WAVERLY ST.
GROVE AVE
PETERS ST.
BROOKLINE ST.
HASTINGS SQARE
ACORN ST.
NEWTON ST.
MAGAZINE ST.
WHITNEY AVE.
KENWOOD ST.
PLEASANT ST.
PEARL ST.
CID
35%
10%
22
8%
10%
25%
10%
5%
5%
25%
35%



Given the distribution of new traffic as shown, the following increases in daily traffic at critical locations are predicted.

Figure #24 Increase in Daily Traffic at Critical Locations

Street	Expected Traffic	Traffic From Industrial Development	%Increase	Traffic From Office Development	%Increase
Entrance to Brookline Street, northbound	8200	2700	+33%	5000	+60%
Southbound	3800	1875	+49%	3600	+95%
Brookline St.	5400	1725	+32%	3300	+61%
Mass. Ave.					
Eastbound	8500	1875	+22%	3600	+42%
Westbound	7000	1575	+23%	2925	+42%
Putnam Ave.					
Eastbound	2300	375	+16%	710	+31%
Westbound	2800	375	+13%	710	+25%
Henry St.					
Eastbound	4000	750	+19%	1425	+36%
Westbound	2000	1500	+75%	2890	+144%
Sidney St.					
Northbound	4500	1150	+26%	1650	+37%
Southbound	4500	1150	+26%	1650	+37%
Albany St.					
Northbound	2800	1150	+41%	2170	+78%
Southbound	2800	750	+27%	1440	+51%
River St.	11300	1340	+12%	2360	+21%



Increases in traffic volume of the order shown in figure #2 would lead to substantial decreases in the level of service. In the following widely accepted definitions of service levels a 15% increase in traffic volume results in a decrease of one level of service.[5]

Figure #25 Definitions of Service Levels

Level of Service	Description
A	little traffic, no delays or speed reductions due to traffic, relatively free flow
B	slight reduction in speed due to other cars on the road
C	satisfactory speeds, reasonably stable flow, speeds and maneuverability restricted by other cars, occaisional minor delays
D	occaisional serious delays, little space for maneuvering, some cars may have to wait for signal to turn green twice before going through an intersection
E	unstable flow, continuous backups at many intersections creating intolerable delays, hard for traffic to enter from cross streets
F	very low speeds, cars backed up from one intersection to another, jammed.

Source: Herr, Philip Evaluating Development Impacts and Highway Research Board, Highway Capacity Manual, 1965.

The following table shows estimated current levels of service for critical streets, and the change in service levels predicted for each development scenario.

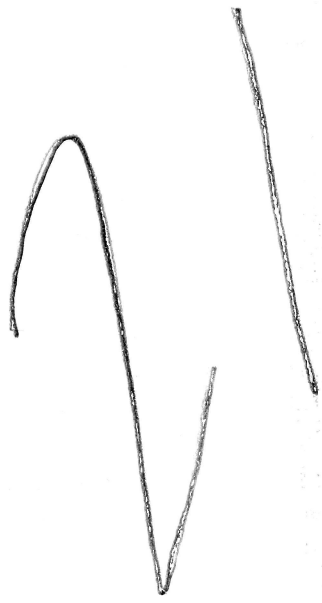
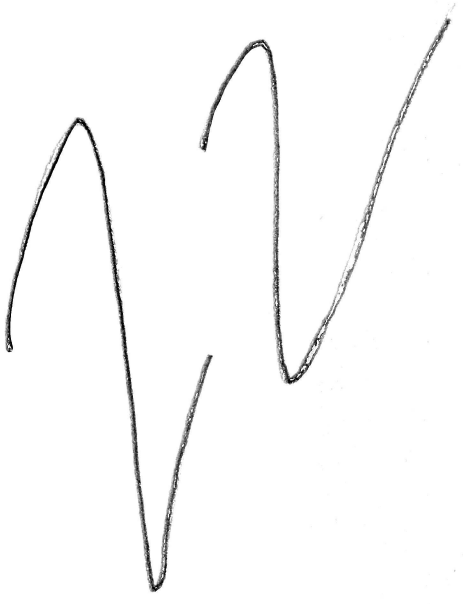


Figure #26 Change in Service Levels Due to Proposed Development

Street	Current L.O.S.	%Increase Industrial Development	New L.O.S.	%Increase Office Development	New L.O.S.
Entrance to Brookline St.					
Northbound	C/D	+33%	E/F	+60%	F
Southbound	B	+49%	E	+95%	F
Brookline St.	A	+32%	C	+61%	D
Mass. Ave.					
Eastbound	D	+22%	E	+42%	F
Westbound	C	+23%	D	+42%	E
Putnam Ave.					
Eastbound	A	+16%	A	+31%	C
Westbound	A	+13%	A	+25%	B
Henry St.					
Eastbound	B	+19%	C	+36%	D
Westbound	A	+75%	C	+144%	D
Sidney St.					
Northbound	A	+26%	B	+37%	C
Southbound	A	+26%	B	+37%	C
Albany St.					
Northbound	A	+41%	B	+78%	C
Southbound	A	+27%	A	+51%	B
River St.	C	+12%	C	+21%	D



In addition to these impacts on daily traffic volumes the following serious increases in peak hour volumes are also predicted for the two scenarios.

Figure # 27 Change in Peak Hour Congestion

AM PEAK

Street	Current Peak L.O.S.	L.O.S. of E or F under Industrial Development	Office Development
Brookline Entrance	D	E/F	F
Brookline St.	B	-	E
Mass. Ave. East	D	E	E
Mass. Ave. West	C	D/E	F
Henry St. East	B	-	E
River St.	C	-	E

PM PEAK

Street	Current Peak L.O.S.	L.O.S. of E or F under Industrial Development	Office Development
Brookline Entrance	D	D/E	F
Brookline Street	C	D/E	F
Mass. Ave. East	D	E	F
Henry St. West	C	-	F
Sidney St. South	B	-	E



Conclusion

If the rough estimates of traffic impacts carried out above are anywhere near correct, serious congestion will occur at the entrance to Brookline Street from Memorial Drive, and along Mass. Ave. regardless of the type of development that occurs in the CID over the next ten years. If development is predominated by office and retail uses traffic congestion will be widespread, especially at peak hours (most of the difference in traffic generation between the two scenarios is due to the larger amount of retail development in the office scenario, and to the inclusion of hotel development). Even though these conclusions are tentative, they underline the need for the city to consider more detailed traffic analyses of any concrete proposals that emerge for the CID.

It also should be noted that increased traffic along Brookline St., and Putnam Ave. will negatively affect housing values along these routes. This will partially offset the speculative demand for housing generated by physical improvements in the CID, although it will not affect the direct demand for housing generated by new employment.



References: Chapter 4: Traffic Impacts

[1] Herr, Philip, Gene Slater, and Robert Bluhm, Evaluating Development Impacts (Cambridge, MA: Laboratory of Architecture and Planning, Massachusetts Institute of Technology, 1978), pp.22-45.

[2] Cambridge Community Development Department, Current Traffic Volume Maps. Based on Cambride D.P.W. surveys, 1980.

[3] Highway Research Board, Highway Capacity Manual (Washington: U.S. Government Printing Office, 1965), pp.36-50.

[4] Maricopa Association of Governments, Trip Generation By Land Use, Part 1, A Summary of Studies Conducted (Phoenix, AZ : Maricopa Association of Governments, 1974), pp. 185-191.

[5] Herr, Philip et. al., op. cit. p.38.

C. C. 108

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to amend the zoning ordinance of the City of Cambridge by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

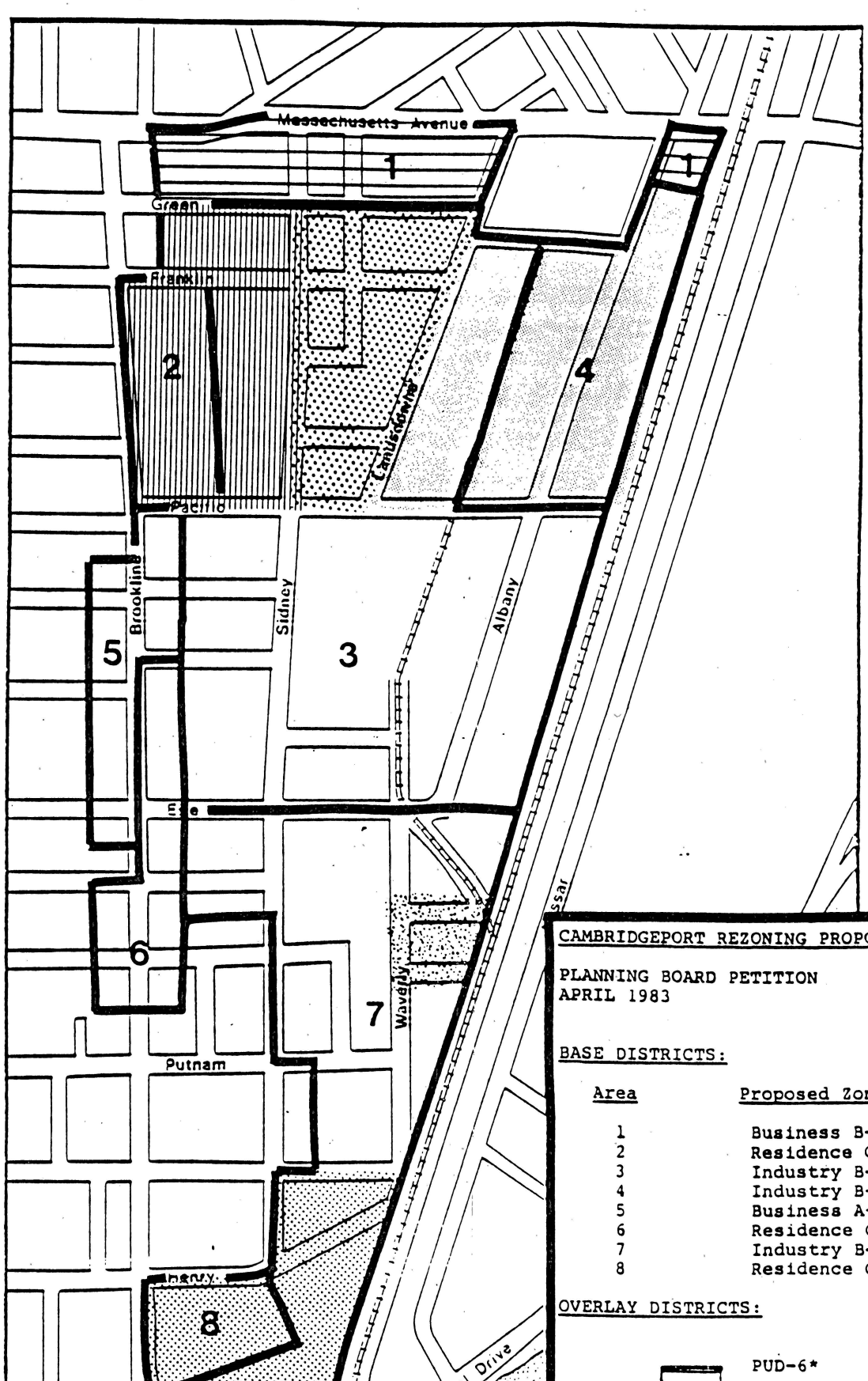
Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

(*this would restrict all office use, including technical office for research and development)

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

For the Committee,

Councillor Walter J. Sullivan,
Chairman.



CAMBRIDGEPORT REZONING PROPOSAL

PLANNING BOARD PETITION
APRIL 1983

BASE DISTRICTS:

Area	Proposed Zoning
1	Business B-3*
2	Residence C-1
3	Industry B-3*
4	Industry B-2
5	Business A-1
6	Residence C-1
7	Industry B-2
8	Residence C-1A*

OVERLAY DISTRICTS:

(Note: * newly created districts to the Zoning Ordinance)

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to amend the zoning ordinance of the City of Cambridge by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

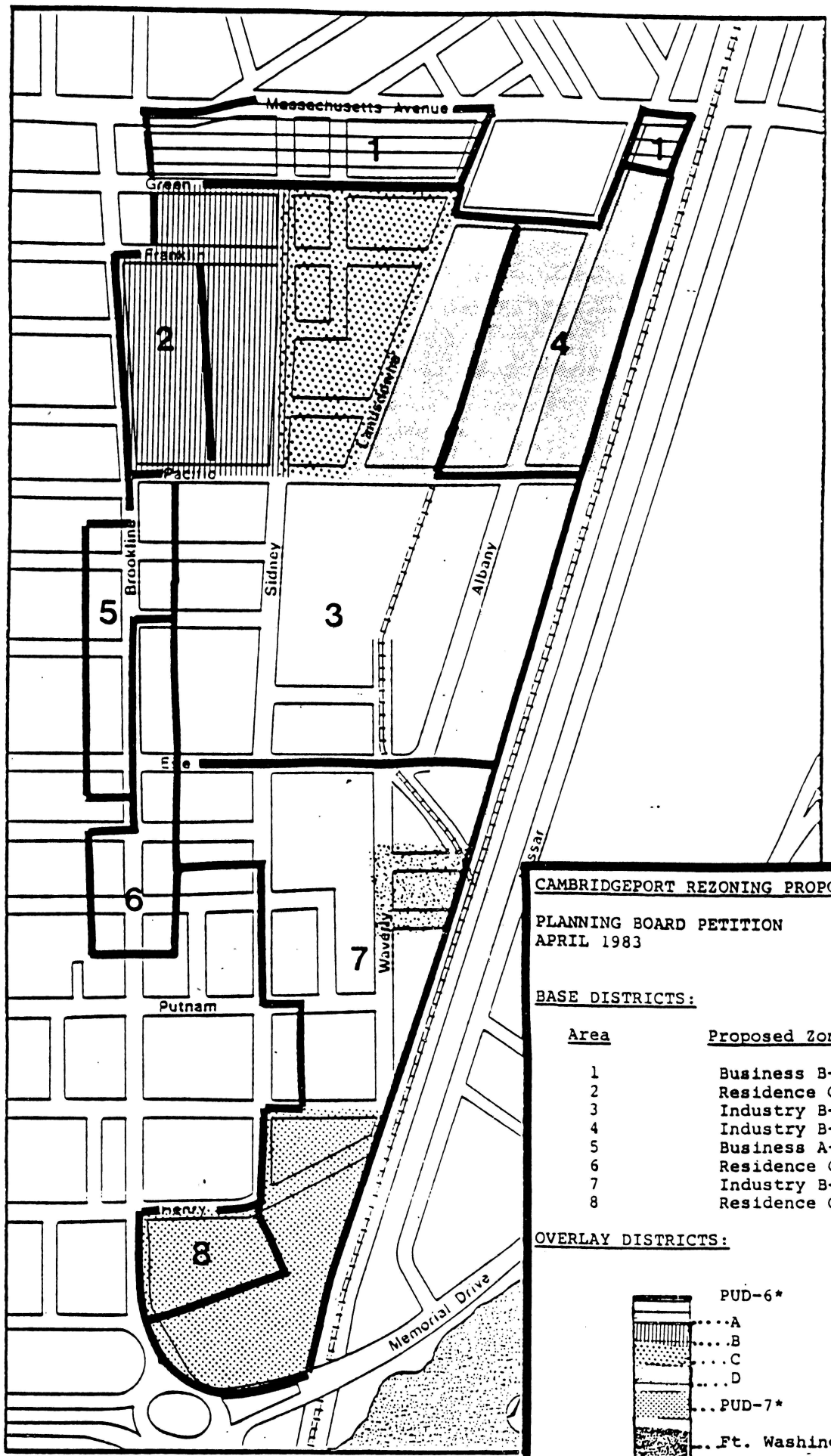
Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

(*this would restrict all office use, including technical office for research and development)

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

For the Committee,

Councillor Walter J. Sullivan,
Chairman.



CAMBRIDGEPORT REZONING PROPOSAL

PLANNING BOARD PETITION
APRIL 1983

BASE DISTRICTS:

Area	Proposed Zoning
1	Business B-3*
2	Residence C-1
3	Industry B-3*
4	Industry B-2
5	Business A-1
6	Residence C-1
7	Industry B-2
8	Residence C-1A*

OVERLAY DISTRICTS:

PUD-6*
A
B
C
D
PUD-7*
Ft. Washington Overlay District*

(Note: * newly created districts to the Zoning Ordinance)

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to amend the zoning ordinance of the City of Cambridge by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

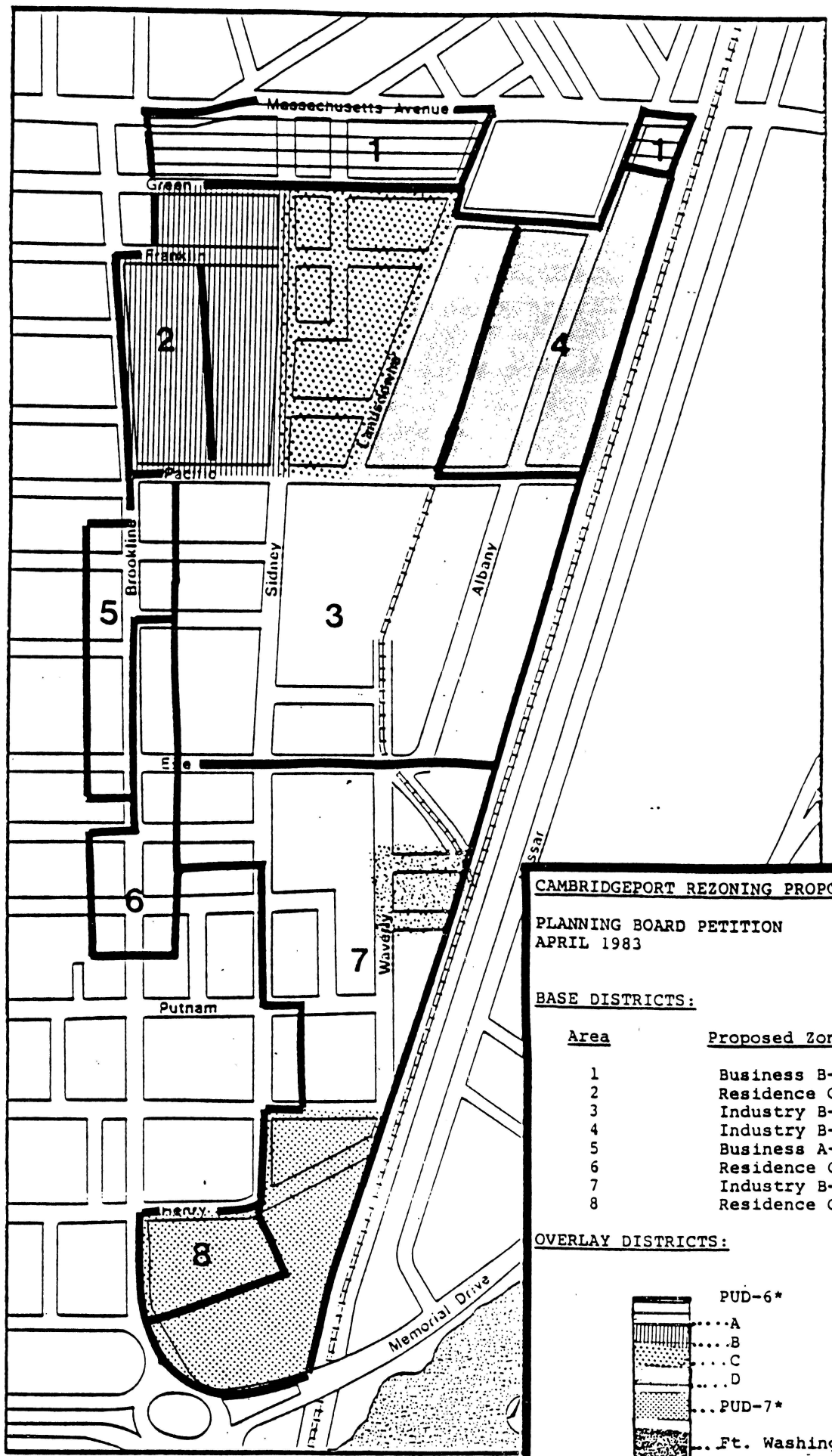
Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

(*this would restrict all office use, including technical office for research and development)

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

For the Committee,

Councillor Walter J. Sullivan,
Chairman.



CAMBRIDGEPORT REZONING PROPOSAL

PLANNING BOARD PETITION
APRIL 1983

BASE DISTRICTS:

Area	Proposed Zoning
1	Business B-3*
2	Residence C-1
3	Industry B-3*
4	Industry B-2
5	Business A-1
6	Residence C-1
7	Industry B-2
8	Residence C-1A*

OVERLAY DISTRICTS:

PUD-6*
A
B
C
D
PUD-7*
Ft. Washington Overlay District*

(Note: * newly created districts to the Zoning Ordinance)

C. C. 108

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to amend the zoning ordinance of the City of Cambridge by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

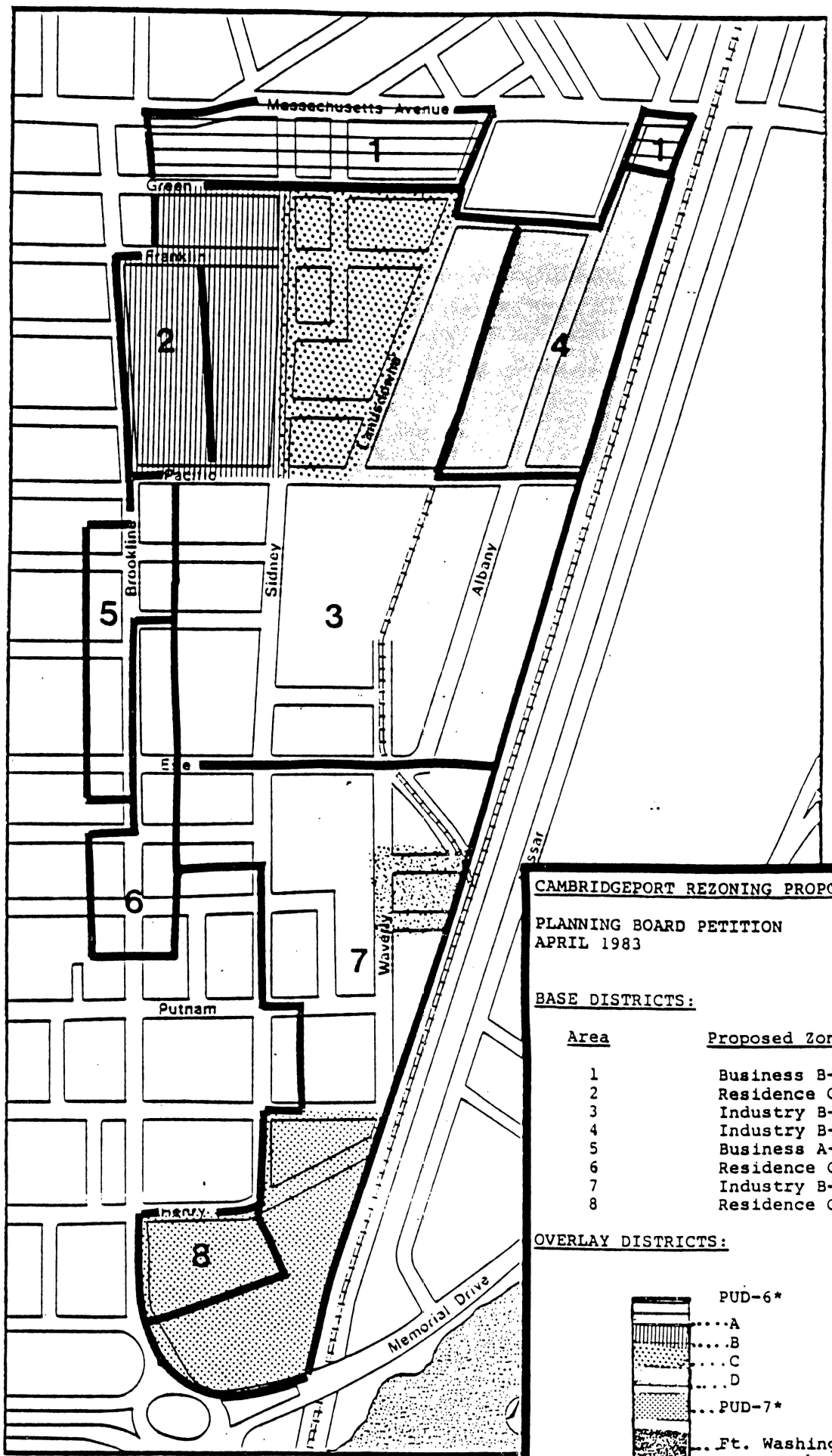
Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

(*this would restrict all office use, including technical office for research and development)

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

For the Committee,

Councillor Walter J. Sullivan,
Chairman.



CAMBRIDGEPORT REZONING PROPOSAL

PLANNING BOARD PETITION
APRIL 1983

BASE DISTRICTS:

Area	Proposed Zoning
1	Business B-3*
2	Residence C-1
3	Industry B-3*
4	Industry B-2
5	Business A-1
6	Residence C-1
7	Industry B-2
8	Residence C-1A*

OVERLAY DISTRICTS:

PUD-6*
A
B
C
D
PUD-7*
Ft. Washington Overlay District*

(Note: * newly created districts to the Zoning Ordinance)

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to amend the zoning ordinance of the City of Cambridge by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

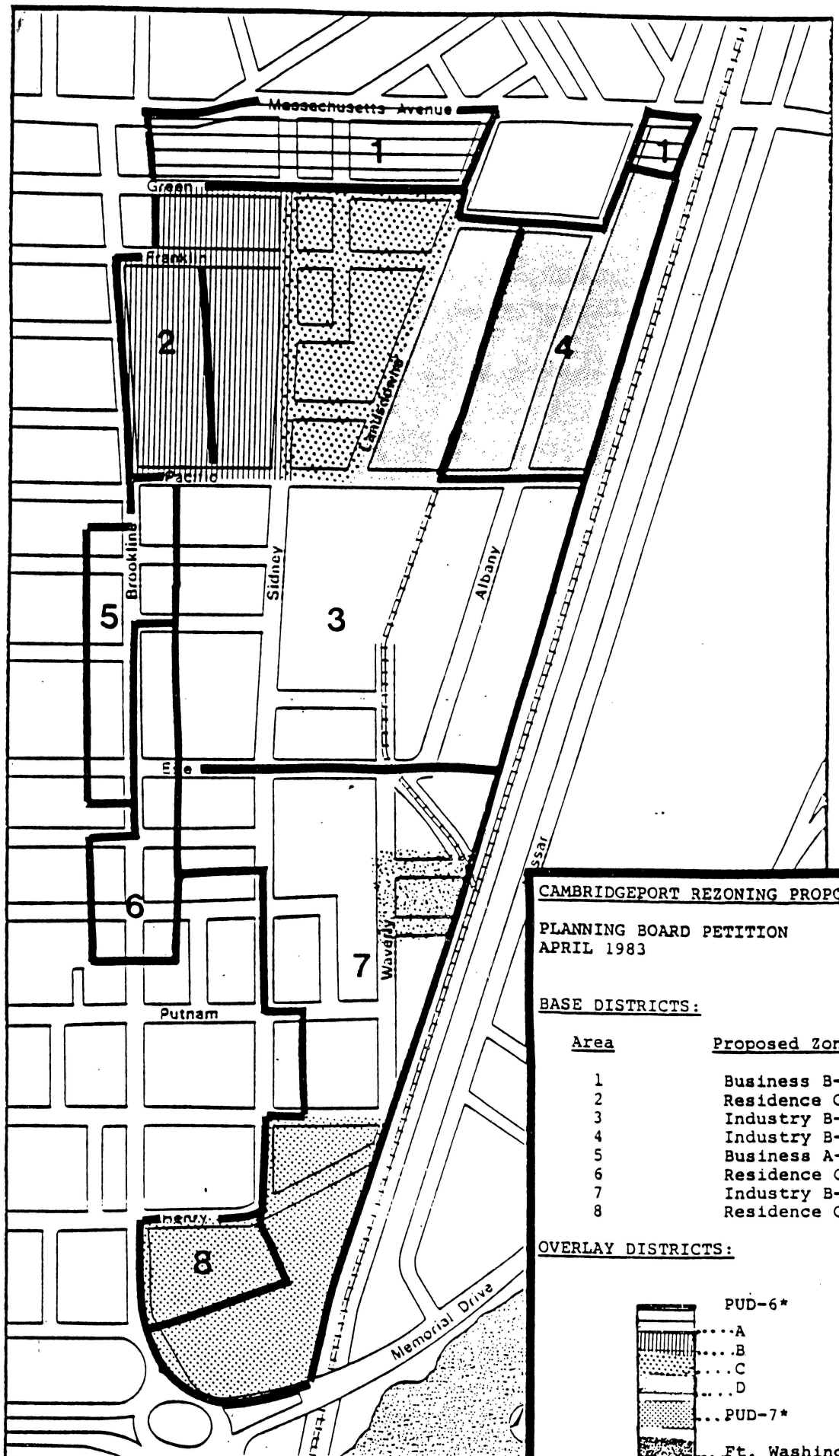
Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

(*this would restrict all office use, including technical office for research and development)

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

For the Committee,

Councillor Walter J. Sullivan,
Chairman.



CAMBRIDGEPORT REZONING PROPOSAL

PLANNING BOARD PETITION
APRIL 1983

BASE DISTRICTS:

Area	Proposed Zoning
1	Business B-3*
2	Residence C-1
3	Industry B-3*
4	Industry B-2
5	Business A-1
6	Residence C-1
7	Industry B-2
8	Residence C-1A*

OVERLAY DISTRICTS:

(Note: * newly created districts to the Zoning Ordinance)

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

RECEIVED BY
OFFICE OF CITY CLERK
APR 22 12 19 PM '83
CAMBRIDGE, MASS.

April 21, 1983

To the Honorable, the City Council:

SUBJECT: Cambridgeport Area Rezoning Petition

The Planning Board is once again filing for your consideration a comprehensive rezoning proposal for the Cambridgeport Industrial Area. This petition is very similar to the City Council's January 31, 1983 substitute petition, modifications to that petition are noted in upper case letters.

The rezoning petition is one of the critical steps in the implementation of the recently published Cambridgeport Revitalization Plan. Both the rezoning petition and the Cambridgeport Revitalization Plan represent three and one-half years of major planning efforts for this underutilized area. The Planning Board believes that this new petition reflects the land use policies necessary to enhance the deteriorated physical environment and encourage economic development in the Cambridgeport area.

Respectfully submitted,

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ACP:jp

. PLANNING BOARD PETITION TO AMEND THE ZONING ORDINANCE

April 19, 1983

I. AMENDMENT TO THE TEXT

II. AMENDMENT TO THE MAP

(Changes from the January 31, 1983 substitute petition of the City Council are identified in upper case letters. Major deletions changing intent of the 1/31/83 petition have been noted.)

I. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

A. Create a new Business B-3 District by amending the Zonong Ordinance as follows:

1. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 19 as follows:

   19. Business B-3 District

   Renumber existing numbers 19-27 as 20-28.

2. Amend Section 4.30, TAble of Use Regulations, by adding B-3 after Bus. B, B-1, B-2 to the heading of column eight.

3. Add a new line to subsection 5.33 Business Districts between line Bus. B-2 and line Bus. C as follows:

   Bus. B-3 3.0 none 300 none none none none 120 none

4. Delete footnote 5, subsection 5.33 and substitute therefore the following:

   "5. A dwelling in a Business B or Business B-3 District shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-3 District, except a dwelling in the Business B-3 District shall have a maximum height of 120 feet."

5. Delete footnote 10, subsection 4.40 and substitute therefore the following:

   10. Except in a Business B or Business B-3 District the use shall be subjeet to the limitations specified in Section 4.27.

6. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Bus. B-1, B-2 to the heading of column four.

B. Create a new Industrial B-3 District by amending the Zoning Ordinance as follows:

1. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 22 as follows:

   22. Industry B-3 District.....Light Industry and Light Manufacturing.

   renumber existing numbers 22-28 to 23-29.

2. Amend Section 4.30, Table of Use Regulations, by adding a new district designation "B-3" to the twelfth column heading.

3. In subsections 4.33b.5 (college or university not exempt by statute) and 4.33c. (non-commercial research facility) of the Table of Use Regulations add the superscript "50" to entries in the Industry B-1, B-2 and B-3 column and add the following footnote in subsection 4.40:

"50. No in the Industry B-3 District ;

4. In Section 4.34 (Office and Laboratory Use) of the Table of Use Regulations, add a superscript "51" to the entries A - E for the Industry B-1, 2, 3 column and add the following footnote in Section 4.40:

"51. No in Industry B-3 EXCEPT THAT AS AN ACCESSORY USE GENERAL OFFICE USES MAY OCCUPY UP TO 40% OF THE GROSS FLOOR AREA OF A BUILDING OR GROUP OF ASSOCIATED BUILDINGS OWNED BY THE SAME ESTABLISHMENT.

5. Add a new line to subsection 5.34, Industrial Districts, Table 5-4, Table of Dimensional Requirements as follows:

"B-3 1.5 none --- none 0 0(b) 0(o) 85 (c) none"

6. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Ind. B-2 to the third column heading. (13)

7. IN SUBSECTION 6.36(parking tables) ADD A NEW FOOTNOTE 13 TO READ AS FOLLOWS:

"13. IN INDUSTRY B-3 THE MAXIMUM PARKING REQUIREMENT SHALL BE 1 PER 800 SQUARE FEET FOR ALL PERMITTED USES. WHERE THE MINIMUM PARKING REQUIREMENT IN TABLE 6.36 ALREADY REQUIRES LESS THAN 800 SQUARE FEET OF USE PER PARKING SPACE THE MINIMUM AND MAXIMUM PARKING REQUIREMENT SHALL BE 1 PER 800 SQ FT.

C. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for PUD overlay districts in the Cambridgeport Industrial Area.

13.70 PUD-6 DISTRICTS: A, B, C, AND D: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 districts are intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, at a larger scale than the base zone. The PUD-6 districts are also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefits. Development Proposals within the PUD-6 districts shall be consistent with the development policies of the Cambridgeport Revitalization Plan as summarized in Section 13.7.10.1.

13.72 Uses Allowed in the PUD-6 Districts. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.

13.721 Residential Uses.

(1) Single and Two-Family Housing
(2) Townhouse Development
(3) Multi-family Development
(4) Hotel Development

Any special permit for townhouse or multi-family dwellings required elsewhere in the ordinance may be granted by the Planning Board as part of a planned unit development in PUD 6.

SINGLE, TWO-FAMILY,
Townhouse and multi-family uses are prohibited in PUD-6 Districts "C" and "D".

13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or special permit in the base zoning district.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments.

(1) Stationery and office supply store.

(2) Printing and reproduction service establishment, photography studio.

(3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% of the gross floor area of the structure.

(4) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry, or other similar establishments.

(5) Restaurants or other eating and drinking establishments listed in subsection 4.35e, f, and g.

(6) Theater or hall for public gatherings.

(7) Bowling alley, skating rink, tennis center, or other commercial recreation establishments.

13.725 Light Industrial Uses.

Manufacturing, processing, assembly and packaging of products listed in Section 4.37(a), (b) 1-15, and 4.37(f).

13.726 Other Uses. Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is necessary to support the predominant uses in the district.

13.73 <u>District Dimensional Regulations in all PUD-6 Districts</u>.

13.731 The minimum size of the development parcel for PUD-6 Districts shall be one (1) acre. The Planning Board may allow develop-

ment parcels containing less than one acre, but at least 25,000 square feet, if the predominant use of the development is devoted to multi-family or townhouse use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 districts may contain non-contiguous lots located in any other of the PUD-6 districts.

IN ACCEPTING A PUD-6 APPLICATION FOR A DEVELOPMENT PARCEL SUBSTANTIALLY SMALLER THAN THE TOTAL HOLDINGS OF THE APPLICANT AND/OR OWNER WITHIN THE PUD-6 AREA, THE BOARD SHALL REQUIRE THE SUBMISSION OF PLAN DOCUMENTS INDICATING IN GENERAL TERMS THE INTENDED USES, LOCATIONS, AND SCALE OF DEVELOPMENT FOR THE REMAINDER OF THE HOLDINGS IN THE PUD-6 DISTRICT WHETHER OR NOT SUCH DEVELOPMENT IS INTENDED TO MAKE USE OF THE PUD.

13.732 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel except as may be required in Section 13.79.

13.733 Floor Area Ratio. In no case shall the built floor area ratio of any contiguous portion of a development parcel exceed 4.0.

13.74 Open Space Requirements in all PUD-6 Districts.

13.741 Definition of Open Space. For the purpose of this Section 13.74 open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall be available for entry and use by the occupants of the building(s) with which it is associated and the general public, except where such open space is devoted to residential uses listed in Section 4.31 d, e, f, and g. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

13.742 Minimum Open Space Requirements

(1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.

(2) The required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10 percent.

(3) Open space at other levels must be open to the sky. These areas shall have a minimum dimension of the (10) feet and a minimum area of 200 square feet.

(4) At least 50 percent of the open space required in this subsection 13.742 shall be provided at finished grade level.

13.743 Where non-residential and residential uses listed in Section 4.31d, e, f, and g are mixed in a PUD, the required minimum usable open space for those residential uses shall be calcu-

which the residential floor area is to the total floor area of the PUD.

13.744 Open Space in PUD-6 Districts. Open space required to be provided in non-residential areas should be generally intended to enhance the public elements of the Cambridgeport Industrial District--its streets, sidewalks and public parks. In addition, among the open space features provided two, areas designed for active general public use at locations convenient to the neighborhood would be desirable. Such areas would serve the following objectives:

(1) tot lot/playground activity area,

(2) landscaped sitting area,

(3) locations where full time surveillance can and will be provided.

13.75 Parking and Loading Requirements in all PUD-6 Districts. Development in the PUD-6 districts shall conform to the off-street parking and loading requirements set forth in Article 6.000, including landscaping requirements, AS REQUIRED IN THE APPLICABLE BASE ZONING DISTRICT.

13.76 Sign Requirements in all PUD-6 Districts. Business signs should not be visually intrusive or diminate the public environment; therefore, signs shall be allowed only in conformance with the requirements of subsection 15.26 (Parkway Overlay District).

13.77 Development Review. The Planning Board in reviewing development proposals in the PUD-6 districts shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 districts as stated in Section 13.71 and that the development proposed adequately addresses all of the development objectives of the Cambridgeport Revitalization Plan.

TO ASSIST THE PLANNING BOARD IN REVIEWING ANY APPLICATION UNDER THIS SECTION 13.70 THERE SHALL BE ESTABLISHED A CAMBRIDGEPORT ADVISORY COMMITTEE WHICH SHALL BE APPOINTED BY THE CITY MANAGER WITHIN SIXTY DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE. SAID COMMITTEE SHALL CONSIST OF SIX MEMBERS WHO ARE EITHER RESIDENTS OF OR OWNERS OF BUSINESSES WITHIN THE CAMBRIDGEPORT NEIGHBORHOOD AS DEFINED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. SAID COMMITTEE SHALL BE KEPT INFORMED OF ALL PUD=6 APPLICATIONS BEFORE THE BOARD AND SHALL MAKE RECOMMENDATIONS TO THE BOARD ON SUCH MATTERS THROUGHOUT THE REVIEW PROCESS.

13.78 Required Housing in the PUD-6 Districts.

13.781 Applicability. In order to provide new housing resources in the development area, a plan approved by the Planning Board for the provision of the following residential uses listed below shall be required before a special permit for any planned unit development in the PUD-6 Districts may be granted.

(1) Single and Two-Family Dwellings
(2) Townhouse Development
(3) Multi-Family Dwellings

13.782 Location. To reinforce existing residential patterns and to provide an appropriate buffer between existing residential areas and future potential non-residential development, the required housing shall be developed within the Residence C-1 district located at a depth of 200' parallel to and east of Brookline Street between Franklin and Pacific Streets or within close proximity to that district, elsewhere within the PUD-6 District to the extent that all units cannot be reasonably physically located within the Residence C-1 District.

13.783 Quantity Requirements. Any planned unit development subject to this Section 13.78 shall provide a housing plan for the development of 100% of the maximum number of housing units allowable in the base district (Residence C-1) as required and specified in subsection 13.782.

13.784 The housing required in this Section 13.78 may be developed in stages within the time limits specified in the PUD-6 Final Development Plan as approved by the Planning Board. No approved PUD plan shall allow the total FAR on the subject development parcel to exceed 1.5 until all housing required in this Section 13.78 is constructed. Should the required housing fail to be constructed in conformance with the housing plan as approved by the Planning Board, including any approved schedule of construction, no further construction shall take place within the development parcel that is not in conformance with the applicable base zoning regulations.

13.785 Inclusionary Housing Requirements. The residential development required in this Section 13.78 shall make provision for units suitable for, affordable by, and available to low and moderate income households in an amount equal to 26 units, 13 units shall be available to low income households and 13 units shall be available to moderate income households. All inclusionary housing units shall meet the requirements of Section 11.70.

13.786 Nothing in this Section 13.78 shall prevent the fulfillment of the requirements of this Section 13.78 in advance of any application for approval of a planned unit development in PUD-6. Once the requirements of this Section 13.78 have been met subsequent planned unit developments may proceed without reference to the requirements of this Section 13.78.

13.79 Specified District Regulations.

13.791 PUD-6-"A" District-

13.791(1) Building Height - The maximum height of any building shall not exceed 120 feet except where the principal use of the building is hotel use, the maximum height is 150 feet.

13.791(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 3.0.

13.791(3) Residential Density. The minimum land area for each dwelling unit shall be 300 square feet.

13.792 PUD 6-"B" District -

13.792(1) Building Height - The maximum height of any building shall not exceed 85 feet except as limited by the following:

(a) Where the base zoning district is Residence C-1 the maximum height allowed in the PUD shall not exceed that permitted in the base district WITHIN 100 FEET OF BROOKLINE STREET.

(B) WHERE THE BASE ZONING DISTRICT IS RESIDENCE C-1 IN THAT AREA BETWEEN 100 AND 200 FEET OF BROOKLINE STREET, THE MAXIMUM HEIGHT ALLOWED SHALL BE DETERMINED BY A 30 DEGREE SETBACK PLANE BEGINNING AT AN ELEVATION 35 FEET ABOVE A LINE 100 FEET EAST OF AND PARALLEL TO BROOKLINE STREET.

(C) WHERE THE BASE DISTRICT IS OTHER THAN RESIDENCE C-1 THE MAXIMUM HEIGHT ALLOWED IN THE PUD WITHIN 100 FEET OF A RESIDENCE C-1 DISTRICT LINE SHALL BE DETERMINED BY A THIRTY DEGREE SETBACK PLANE BEGINNING AT AN ELEVATION 35 FEET ABOVE THE RESIDENCE C-1 DISTRICT LINE.

13.792(3) FAR - The maximum ratio of floor area to toal area of the development parcel shall be 1.5.

13.792(4) Residential Density - The minimum land area for each dwelling unit shall be 1200 square feet. THE TOTAL NUMBER OF UNITS CONSTRUCTED IN THE PUD-6 B DISTRICT SHALL NOT EXCEED 1 PER 1200 SQ FT OF TOTAL AREA WITHIN THE PUD-6B. IN MEETING THE REQUIREMENTS OF SECTION 13.78 (REQUIRED HOUSING) THE FOLLOWING SHALL APPLY:

(A) WITHIN 100 FEET OF BROOKLINE STREET ALL DIMENSIONAL REQUIREMENTS OF THE RESIDENCE C-1 DISTRICT SHALL APPLY,INCLUDING FAR.

(B) IN THAT AREA BETWEEN 100 FEET AND 200 FEET OF BROOKLINE STREET THE TOTAL NUMBER OF UNITS CONSTRUCTED MAY EXCEED THE DENSITY NORMALLY PERMITTED IN A RESIDENCE C-1 DISTRICT PROVIDED THE TOTAL NUMBER OF UNITS CONSTRUCTED THROUGH THE PUD WITHIN THE AREA DESIGNATED RESIDENCE C-1 ALONG BROOKLINE STREET DOES NOT EXCEED THE TOTAL NUMBER OF UNITS REQUIRED IN SECTION 13.783.

13.792(5) USE LIMITATIONS - WHERE A DEVELOPMENT PARCEL OR PORTION OF A DEVELOPMENT PARCEL HAS A BASE ZONING DESIGNATION OF RESIDENCE C-1 THE BASE USE REGULATIONS SHALL APPLY

13.793 PUD 6-"C" District -

13.793(1) Building Height - The maximum height of any building shall not exceed 85 feet. Where the principal use of the building is hotel use, the height may be increased to a maximum of 150 feet ANE WHERE THE PRINCIPAL USE OF THE BUILDING IS OTHER THAN A HOTEL THE HEIGHT MAY BE INCREASED TO 100 FEET PROVIDED THE FOLLOWING CONDITIONS ARE MET:

(A) NO MORE THAN 25% OF THE LAND AREA OF A DEVELOPMENT PARCEL IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

(B) NO MORE THAN 15% OF THE TOTAL AREA OF PUD-6C IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

13,793(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 2.0.

13.794 PUD 6-"D" District -

13,794(1) Building Height - The maximum height of any building shall SHALL NOT EXCEED 85 FEET. HOWEVER A BUILDING HEIGHT MAY BE INCREASED TO 100 FEET PROVIDED THE FOLLOWING CONDITIONS ARE MET:

(A) NO MORE THAN 50% OF THE LAND AREA OF A DEVELOPMENT PARCEL IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

13.794(2) F.A.R. - The maximum ratio of floor area to total area of the development parcel shall be 2.5.

13.7.10 Special Review Requirements

13.7.10.1 In evaluating a development proposal in the PUD-6 Districts the Planning Board shall consider PLANNING GOALS AND DEVELOPMENT OBJECTIVES AS DETAILED IN THE PUBLICATION CAMBRIDGEPORT REVITALIZATION PLAN, JANUARY, 1983.

13.7.10.2 Hotel Development. Hotel use along or in combination with other uses may be allowed only if such development meets the following criteria:

(1) Where the development parcel is adjacent to Massachusetts Avenue, the principal pedestrian entrance shall be located on Massachusetts Avenue.

(2) Building facades and rooflines shall be articulated and expanses of unbroken wall plane shall be limited.

(3) Ground floor levels shall contain uses which are active and create a safe and inviting pedestrian environment. These uses may include, but are not limited to, retail uses such as restaurants or theatres.

D. CREATE A NEW FORT WASHINGTON PARK OVERLAY DISTRICT BY AMENDING THE ZONING ORDINANCE AS FOLLOWS:

15.40 FORT WASHINGTON PARK OVERLAY DISTRICT

15.41 PURPOSE - IT IS THE PURPOSE OF THIS SECTION 15.40 TO AUGMENT AND ALTER THE EXISTING BASE ZONING REGULATIONS TO ENSURE DEVELOPMENT WHICH PROTECTS AND ENHANCES THE HISTORIC CHARACTER AND RECREATIONAL USE OF FORT WASHINGTON PARK ON PARCELS OF LAND ADJACENT TO THE PARK.

15.42 APPLICABILITY - FORT WASHINGTON PARK OVERLAY DISTRICT SHALL BE AN OVERLAY DISTRICT ON THE ZONING MAP ESTABLISHED BY SECTION 3.20.

The use of land within said district shall be controlled by the pertinent regulations within the base zoning district, except as modified by the requirements of this Section 15.40 which shall supersede regulations imposed by the base zoning map designation.

15.43 Specific District Regulations - Modifications to the requirements of the base zoning district shall be as detailed below.

1. Any building or use subject to this subsection 15.43 shall have its front yard, where applicable, and principal building façade, including the principal building entrance, facing Fort Washington Park. No portion of any building may be closer than 40 feet to the property line of the park.

2. No building may exceed 40 feet in height.

3. Landscape and Design Requirements -

   a. All portions of any lot subject to this subsection 15.432, with the exception of streets, shall consist entirely of green area or buildings containing the principal use on the lot.

   b. There shall be at least one 3" caliper street tree for every 25 linear feet of street frontage on those portions of every street abutting Fort Washington or, in the absence of a street, the portion of a lot abutting the Park property line. Such trees shall be planted along the Fort Washington Park frontage of a lot.

   c. Building facades facing Fort Washington shall be designed to enhance the visual quality of the park. The following standards shall apply:

      (1) Principal building entrances shall face Fort Washington.

      (2) Building facades, wall planes and rooflines shall be articulated.

      (3) Ground floor levels shall include a minimum 30% transparency to enliven and enrich the environment.

(4) The design of all buildings shall be sympathetic to the historic character of Fort Washington Park and shall contribute to an inviting pedestrian and domestic scale around the edges of the park. This may be achieved through the use of vertical articulation of building facades; window and door placement; window, door, cornice and building base detailing; secondary detailing like fencing; and the use of high quality building materials such as red brick, ston,e and iron.

4. Business signs should not be visually intrusive or dominate the public environment; therefore, signs shall be allowed only in conformance with subsection 15.26 (Parkway Overlay District).

(THE CAMBRIDGEPORT INDUSTRIAL OVERLAY DISTRICT WITH ITS 60' HT. LIMIT IS DELETED BELOW ERIE ST.)

E. Create a new Planned Unit Development District-7 by amending the Zoning Ordinance as follows:

13.80 PUD-7

13.81 Purpose. The PUD-7 District is intended to permit and encourage the renovation and reuse of the Ford Assembly Plant building, the provision of a buffer of low density housing along Henry and Sidney Streets, and guarantee that new development would not preclude the installation of roadway improvements necessary to serve the Cambridgeport Industrial Area.

13.82 Uses Allowed in the PUD-7 District

13.821 Residential Uses - All uses listed in Section 4.31 through g.

(1) Any special permit for townhouse development or multi-family dwellings required elsewh re in the ordinance may be granted by the Planning Board as part of a planned unit development in PUD-7.

13.822 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or by special permit in the base zoning district.

13.823 Office and Laboratory Uses. All uses listed in Section 4.34.

13.824 Light Industry, Wholesale Business and Storage. Manufacturing, processing, assembly and packaging of products listed in Section 4.37(a), (b) 1-15, and 4.37(f).

13.825 Other Uses. Any use other than uses listed in Article 4.00 upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-7 and is necessary to support the predominant uses in the district.

13.83 District Dimensional Regulations.

13.831 Development Parcel Size. As required in PUD-6, Section 13.731.

13.832 Maximum ratio of floor area to total area of development parcel shall be 2.0.

13.833 Residential Density. For the purpose of computing residential density the minimum land area for each dwelling unit shall be 1200 square feet. Residential density shall be computed based on the entire development parcel.

13.834 Maximum height of any building shall be 85 feet.

13.835 There shall be no minimum width for the development parcel, and no minimum width for lots located within the development parcel. There shall be no minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.84 Open Space Requirements. Open space shall be provided as required in PUD-6, Section 13.74.

13.85 Parking and Loading Requirements. Development in the PUD-7 District shall conform to the off-street parking and loading requirements set forth in Article 6.000, including all landscaping requirements.

13.86 Sign Requirements in the PUD-7 District. As required in the PUD-6 Districts, Section 13.76.

13.87 Special Limitations Where the Base Zoning District is Residence C-1A.

Notwithstanding other provisions of this Section 13.70, all uses within that portion of a development parcel having a base zoning designation of Residence C-1A shall meet the use and dimensional requirements of that zone.

13.88 Required Housing in PUD-7 District, Residence C-1A District Area.

13.881 Applicability. In order to provide new housing resources in the PUD-7 District, a plan approved by the Planning Board for the provision of the following residential uses listed below shall be required before a special permit for any planned unit development in the PUD-7 District may be granted.

(1) Single and Two-Family Dwellings
(2) Townhouse Development
(3) Multi-Family Dwellings

13.882 Location. To reinforce existing residential patterns and to provide an appropriate buffer between existing residential areas and future potential non-residential development, the required housing shall be located within the Residence C-1A district bordering Henry and Sidney Streets.

13.883 Quantity Requirements. Any planned unit development subject to this Section 13.88 shall provide a housing plan for the development of 100% of the maximum number of housing units allowable in the base district Residence C-1A, as required and specified in subsection 13.882.

13.884 The housing required in this Section 13.88 may be developed in stages within time limits specified in a PUD-7 Final Development Plan as approved by the Planning Board. No approved PUD plan shall allow the total FAR on the subject development parcel to exceed 1.5 until all housing required in this Section 13.88 is constructed. Should the required housing fail to be constructed in conformance with the housing plan as approved by the Planning Board, including any approved schedule of construction no further construction shall take place within the development parcel that is not in conformance with the applicable base zoning regulations.

13.885 Inclusionary Housing Requirements. The residential development required in this Section 13.88 shall make provision for units suitable for, affordable by, and available to low and moderate income households in an amount equal to 8 units; 4 units shall be available to low income households and 4 units shall be available to moderate income households. All inclusionary housing units shall meet the requirements of Section 11.70.

13.886 Nothing in this Section 13.88 shall prevent the fulfillment of the requirements of this Section 13.88 in advance of any application for approval of a planned unit development in PUD-7. Once the requirements of this Section 13.88 have been met subsequent planned unit developments may proceed without reference to the requirements of this Section 13.88.

13.89 Review Guidelines.

13.891 In addition to the general standards and criteria enumerated in Section 10.40, Special Permits and Article 12.000, Planned Unit Development, any planned unit development in PUD-7 shall meet the following:

(a) The proposal shall be consistent with the development objectives of the Cambridgeport Revitalization Plan, January, 1983.

(2) The proposal shall make provision for, facilitate, or in its physical form, not preclude the implementation of transportation improvements, including road widening, relocations or extensions that would allow commercial traffic destined for the Cambridgeport industrial area to bypass the neighborhood's residential areas.

13.892 CITIZEN ADVISORY COMMITTEE THE CITIZEN ADVISORY COMMITTEE ESTABLISHED IN SECTION 13.77 OF THIS ORDINANCE SHALL ADVISE THE PLANNING BOARD ON ALL PUD-7 APPLICATIONS.

F. Create a new Residence C-1A zoning district by amending the Zoning Ordinance as follows:

1. Insert a new line in table 5-1, Table of Dimensional Requirements-Residential Districts, between existing lines Res. B and Res. C-1 as follows:

Res. C-1A	.65	5000	1650	50	$\frac{H+L}{4}$ (a)
	$\frac{H+L}{5}$	$\frac{H+L}{4}$ (c)		35	20%

2. In Section 3.11 insert a new line 5 and renumber existing line 5 and following accordingly:

5. Residence C-1A District Multi-family dwellings

3. Amend Section 11.152, Townhouse Development by inserting a new line (2) as follows and renumbering existing lines (2) and (3) as appropriate:

4. Elsewhere in the ordinance amend all Sections containing references to Residence C-1 by inserting before same the designation Residence C-1A or any other abbreviation thereof that is appropriate.

G. Create a new Section 11.70

11.70 Low and Moderate Income Household Inclusionary Housing Requirements.

11.71 Purpose. This Section 11.70 is intended to regulate the provision of low and/or moderate income family housing as a component of new developments in the City of Cambridge where required elsewhere in this ordinance by assisting in the provision of adequate housing for all citizens of Cambridge; by encouraging a reasonable mix of housing opportunities in city neighborhoods and in commercial development; and by mitigating the escalation of the cost of housing in Cambridge as a result of new large scale commercial development.

11.72 General Requirements for Inclusionary Housing Units.

11.721 The required low and moderate income units shall be intended and designed for families and shall contain a minimum of two bedrooms. For the purpose of this Section 11.70 a family shall be three or more persons related by blood, marriage or operation of law, or as defined by any public subsidy program employed.

Where a multi-family dwelling is to be devoted exclusively to elderly residents the above restrictions in this Section 11.721 as to unit size and size of household shall not apply.

11.722 The required units shall be dispersed throughout the development and not concentrated in any one location.

11.723 For the purposes of this section, low and moderate income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency, or as defined in any Federal, State or City housing program which will guarantee the provision of housing units for low and moderate income households.

11.724 All households occupying the low and moderate income units shall be certified as eligible by the Cambridge Housing Authority where the units are to be rented by the Community Development Department with the assistance of a neighborhood advisory committee where the units are to be sold; or as required by any subsidy program employed. Units shall be offered so that eligible households shall pay no more than thirty (30) percent of their eligible maximum household income for the units provided (monthly rent or mortgage/taxes for purchased units). All income eligible households to occupy subsidized units shall be selected by an Advisory Committee made up of residents of the neighborhood in which the subsidized units are proposed. Said committee to be appointed by the City Manager.

11.725 The applicant shall establish such restrictions, conditions, and/or limitations as are necessary to ensure that the units intended for low and moderate income households will be permenently available for low and moderate income households.

11.7251 Where the units are proposed to be sold to eligible low or moderate income households such assurance shall be made through any one or more of the following mechanisms:

(a) a right to repurchase each such unit for its original cost plus reasonable adjustments for inflation and owner improvements, by the City or any non-profit housing assistance corporation design8ted by it,

(b) a right to participate in the net cash profits realized from sale of the unit to a successor family not qualifying as a low or moderate income family, by the city or any non-profit housing assistance corporation designated by it where the rights in Section 11.7251(a) above have not been exercised. The City or its designated agent shall receive one half of all profits realized up to a maximum of $25,000 for each unit, which amount shall be adjusted annually by the Community Development Department using the Consumer Price Index for the Boston metropolitan area as published by the U. S. Department of Labor,

(c) sale to a qualifying low or moderate income family,

(d) co-tenancy agreements,

(e) limited equity cooperatives, or

(f) any other similar mechanisms.

11.7252 Except as to any such conditions in this subsection 11.725 the issuance of a building permit shall be conclusive determination of the compliance with the provisions of this Section 11.70.

11.73 No requirement of this Section 11.70 shall apply where it is in conflict with any rule, requirement, or provision of a subsidy program employed.

11.74 Where the housing is to be constructed in stages the required low and moderate income units shall be provided in each stage in the same proportion as required for the total development.

11.75 Compliance. All deeds, agreements, site plans, and other documents necessary to comply with the provisions of this Section 11.70 shall be submitted to the Community Development Department for review prior to a formal application for a building permit. Within sixty-five (65) days of such submittal the Department shall make a report to the Superintendent of Buildings as to whether all requirements of this Section 11.70 have been met. Each application for a building permit for any development subject to this Section 11.70 shall be accompanied by such written report from the Community Development Department.

Where residential development requires a Special Permit from the Planning Board, that Board shall enforce the provisions of this Section 11.70 as a condition of the Special Permit.

H. Recodify Article 11.000, Special Regulations, as follows: and make appropriate changes to references to these subsections elsewhere in the ordinance:

Article 11.000 Special Regulations

11.10 Townhouse Development

11.20 Community Residences and Personal Care Lodging

11.30 Fast Order Food Establishments

11.40 Development Consultation Procedure

11.50 Employment Plan Compliance Procedure

11.60 Massage Service Establishments

11.70 Inclusionary Housing Requirement

I. Create a new Article 15.000 Overlay Districts and recodify old Sections 11.50, 11.60 and 11.70 as new Sections 15.10, 15.20, and 15.30 to read as follows and make appropriate changes to references to these subsections elsewhere in the ordinance.

Article 15.000 Overlay Districts

15.10 Harvard Square Overlay District

15.20 Parkway Overlay District

15.30 Flood Plain Overlay District

15.40 FORT WASHINGTON PARK OVERLAY DISTRICT

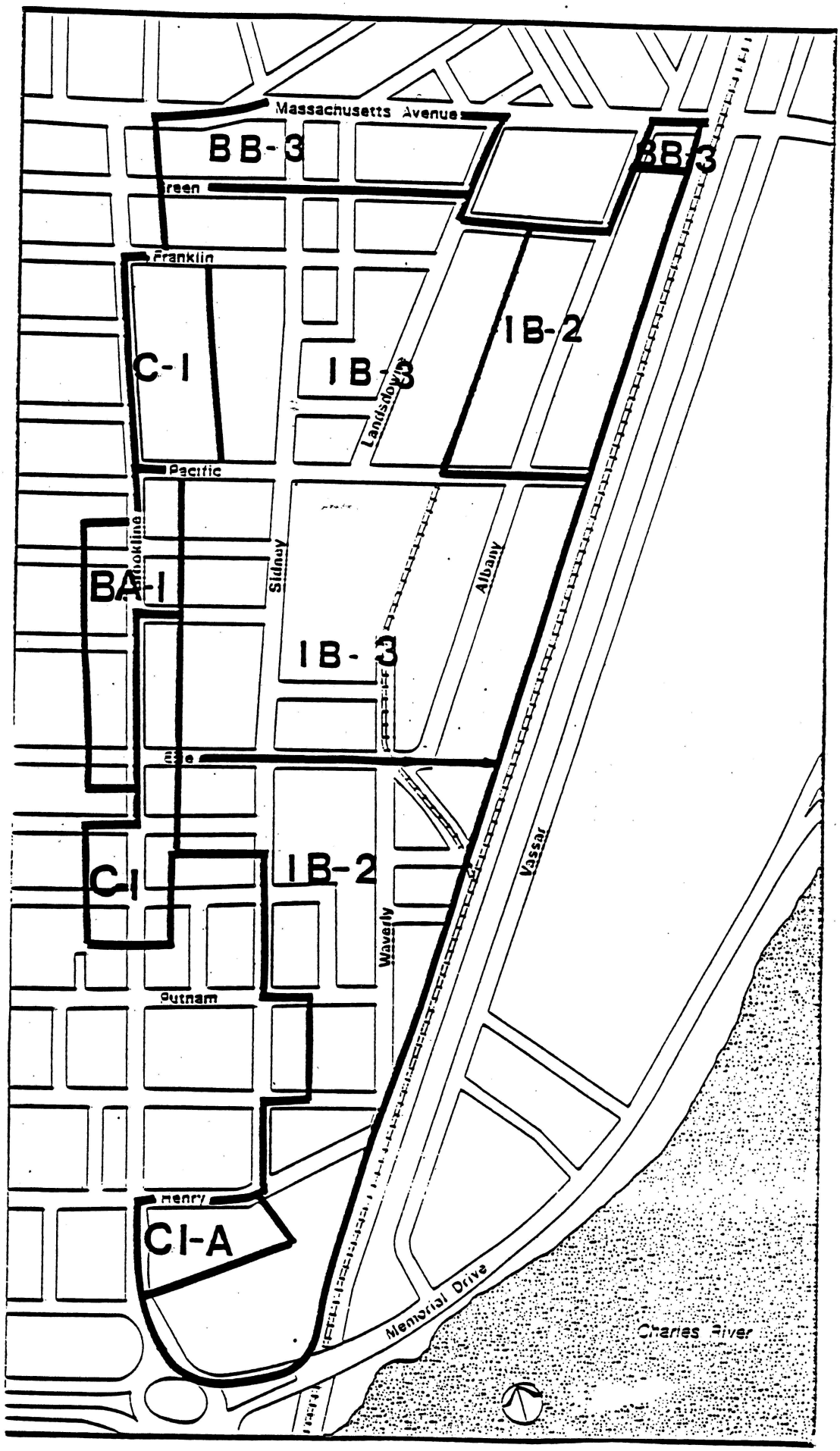
J. Amend Section 5.34 Industrial Districts, Table 5-4, Table of Dimensional Requirements, Footnote (c) by replacing it with the following new Footnote (c):

(c) Where a lot is within 100 feet of a Residence C-1 or Residence C-1A zoning district line, the maximum building height shall be determined by a 30° setback plane beginning at an elevation 35 feet above the Residence C-1 or C-1A zoning district boundary line.

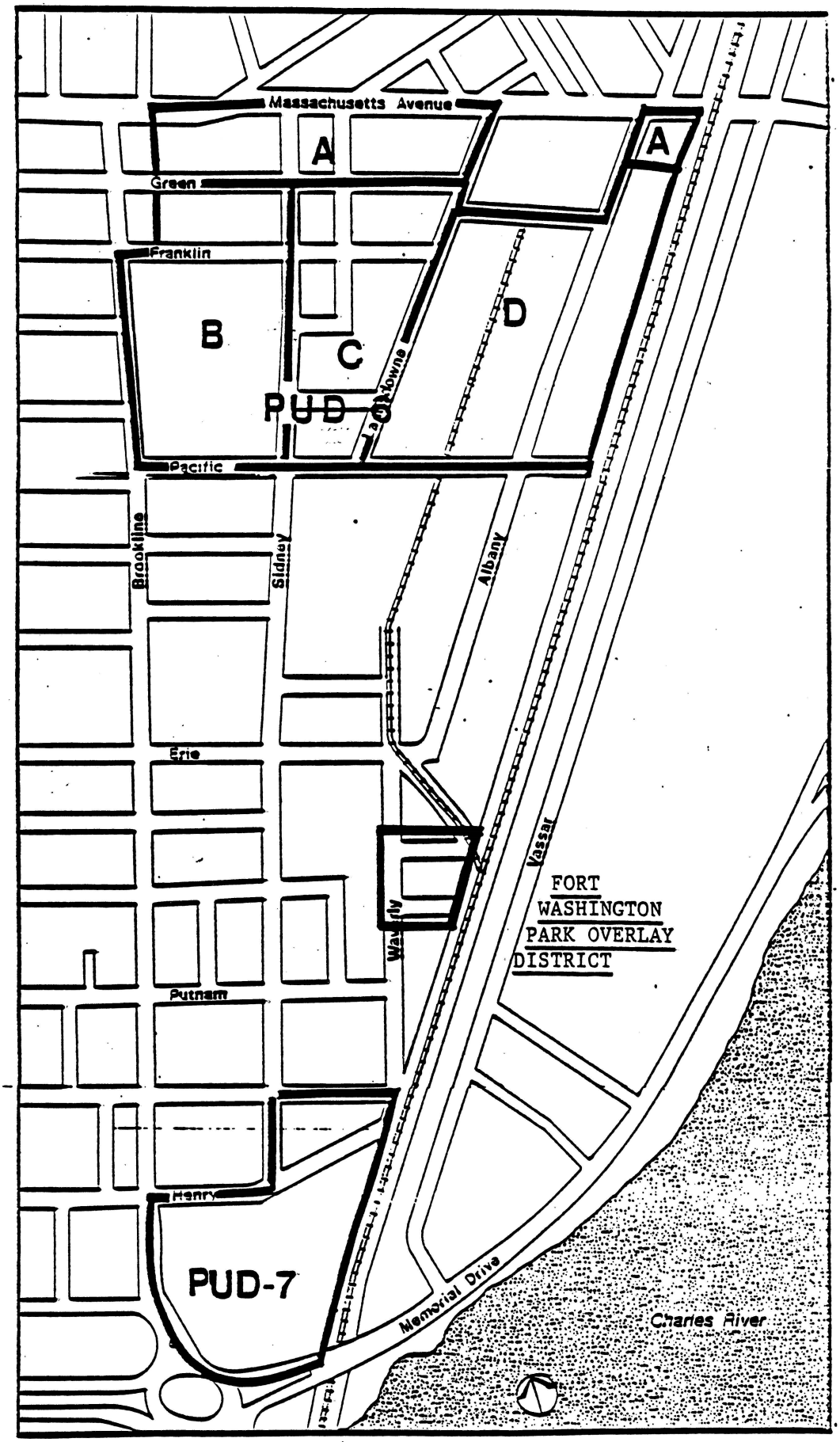
K. The provisions of this zoning ordinance are severable. If a court holds invalid any such provision, or its application of any person, property, or circumstance, the validity of any other provision or application shall not be affected.

II. AMENDMENTS TO THE ZONING MAP

BASE DISTRICTS



OVERLAY DISTRICTS



Cambridge Community
Development
57 Inman Street
Cambridge, MA. 02139
(617) 498-9034

LETTER OF TRANSMITTAL

DATE	JOB NO.
May 20, 1983	
ATTENTION	
RE: Cambridgeport Petitions	

TO Donna Lopez
City Clerk's office

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
2			Planning Board Public Hearing Notice
1			Set mailing labels - Cambridgeport Area includes land owners and many more interested parties.

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Elizabeth

PRODUCT 240-2 NEBS Inc., Groton, Mass. 01471.

If enclosures are not as noted, kindly notify us at once.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Notice of Public Hearing

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, June 7, 1983 at 7:30 p.m. in the Community Development Department Conference Room, City Hall Annex, Cambridge, Massachusetts on two petitions to amend the zoning ordinance of the City of Cambridge by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

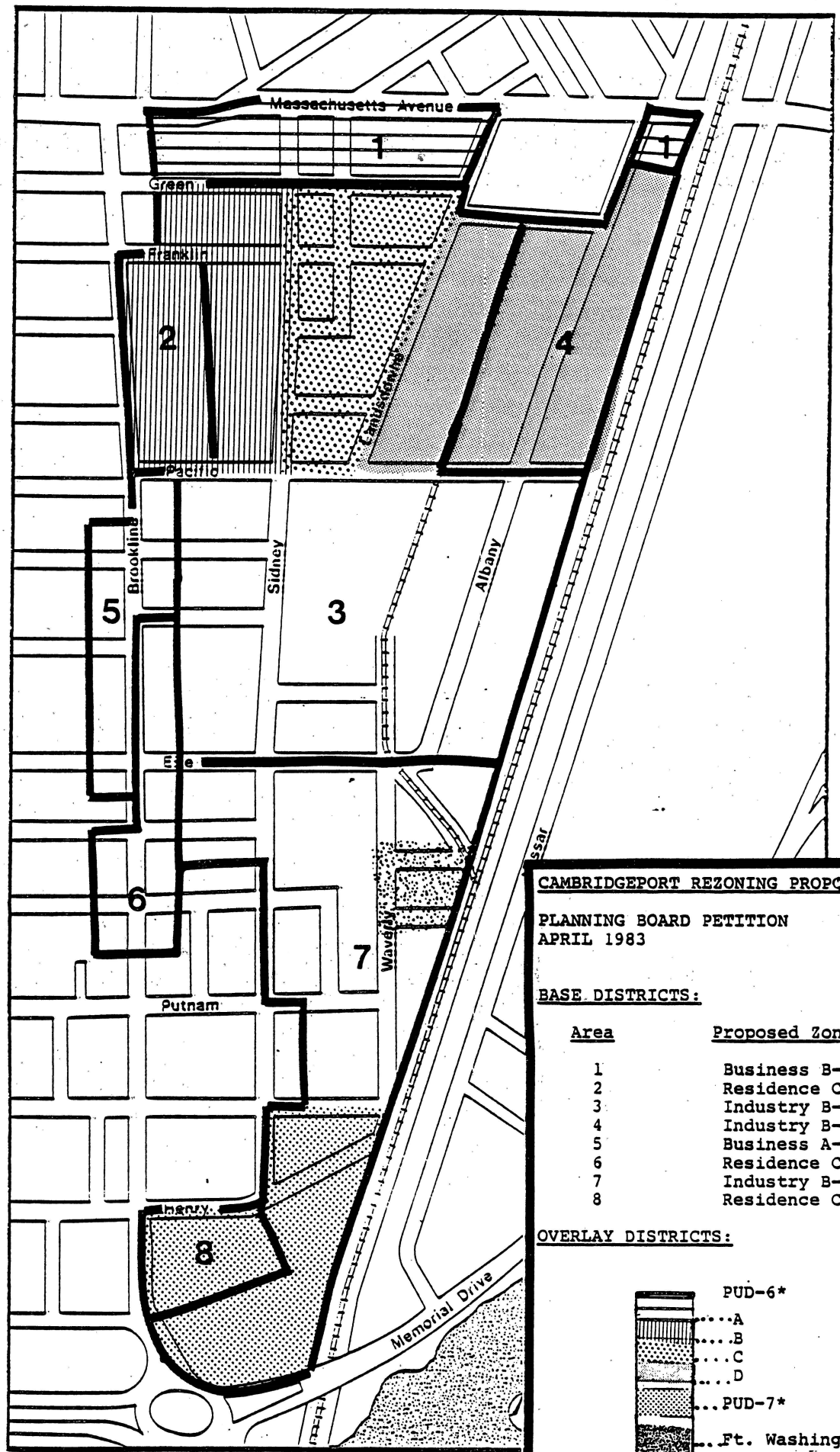
In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

(*this would restrict all office use, including technical office for research and development)

Full text and legal description of these petitions are on file in the office of the City Clerk, City Hall, Cambridge, MA. and the Community Development Department. Questions concerning these petitions may be addressed to Lester Barber at 498-9034.



CAMBRIDGEPORT REZONING PROPOSAL

PLANNING BOARD PETITION
APRIL 1983

BASE DISTRICTS:

Area	Proposed Zoning
1	Business B-3*
2	Residence C-1
3	Industry B-3*
4	Industry B-2
5	Business A-1
6	Residence C-1
7	Industry B-2
8	Residence C-1A*

OVERLAY DISTRICTS:

(Note: * newly created districts to the Zoning Ordinance)

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Notice of Public Hearing

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, June 7, 1983 at 7:30 p.m. in the Community Development Department Conference Room, City Hall Annex, Cambridge, Massachusetts on two petitions to amend the zoning ordinance of the City of Cambridge by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts; PUD-6: A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

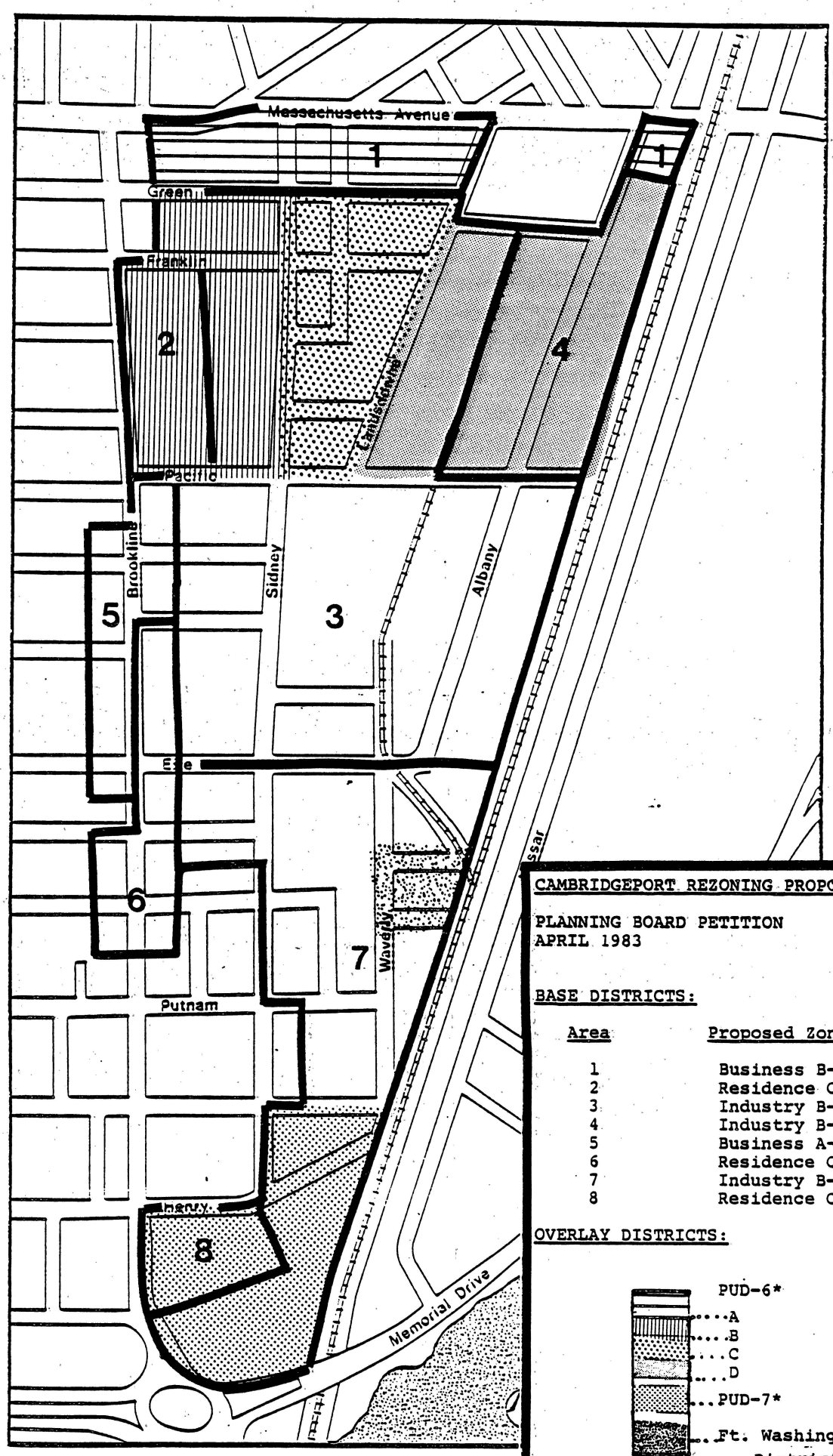
In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*
PUD-6 Overlay District		
(3) required units:		
low income housing	13 units	38 units
mod. income housing	13 units	38 units

(*this would restrict all office use, including technical office for research and development)

Full text and legal description of these petitions are on file in the office of the City Clerk, City Hall, Cambridge, MA. and the Community Development Department. Questions concerning these petitions may be addressed to Lester Barber at 498-9034.



CAMBRIDGEPORT REZONING PROPOSAL

PLANNING BOARD PETITION
APRIL 1983

BASE DISTRICTS:

Area	Proposed Zoning
1	Business B-3*
2	Residence C-1
3	Industry B-3*
4	Industry B-2
5	Business A-1
6	Residence C-1
7	Industry B-2
8	Residence C-1A*

OVERLAY DISTRICTS:

PUD-6*
A
B
C
D
PUD-7*
Ft. Washington Overlay District*

(Note: * newly created districts to the Zoning Ordinance)

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

OFFICE OF
THE CITY CLERK

June 1, 1983

To Whom It May Concern:

Enclosed you will find a copy of a hearing schedule before the Committee on Ordinances for Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to rezone land in the Cambridgeport Industrial District.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy

Paul E. Healy, City Clerk

PEH/dl

Enc. Cambridgeport hearing schedule.

CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

June 1, 1983

To Whom It May Concern:

Enclosed you will find a copy of a hearing schedule before the Committee on Ordinances for Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to rezone land in the Cambridgeport Industrial District.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy

Paul E. Healy, City Clerk

PEH/dl

Enc. Cambridgeport hearing schedule.

CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

June 1, 1983

To Whom It May Concern:

Enclosed you will find a copy of a hearing schedule before the Committee on Ordinances for Wednesday, June 22, 1983 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on two petitions to rezone land in the Cambridgeport Industrial District.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy

Paul E. Healy, City Clerk

PEH/dl

Enc. Cambridgeport hearing schedule.

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 307, City Hall, Cambridge, Mass., until 11:00 o'clock A.M., Thursday, May 26, 1983 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

Anti-Embolism Stockings
Construction Materials
Suction Catheters
Filters
Urethral Catheter Trays

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Rom 307, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item' ", and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)May12,19

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court
No. 150739

Summons by Publication
Lucrecia Rondon
Plaintiff
vs.
Francisco Rondon
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Lucrecia Rondon, seeking a divorce.

You are required to serve upon Maria Tovares-Ashmanskas, Esq. plaintiff's attorney, whose address is 59 Temple Place, 8th Floor, Boston, MA 02111 your answer on or before August 18, 1983. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge Street, East Cambridge 02141.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
May 3, 1983

Paul J. Cavanaugh
Register of Probate

(C)May19,26,June2

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of a certain mortgage given by **Larry Papalambros** to **Merchants Co-operative Bank** dated April 11, 1979, recorded with the Middlesex South District Registry of Deeds in Book 13675, Page 299, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing; the same **will be sold at Public Auction** at 10:00 a.m. on the 7th day of June, 1983, on the premises, all and singular the premises described in said mortgage:

The land, with the buildings thereon, situated in said Cambridge, Middlesex County, Massachusetts, and now numbered 500-502-504 Green Street, bounded and described as follows:

Beginning at the Easterly corner of land now or late of Greenwood on the Southwesterly side of Green Street; thence

Southwesterly by said Greenwood land, 90 feet, 4 inches; thence

Southeasterly 52 feet, 4 inches; thence

Northeasterly by land now or late of **Brown Realty**, 91 feet, 5 inches, to Green Street; thence

Northwesterly by Green Street, 52 feet, 7 inches, to the point of beginning.

Conveyed subject to and with the benefit of easements, restrictions and agreements of record, if any there be, insofar as the same are now in force and applicable.

For title see deed to the mortgagors to be recorded herewith.

Including all portable or sectional buildings, furnaces, heaters, heating equipment, oil burners, gas burners, ranges, stoves, mantels, plumbing, gas and electric fixtures, refrigerating apparatus, air conditioning apparatus, screens, screen doors, awnings, storm doors and windows and window shades, all of which are hereby declared to have been affixed to the realty for the permanent value thereof and are now deemed and declared fixtures; and including all other fixtures of whatever kind and nature at present contained in any buildings on said land, and all material, apparatus or supplies intended to enter into the construction, repair or remodeling of the buildings on said premises, now in said buildings or on said premises, or placed there or thereon prior to the full payment and discharge of this mortgage.

Said premises will be sold subject to as above and to all restrictions, easements, improvements, outstanding tax titles, municipal or public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record, if there be any, and all encumbrances of record which are prior to said mortgage.

Five Thousand Six Hundred ($5,600.00) Dollars will be required to be paid in cash or by certified or bank treasurers or cashier's check by the purchaser at the time and place of sale as earnest money to be held at the option of the mortgagee as liquidated damages for any breach by the buyer. The balance is to be paid in cash or by certified or bank treasurers or cashier's check within thirty (30) days thereafter to be deposited in escrow with the firm of Kaye, Fialkow, Richmond & Rothstein at 60 State Street, Boston, Massachusetts 02109, pending approval of the sale by the Land Court Department. The deed is to be delivered within ten (10) days from the date of approval of the sale by the Land Court Department.

Other terms, if any, to be announced at the sale.

Merchants Co-operative Bank
holder of said mortgage,
125 Tremont Street
Boston, MA 02108
(617) 542-6050
By its Attorneys,
Siri F. Boreske
Kaye, Fialkow,
Richmond & Rothstein
60 State Street
Boston, MA 02109
(617) 523-1900

(C)May12,19,26

Obituaries

Cosmo Rossini

Cosmo Rossini, 53-year-old postal worker, died suddenly May 12 in the Cambridge Hospital.

A disabled Korean War Veteran, he was a native of Italy and lived in Cambridge for many years.

He leaves his wife, Elizabeth (Di Clemente); two sons, Ralph and Joseph; his mother, Mary (Gasparino); three brothers, Pasquale, Jack and Salvatore; and the grandfather of one.

After a funeral from the Donovan-Aufiero Funeral Home, a Mass was said in St. Francis of Assisi Church. Burial was in Cambridge Cemetery.

Ruth Redmond

Former nurse for the City of Cambridge, Ruth E. (Boyden) Redmond, died suddenly May 12 in the Mt. Auburn Hospital. She was 69.

A lifelong Cambridge resident, she was a graduate of the Cambridge School of Nursing.

Mrs. Redmond leaves her husband, Dr. John A. Redmond; two daughters, Mary Bonia Newman of Saugus and Alice P. Redmond-Neal of Texas; and three grandchildren.

A funeral from the William T. Hickey and Son Funeral Home was followed by a Mass in St. Peter's Church. Burial was at Cambridge Cemetery.

M. Alma Laffey

M. Alma Laffey, 87, died March 24 in the Delaware Memorial Hospital, Delaware, after a short illness. She was a former grammar school teacher in Cambridge.

Born in Cambridge and a former resident of Linnaean Street, she lived here until moving to Delaware three years ago.

Miss Laffey leaves one sister, Ellen Stedman of Washington.

A Mass celebrated in Immaculate Heart of Mary Church in Wilmington, Delaware, was followed by burial in St. Paul's Cemetery, Arlington.

Maria Carrero

A funeral Mass was offered in St. Mary's Church for Maria D. Carrero of Fairmont Street. Mrs. Carrero, 90, died May 13 in the Mt. Auburn Hospital after a brief illness.

She was a native of Puerto Rico.

The wife of the late Ramon Figueroa, she leaves her children, Juan Figueroa, Florentino Gomez, Anna Gomez and Jose Gomez.

Funeral arrangements were by the Watson Funeral Home. She was buried in Mt. Auburn Cemetery.

Harry Goldberg

Harry J. Goldberg, retired filter operator for the Cambridge Water Department, died May 14 in the Mt. Auburn Hospital. He was 88.

Mr. Goldberg was originally of Maynard, Mass.

He was the husband of the late Frances Neustadt; the father of Roslyn Gobbeo of Cambridge and Elizabeth Gershfied of Brookline; the brother of Ethel Orenstein of Brighton and Alice Miller of North Carolina; the grandfather of five and the great-grandfather of three.

Mr. Goldberg was buried in Golden Crown Cemetery, Woburn. Arrangements were by Stanetsky Memorial Chapels in Brookline.

In his memory, donations may be made to the Joslin Diabetes Foundation, care of the Deaconess Hospital, Boston.

Thomas Mylon

Thomas J. Mylon, 77, grandfather of 33 and great-grandfather of 19, died May 16 in the Hahnemann Hospital in Brighton after a short illness.

A longtime resident of Cambridge, he was retired from the A and P stores.

The husband of the late Mary G. (O'Meara), he leaves five sons, Theodore of Boston, Thomas of Somerville, Timothy of Iowa, Gerald of Cambridge and Kevin Mylon of Southbridge; six daughters, Genevieve Massaro of New York, Mary Sullivan of Cambridge, Ellen Steadman of Florida, Julia Schuman of Quincy, Audrey Deneen of Natick and Margaret Buldiri of Malden.

A funeral from the William T. Hickey and Son Funeral Home was followed by a Mass in St. Peter's Church. He was buried in North Cambridge Catholic Cemetery.

In his remembrance donations may be sent to the Cystic Fibrosis Fund. 66 Central St., Wellesley, Mass., 02181.

Erasmo Dell'Anno

Erasmo "Raymond" Dell'Anno, native of Italy and longtime resident of Cambridge, died May 13 in Cambridge Hospital after a brief illness.

Mr. Dell'Anno, 83, was a retired plater for Globe Nickel Company of Boston.

He was the husband of the late Mary (Vessella); and the father of Bernard of Cambridge, Dominick of Belmont and Nicholas Dell'Anno of New York.

A funeral Mass in the Sacred Heart Church was followed by burial in Mt. Auburn Cemetery. A. DeVito and Sons Funeral Home handled the funeral arrangements.

Leroy Robblee

Leroy F. Robblee, 67, died May 11 while vacationing in Florida.

A resident of Cambridge for over 50 years, he was a retired clerk for the Boston and Maine Railroad.

Mr. Robblee leaves his wife, Dorothy (Pelrine) Robblee; a son, Joseph Robblee of Stoneham; two grandchildren; and a sister, Helen Canty of Stow. He was also the brother of the late Ralph Robblee.

Following a funeral from the John J. Donahue and Son Funeral Home, a Mass was said in the Church of the Blessed Sacrament. He was buried in St. Paul's Cemetery, Arlington.

Mary Callahan

Lifelong Cambridge resident, Mary E. "May" (McCarthy) Callahan, died April 26 in a local nursing home.

A member of the Blessed Sacrament Sodality, the Fatima Guild and the Catholic Association of Foresters, before retirement she was employed as a legal secretary.

Mrs. Callahan was the wife of the late Dennis Callahan; and the sister of the late Margaret T. and James J. McCarthy.

Arrangements were made by the John J. Donahue and Son Funeral Home. A Mass was said in the Church of the Blessed Sacrament after which she was buried in Cambridge Cemetery.

Robert Bradford

A memorial service for Robert F. Bradford, former Massachusetts governor and lieutenant governor, will be conducted in King's Chapel, Boston, at noon on Friday.

The King's Chapel choir and soloists will sing Gabriel Faure's Requiem.

Mr. Bradford, 80, died March 18 after a 30-year bout with Parkinson's Disease. He resided in Cambridge.

He is survived by his wife, Rebecca (Crowninshield) Browne Bradford of Cambridge; two daughters, Rebecca Chase of Lincoln and Ann Mathias of Chevy Chase, Md.; two sons, Robert H. and Charles E. Bradford of Philadelphia; and 11 grandchildren.

Anthony McNelis

Anthony McNelis, 91, retired furniture mover, died May 14 in the Cambridge Hospital after a short illness.

Mr. McNelis, a resident of Cambridge for over 70 years, was born in Donegal County, Ireland.

The grandfather of 19 and great-grandfather of 26, he was the husband of Elizabeth M. (Dinan); the father of Sr. Marie Alice S.N.D. of Ipswich, Mabel Sorrentino of Cambridge, Anthony McNelis of Cambridge, Alice Winsor of Randolph, William McNelis of Randolph and the late John, Joseph, James, Mary O'Neil and Margaret Gray.

John J. Donahue and Son Funeral Home handled the funeral arrangements. After a Mass in the Church of the Blessed Sacrament, he was buried in St. Paul's Cemetery, Arlington.

In his memory, donations may be made to the Church of the Blessed Sacrament.

Anthony Travers

Anthony A. Travers, former constable of Cambridge for many years, died May 11 in Choate Hospital, Woburn, after a long illness.

Mr. Travers, 81, was a retired stop clerk for Barry Control Company in Watertown. Born in Hawaii, he lived in Cambridge most of his life.

He was a member of Cambridge K of C Council 74, the 4th Degree Knight Bishop Cheverus Assembly and Cambridge Lodge of Elks 889.

Mr. Travers was the husband of the late Mary Jane (Cavanaugh); the father of Virginia Hayes and Lillian Camirand; the brother of Joseph Travers; the grandfather of 18 and great-grandfather of eight.

A funeral from Rogers Funeral Home was followed by Mass in St. Anthony's Church. He was buried in Mt. Auburn Cemetery.

Dominic Pefine

Dominic L. Pefine, retired truck driver, died suddenly May 16 in the Somerville Hospital at the age of 65.

He was a member of the Professional Drivers of America and a retired member of the Teamsters Local 25.

Mr. Pefine resided in Cambridge for most of his life.

He leaves his wife, Mary (Carroll); a daughter, Dorothy English; two sons, Andrew and Dominic Pefine; a brother, Alexander Pefine of Kentucky; and two sisters, Frances Gibson of Tennessee and Esther Brown of Lynn.. He is also survived by nine grandchildren.

Arrangements are by Rogers Funeral Home. After a Mass in St. Francis Church today (Thursday) at 9 am, he will be buried in Cambridge Cemetery.

Cantabs

Jim Byrne, of Cambridge, played a big role in Suffolk University's winning tennis season this spring. Byrne, a junior, finished with a 6-3 record at number two singles. His record at number one doubles was 6-2.

Juanita Matthews, daughter of Mrs. Natalie Matthews of Cambridge, and a student at Middlesex Community College, was named to the First Team All New England for the New England Region of the National Junior and Community College Athletic Association.

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court

NOTICE OF
Probate of Will
and One Codicil

Estate of **Sarah Bilsky**
late of **Cambridge**
in the County of **Middlesex**

NOTICE

A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will and one codicil of said deceased may be proved and allowed and that **Ruth B. Norr** of Cambridge in the County of Middlesex be appointed executrix thereof, without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney should file a written appearance in said Court, at Cambridge, on or before 10:00 in the forenoon on June 8, 1983. You must in addition to filing a written appearance as aforesaid, file within thirty (30) days after said return day a written statement of objections to the petition, giving specific grounds therefor.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court at Cambridge, on the fifth day of May, in the year of our Lord one thousand nine hundred and eighty-three.

/s/ Paul J. Cavanaugh
Register of Probate

(C)May19

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex Division
Docket No. 496578
NOTICE

To **Joseph W. Leveille** conservator of the property of **Joanne B. Leveille** of Saint Petersburg in State of Florida formerly of Cambridge in the County of Middlesex and to her heirs apparent or presumptive and to the Massachusetts Department of Mental Health.

A petition has been presented in the above-captioned matter praying that said conservator be discharged.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before June 17, 1983.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twenty-third day of March, in the year of our Lord one thousand nine hundred and eighty-three.

Paul J. Cavanaugh
Register of Probate

(C)May19

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT
INVITATION TO BID

The City of Cambridge, Massachusetts, (the Owner) acting through its Purchasing Agent, will receive **sealed bids for repair and replacement of elevator equipment at Police Headquarters, McCusker Center** (City Hall Annex) and City Hall.

Attention is directed to Massachusetts General Laws, Chapter 149, Sections 44A through 44I as most recently amended, which require parties desiring to submit general bids to submit a completed prequalification form and application to bid. All forms except Drawings and Specifications will be made available, without cost or deposit, by Owner.

Completed prequalification and/or update forms and the application to bid shall be submitted no later than 12:00 Noon, EDST Thursday, May 26, 1983.

General Bids shall be submitted by prequalified contractors no later than 2:00 P.M., EDST, Thursday, June 23, 1983.

Plans and Specifications will be available no later than: 12:00 Noon, EDST Thursday, June 2, 1983.

All material shall be issued and received at the Office of the Purchasing Agent, City Hall, Cambridge, MA 02139. Bidders may obtain specifications by depositing Twenty Dollars ($20.00) in the form of a check made payable to the City of Cambridge, refundable immediately after the bid opening upon return of documents in usable condition.

The Contract Documents may be examined at the plan room of Dodge Construction Reports, 358 Park Square Building, Boston, and at the office of the Master Builders Association, 383 Dorchester Avenue, South Boston, Massachusetts.

Every bid submitted by Contractors shall be accompanied by a bid deposit in the form of a certified check or treasurer's or cashier's check, or Bid Bond, issued by a responsible bank or trust company and payable to the order of the City of Cambridge. The amount of this bid deposit shall be at least 5% of the amount of the total bid. Such bid deposits shall be dealt with as provided in the General Laws.

Bids shall be made on the basis of the Minimum Wage Schedule, as determined by the Commission of Labor and Industries, pursuant to the provisions of Chapter 149, Section 26 and 27 D inclusive, of the General Laws.

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

The Awarding Authority reserves the right to reject any or all bids in whole or in part and to waive any informalities in the bidding if it be in the public interest to do so.

Attention is called to the City's Supplemental Equal Employment Opportunity Anti-Discrimination and Affirmative Action Program as contained within the bidding documents.

Barbara L. Duffy
Purchasing Agent

(C)May12,19

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT
1.01 Request for Proposal:
Furnishing and installation of a computer based Energy Management System at the Cambridge Hospital on a lease, lease purchase, or direct purchase basis.

Sealed proposals for the design, furnishing, installation, implementation and maintenance of computer based energy management system will be received at the office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, until 2:00 o'clock P.M. Wed. June 8, 1983 at which time they will be publicly opened and read aloud.

Copies of the Request For Proposal may be obtained at the office of the purchasing agent beginning Thurs. May 19, 1983 between the hours of 8:30 A.M. and 5:00 P.M., by depositing $25.00 (check only) made payable to the City of Cambridge. When requests are made for copies of the RFP by mail, an added non-refundable charge of $10.00, payable to the City of Cambridge, will be made for handling and mailing. Refunds will be made to those returning documents in satisfactory condition. Please refer to the RFP for bid bond and performance bond requirements.

A prebid conference for all interested vendors will be held at 10:00 o'clock A.M., Monday May 23, 1983 in the board room at the Cambridge Hospital, 1493 Cambridge Street, Cambridge, MA. All interested vendors are encouraged to attend.

A mandatory letter of intent to submit a Proposal must be received at the office of the Purchasing Agent, no later than 5:00 o'clock P.M., Wednesday, May 25, 1983. Failure to submit a letter of intent will disqualify bidders from the proposal submission process. The RFP is subject to the City of Cambridge supplemental Equal Employment, Anti-Discrimination, and Affirmative Action Program, as contained in the documents.

The City of Cambridge reserves the right to reject any and all proposals, waive any informalities in the proposal process or to accept the proposal deemed to be in the best interest of the City. See the RFP for evaluation criteria.

Proposals must be delivered in a sealed package plainly marked proposal for "Computer Based Energy Management System at the Cambridge Hospital," and addressed to Barbara L. Duffy, Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, MA 02139. Each submission shall consist of one proposal and one proposal summary.

Barbara L. Duffy
Purchasing Agent

(C)May12,19

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, June 7, 1983 at 7:30 p.m. in the Community Development Department Conference Room, City Hall Annex, Cambridge, Massachusetts on **two petitions to amend the zoning ordinance of the City of Cambridge** by rezoning the Cambridgeport Industrial District. One petition (Petition I) is proposed by the Planning Board and the second petition (Petition II) by the City Council. Both petitions would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map.

The text of the Zoning Ordinance would be amended in both petitions by creating six new zoning districts including three new overlay districts, PUD-6, A, B, C and D; PUD-7 and the Fort Washington Overlay District as identified on the accompanying map and by modifying certain existing regulations.

A new section 11.70 Low and Moderate Income Household Inclusionary Housing Requirements is proposed in both petitions which outlines general requirements for Inclusionary Housing Units.

In general the rezonings would significantly reduce the amount of potential development permitted in the area which is now principally zoned Industry B.

The two petitions differ only in three specific requirements. These differences are as follows:

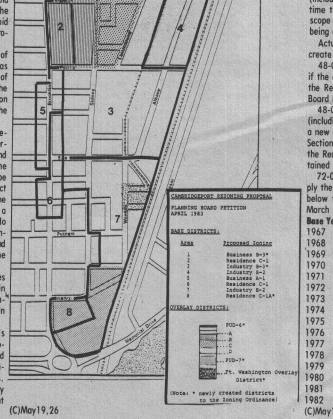
Regulation	Petition I Planning Board	Petition II City Council
IB-3: District		
(1) max. height	85'	60'
(2) office limitation	40% General Office	40% office*

(*This would restrict all office use, including technical office for research and development)

PUD-6 Overlay District
(3) required units:

low income housing	13 units	38 units
mod. income housing	13 units	38 units

Full text and legal description of these petitions are on file in the office of the City Clerk, City Hall, Cambridge, MA. and the Community Development Department. Questions concerning these petitions may be addressed to Lester Barber at 498-9034.



(C)May19,26

COMMONWEALTH OF MASSACHUSETTS
Middlesex ss. Probate Court
No. 150848

Summons by Publication
Maria A. Pierre-Antoine,
Plaintiff
vs.
Jerome Pierre-Antoine,
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Maria A. Pierre-Antoine, seeking divorce.

You are required to serve upon Pamela G. Dempsey, Esq., plaintiff's attorney, whose address is 30 Norfolk Street, Cambridge, MA 02139 your answer on or before Monday, July 25, 1983. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge
April 21, 1983

Paul J. Cavanaugh
Register of Probate

(C)May5,12,19.

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 150839

Summons by Publication
Terrence E. Fancher
Plaintiff
vs.
Paula J. Fancher
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Terrence E. Fancher, seeking dissolution of the matrimonial bonds, and alimony.

You are required to serve upon Ronald A. Witmer, Esquire, plaintiff's attorney, whose address is Hale and Dorr, 60 State Street, Boston, Massachusetts your answer on or before June 6, 1983. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
April 25, 1983

Paul J. Cavanaugh
Register of Probate

(C)May12,19,26

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court

NOTICE OF
Probate of Will
and One Codicil

Estate of **Ruth Alma Lightfoot**
(a/k/a **Ruth A. Lightfoot**)
late of **Cambridge**
in the County of **Middlesex**

NOTICE

A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the Last Will and One Codicil of said deceased may be proved and allowed and that **Robert E. Keane** of Cambridge in the County of Middlesex be appointed Executor thereof, without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney should file a written appearance in said Court, at Cambridge, on or before 10:00 a.m. on June 7, 1983. You must in addition to filing a written appearance as aforesaid, file within thirty (30) days after said return day a written statement of objections to the petition, giving specific grounds therefor.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court at Cambridge, the 4th day of May, in the year of our Lord one thousand nine hundred and eighty-three.

/s/ Paul J. Cavanaugh
Register of Probate

(C)May19

MASSACHUSETTS
INDUSTRIAL FINANCE
AGENCY

Notice is hereby given that a public hearing will be conducted by the Massachusetts Industrial Finance Agency (MIFA) on Friday, June 3, 1983, at 10:00 o'clock in the morning at the Ackerman Room, Second Floor, Cambridge City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts on the proposal of Mazel Realty Associates that MIFA approve a project consisting generally of the acquisition of the land and the building and fixtures thereon and improvements thereto known as and numbered 31 Smith Place, Cambridge, Massachusetts consisting of approximately 1.71 acres of land and the building containing 24,963 square feet more or less for use as a warehouse facility and office space in the Borrower's or a related user's business as an industrial enterprise, said premises to be used for warehousing, distribution and related purposes, in the conduct of industrial and commercial operations and the estimated cost of such project is an amount not less than $800,000 and authorize the financing of such costs by the issuance by MIFA acting under the pursuant to Massachusetts General Laws Chapters 23A and 40D, of industrial revenue bonds in a principal amount not to exceed $800,000; said bonds not to constitute a debt or pledge of the faith and credit of The Commonwealth of Massachusetts.

MASSACHUSETTS
INDUSTRIAL FINANCE
AGENCY

(C)May19

CITY OF CAMBRIDGE
RENT CONTROL BOARD

10-06 A copy of the approved regulations of the Rent Board and of an informational booklet describing the Board's policies and procedures shall be made available upon payment of a fee to be set by the Executive Director, to any person who requests it at the Rent Control offices during normal working hours.

40-03 Parties to an action before the Rent Control Board may agree to a voluntary settlement of the action provided that such an agreement is not inconsistent with the Rent Control Act and these regulations.

Mediation services may be available to parties upon request to assist in the voluntary settlement of any action pending before the Board.

Voluntary settlements must be submitted to the Board for approval except in those cases where the Board has authorized the Executive Director to approve the settlement of the action.

46-12 Residential occupancy as referred to in Section 1(b)(4)(iii) of the Ordinance shall mean reasonable residential occupancy. In determining reasonableness, the Board shall consider, among other factors, the following: the extent and nature of the deprivation or interruption of essential services (including, but not limited to, heat, electricity, water, gas); the length of time the rehabilitation, repair, or improvement will take to complete; the scope of the work and the section of the Building Code under which the work is being done; and the dollar cost of the work.

Actual occupancy during rehabilitation, repair or improvement does not create a presumption that such occupancy is reasonable.

48-01 No exemption from the Rent Control Act may be claimed or allowed if the exemption would result from act(s) which violate (s) any provision of the Rent Control Act, the Removal Permit Ordinance, or the Rent Control Board Regulations.

48-02 When a controlled rental unit is rehabilitated, repaired or improved (including but not limited to interior gutting of the unit) to such an extent that a new construction exemption may be claimed, the unit is not exempt under Section 3(b)(2) of the Rent Control Act unless a removal permit, pursuant to the Removal Permit Ordinance and Rent Control Board Regulations, was obtained prior to the rehabilitation, repair or improvement.

72-04(b) Pursuant to Regulation 72-04(b), the Rent Control Board will apply the newly calculated 1982 Implicit Price Deflator reflected in the indices below to Regulation 72 Rent Adjustments heard by the Board on or after March 15, 1983.

Base Year	Factor
1967	2.62
1968	2.51
1969	2.39
1970	2.27
1971	2.16
1972	2.07
1973	1.96
1974	1.79
1975	1.63
1976	1.55
1977	1.46
1978	1.36
1979	1.27
1980	1.16
1981	1.06
1982	1.00

(C)May19

CAMBRIDGE HOUSING AUTHORITY
REQUEST FOR
ARCHITECTURAL PROPOSALS

Architects registered in Massachusetts are invited to **submit proposals for the modernization of 109 occupied units of family housing in four masonry-constructed buildings at Jefferson Park (Cambridge 200-2),** a Cambridge Housing Authority development. Work will include master planning, design, preparation of plans and specifications and construction inspection for the following improvements: extensive replanning and renovation of the site, redesign and renovation of common entrances and stairways, modernization of bathrooms, improvements to heating system, elimination of incinerators and design of alternate solid waste collection system. The estimated construction cost is $2,000,000. Fee for services is $170,000. Proposal requirements can be obtained at the Cambridge Housing Authority, Office of Planning and Development, 240 Massachusetts Avenue, Cambridge, Massachusetts 02139. Copies will be available between the hours of 9:00 a.m. and 4:00 p.m. Four copies of proposals must be submitted to the CHA no later than 4:00 p.m. on June 13, 1983. If mailing proposals, send to: Cambridge Housing Authority, 270 Green Street, Cambridge, Massachusetts 02139, Attention: Terry Lurie. An inspection of the site will be held on May 27, 1983. For further information call Terry Lurie at 864-3020.

(C)May19

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND
FAMILY COURT DEPARTMENT
Middlesex Division
Docket No. 558401
NOTICE OF
Mentally Ill
Guardianship Without Sureties
NOTICE

To **Marie Occil** of Cambridge in said County, and her heirs apparent or presumptive.

A petition has been presented in the above-captioned matter alleging that said Marie Occil is a mentally ill person and praying that some suitable person be appointed her guardian with authority to admit or commit to a mental health facility and authorize medical treatment.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before June 15, 1983.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the eleventh day of May, in the year of our Lord one thousand nine hundred and eighty-three.

Paul J. Cavanaugh
Register of Probate

(C)May19,26,June2

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 139570

Summons by Publication
Paula Jean Brown
Plaintiff
vs.
Carl Edward Brown, Jr.
Defendant

To the above-named Defendant:

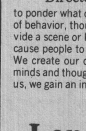
A complaint has been presented to this Court by your spouse, Paula Jean Brown, seeking to dissolve the bonds of matrimony - alimony - for custody of and allowance for minor children.

You are required to serve upon John S. Miele, Esquire, plaintiff's attorney, whose address is 161 Third Street, Cambridge, MA 02141 your answer on or before July 25, 1983. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
April 25, 1983

Paul J. Cavanaugh
Register of Probate

(C)May5,12,19



John L. Anderson,
Director

A thought for the week

WITNESS! Lets think about the word, not necessarily in a religious sense, but from an earthly view of human reaction. All of us witness things every day. We see varying circumstances, situations and attitudes all around us, both good and bad. As we witness these things in other people, wouldn't it be a good idea for us to ponder what other people see or witness in us? Each of us individually sets a standard of behavior, thought and expression linked to ourselves. In doing this, we naturally provide a scene or knowledge for others to witness. The things we do and the things we say cause people to talk about us favorably or gossip about us unfavorably.

We create our own image, good or bad. We control the destinies of our image in the minds and thoughts of others. When we can be rightfully proud of what others witness in us, we gain an inner gladness that automatically portrays a better, more likeable image...

Long Funeral Home, Inc.
1979 Massachusetts Ave.
Cambridge, Mass. 02140 - 876-5080
Service Is A "Long" Word

TV REPAIRS ★ MISCELLANEOUS

SERVICE DIRECTORY

HOUSE REPAIRS

PAINTING-CARPENTRY-ROOFING
PLUMBING-ELECTRICAL-WALLPAPERING
TILE-FLOORS-MASONRY-HOT TOP

ONE CALL DOES IT ALL
Interior — PAINTING — Exterior
CARPENTRY — GUTTERS
ROOFING — SUSPENDED CEILINGS
All Work Guaranteed
AL POWERS 623-7323

HURLEY BROS. ROOFING CORP.
16 Moreland St., Somerville
776-3946 — 776-3646
TAR, GRAVEL & SHINGLE ROOFS
SLATE & SHEET METAL WORK
FREE INSPECTION AND ESTIMATES
All Work Guaranteed - Full Insurance Coverage.

P. F. SHEEHAN
SIDING & ROOFING CONTRACTORS
396-5307

ATARI SERVICE
FACTORY AUTHORIZED NETWORK
SERVICE THAT'S AS GOOD AS ATARI.
On Video Game • Computers
SERRA'S TV-VIDEO
Full line of Home Entertainment Products
Repairs by licensed Master Technicians
"QUALITY SERVICE IS OUR BUSINESS"
On all makes and models
1686 MASS AVE. CAMBRIDGE call 492-2661
Between Harvard & Porter Squares

ROOF REPAIRS
★ DICK RABOIN ★
Slate-Flat-Shingles
Chimneys-Skylights
Gutters-Drainpipes
20 Yrs. Exp. Work Guar.
CALL ANYTIME 666-8756

QUALITY PAINTING
By Master Painters
PABLO
524-0462

BRICK & CEMENT
Cement and Brick Steps
Foundations Repaired
and Waterproofed
Chimneys—Cellars
Floors—Walks
C. Ronchetti & Sons
643-3889

K. K. Construction Inc.
INTERIOR & EXTERIOR WORK
PAINTING ROOFING CARPENTRY GUTTERS
& ETC.
GENERAL CONTRACTORS
666-9557

Jim Barry Roofing Co., Inc.
Tar, Gravel, Reroofing
Shingles, Gutters, Slate
*FULLY INSURED
*OWNER OPERATED
625-2576
Jim Barry Keeps You Covered

ROBERT L. PANN CO., INC.
PLUMBING
HEATING
GAS FITTING
REPAIR—REMODELING
Mechanic on duty-24 hr service
RESIDENTIAL 864-2625 COMMERCIAL
Robert L. Pann, Master Plumber No. 6228 — 27 yrs. of Dependable Service To the Community — Michael S. Pann, Master Plumber No. 8626
207 Prospect St., Camb.

DRIVEWAY CONSTRUCTION
Asphalt, Concrete, Gravel (Loam & Mulch Deliveries)
Call 547-6839
JOHN J. HOLLY, INC.

YOUR COMPLETE CONTRACTING SERVICE
J. F. BRADY & SON
GENERAL CONTRACTORS
Complete building & remodeling. Tar & gravel, shingled roofs. Gutters, Siding, Painting. Residential & Commercial Development
628-8859 666-3186

DRIVEWAYS-PARKING LOTS
FREE ESTIMATES 776-9676
CLYDE CONSTRUCTION & ASPHALT CO.

Di Domenico Painting Company
Has been painting residential homes for over 50 years.
Interior & Exterior.
LIC. REG. FULLY INSURED
At a cost no higher than the average painter. —also carpentry, plaster repairs, papering & minor home repairs.
666-4977

PLUMBING
Heating & Gas. Fitt. Remodeling
MASTERS LIC. No. 9534
*Free estimates *Full insured
STEVE FEELEY
484-8881

O & S Construction Company
Carpentry
fully bonded & insured
•Building •Additions
•Remodeling
•Roofing •Masonry
Kevin O'Sullivan
543-4047 776-2651
Lic. No. 010776
Victor Seltsam 543-5700
Lic. No. 024073

T.J. NAUGHTON & SON
INT. PAINTING EXT.
CARPENTRY-GUTTER-ROOFING
REPAIRING ROOF LEAKS CHIMNEYS
Financing Available
3-5-10 yrs. to pay
625-4725

PLASTERING
Ceilings patched
½ Price
Rocco Polino
623-2760

BATHROOMS COMPLETELY INSTALLED
Plumbing, ceramic tile & carpentry. All materials & labor guaranteed. Free estimates. J & B Construction Co., W. Som., Established over 25 years. 623-7616

Burke's Constr. Co.
Vinyl Siding, additions, roofing, remodeling, general construction. Free ests. (100 ft. free gutter with every contract.)
776-5440

Above All! Your Roof!
Carroll Sons Roofers
Gutters ... Specialists
Aluminum or Wood Installed
Chimneys Repointed
Leaks Repaired 625-8334

EXPERT BATHROOM REMODELING
BY LICENSED BUILDER
Plumbing — Heating
Carpentry — Tile & Electrical
— Complete Job —
Master Plumbers Lic. No. 7392
Estimates Cheerfully Given
BOILERS and HEATING JOBS
GAS FITTINGS
ALEWIFE CO. INC.
Joseph P. Barrell
864-2550

M.S. CLEANING SERVICE
"Don't Come Home to it ALL
Give "Ms." Cleaning Service
a CALL
COMMERCIAL AND HOME CLEANING
396-3293
INSURED

HOUSE PAINTING
Interior & Exterior
Carpentry-Roofing
Complete Insurance Coverage
Free Estimates
Call Tom 623-1055

AHERN CONTRACTING CORP.
PLUMBING, HEATING & GAS FITTING
DRAIN CLEANING
JOSEPH D. AHERN
4 ELIOT STREET
SOMERVILLE, MA. 02143
MASTER PLUMBER Lic. No. 8942
PHONE 628-4551

TV SALES & SERVICE
ALL MAKES TV REPAIRED Lic. No. 89
ZENITH QUASAR SONY
B & W TVs, Color TVs
Video Recorders and Stereos
WE REPAIR ATARI
FRANKLIN TV INC.
2304 Mass. Ave., Cambridge
864-8466
FOR HOME SERVICE

SINCE 1920
John J. O'Connor Co., Inc.
ROOFERS
COMMERCIAL & RESIDENTIAL
NO CHARGE FOR ESTIMATES
666-3420

PLUMBING & GAS FITTING SERVICE
Remodeling & Repairing
Appliances Installed
Drains, Sewers & Water Pipes
Installed & Repaired.
No job too small or too large.
E. PUOPOLO & SON
Master Lic. No. 7158
648-5239 861-0371
Residential, Commercial

ROOFING
Gutters Chimneys
Porches Jacking
SIDING
Fully insured & guaranteed.
Free Estimates.
776-6666

DICK'S SALVAGE CO.
RUBBISH REMOVAL-Yards & Cellars Cleaned DEMOLITION-Garages Barns, House Painting, Porches, Gutters
DUMP TRUCK RENTAL
231-1427

24 Hr. Emergency Service
THOMAS ELECTRIC SERVICE
Residential - Commercial - Industrial
387-1097
I.M.C.N. P.O. Box 6275
Chelsea, MA 02150-6275

CALLAHAN
General Contractors
Roofing Specialists
Carpentry - Remodeling
Free Estimates
Quality Workmanship at Competitive Rates.
646-5061

R & K CONSTRUCTION CORP.
Complete Home Repair Services
FULLY INSURED
•Carpentry •Electrical •Painting
•Vinyl Siding •Plumbing •Gutters
•Roofing •Landscaping •Floors Refinished
•Complete Interior Services •Window Replacements
Dependable Work at Reasonable Prices
Ralph Malin 776-9144 Kevin Malin

TV SERVICE
DAVE GONICK
ARCO TV CO.
876-3100
We accept Master Charge and Visa
Save $5 with this ad & 1st call.
Color TV Reg. 19.95 Now 14.95
B.W. Reg. 14.95 Now 9.95
"Expert repairs on Video & Atari Games."

HEDGES & SHRUBS
Neatly trimmed to enhance your property. Free estimates.
776-3042
Ron's Trimming Service

FREE ESTIMATES
G & G ROOFING CO.
NEW ROOFS-ROOF REPAIRS-GUTTERS-CHIMNEYS.
"NO JOB TOO BIG, NO JOB TOO SMALL"
GIVE US A CALL
666-9325

GENERAL CONTRACTOR
Exterior - Interior
REMODELING
RENOVATIONS
REPAIRS
ADDITIONS
RESIDENTIAL
COMMERCIAL
J. P. Puopolo, Inc.
643-5926
33 YEARS EXPERIENCE
LIC. - INSURED

H.F. FENOCHETTI
Carpenter Contractor
Licensed
Remodeling - Additions
Porches - Repairs
M16-8356 Estimates
646-8356 646-8356

S & S ACCOUSTICAL CEILINGS
10x8 room $65.00
Including labor & material
For free estimate
Call 646-9225

Interior Painting
DON CRONIN
New Ceilings
Wallcoverings
666-8223

24 Hour Electric Service
Dependable Service
220 Volt Specialty
Lic. No. A6507
SCELZI
ELECTRIC SERVICE
132 Columbia St., Cambridge
354-2174

Residential Commercial
D & D Painters
"General Contractors"
Call 926-2968 628-7252
LIC. RIGGER INSURED

BIGGINS EXTERMINATING CO.
INSECTS • RODENTS
LOW PRICES • FREE ESTIMATES
8 LINCOLN ST. SOMERVILLE, MA 02145
TEL. 625-5614

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex Division
Docket No. 515573
NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Margaret Child Lewis** late of Cambridge, in said County, deceased.

You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the first and final account of **Louise Avery Child, The Colonial Bank of Waterbury** and **James B. Ames** as Executors (the fiduciaries) of the will of said deceased has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the sixth day of June, 1983, the return day of this citation. You may upon written request by registered or certified mail to the fiduciaries, or to the attorney for the fiduciaries, obtain, without cost a copy of said account. If you desire to object to any item of said account, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciaries pursuant to Mass. R. Civ. P. Rule 5).

Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this 10th day of May, 1983.

Paul J. Cavanaugh
Register.

(C)May19

BUDGET HEARING
CAMBRIDGE
SCHOOL DEPARTMENT

The Cambridge School Committee will conduct a public budget hearing on the proposed **1983-1984 School Department budget** on Wednesday, May 25, 1983 at 6:00 P.M. in the Cambridge Rindge and Latin School main cafeteria, 459 Broadway, Cambridge. The public is invited to participate.

Alfred B. Fantini
Budget Sub-Committee
Chairman.

(C)May19

OFFICE OF THE SCHOOL COMMITTEE
456 Broadway
Cambridge, Mass. 02138

Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike Street, Cambridge, Ma. 02141, until Tuesday, May 31, 1983 at 10:00 A.M., at which time they will be publicly opened and read for furnishing.

Wax for Floor Finish

Specifications and forms of proposal will be available at the Office of the Manager of Procurement on and after May 12, 1983.

William C. Lannon
Superintendent of Schools

(C)May12,19

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
NOTICE OF Probate of Will Without Sureties
Middlesex Division
Estate of **Maria Giacchetto**
late of **Cambridge**
in the County of **Middlesex**

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Rosalie M. Papagni** of Cambridge in the County of Middlesex be appointed executrix thereof, without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on May 30, 1983.

In addition you must file a written statement of objections to the petition, giving the specific grounds therefore, within (30) days after the return day (or such other time as the court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 2A.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court of Cambridge, the twenty sixth day of April in the year of our Lord one thousand nine hundred and eighty-three.

Paul J. Cavanaugh
Register of Probate

(C)May19

CAMBRIDGE HOUSING AUTHORITY
REQUEST FOR ARCHITECTURAL PROPOSALS

Architects registered in Massachusetts are invited to **submit proposals for the modernization of 132 occupied units of family housing in six masonry constructed buildings at Roosevelt Towers (Cambridge 200-4),** a Cambridge Housing Authority development. Work will include master planning, design, preparation of plans and specifications and construction inspection for the following improvements: redesign and renovation of common entrance stairways, modernization of apartment interiors, elimination of incinerators and design of alternate solid waste collection system. The estimated construction cost is $960,000. Fee for services is $80,000. Proposal requirements can be obtained at the Cambridge Housing Authority, Office of Planning and Development, 678 Massachusetts Avenue, 10th Floor, Cambridge, Massachusetts 02139. Copies may be picked up between the hours of 9:00 a.m. and 4:00 p.m. Four copies of proposals must be submitted to the CHA no later than 4:00 p.m. on June 13, 1983. If mailing proposals, send to: Cambridge Housing Authority, 270 Green Street, Cambridge, Massachusetts 02139, Attention: Terry Lurie. An inspection of the site will be held on May 27, 1983. For further information call Terry Lurie at 846-3020.

(C)May19

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given to all persons interested that a hearing will be accorded before the License Commission of this City, in the Barbara Ackerman Room, Room 200, City Hall, on Tuesday afternoon, May 31, 1983, at two o'clock, on the petition of **Nine Cambridge Center Trust** for a license to keep or store 1000 gallons of diesel fuel in an underground tank, 275 gallons of diesel fuel and 450 gallons of various solvents in aboveground containers, and to conduct and maintain a garage for 30 cars (600 gals. of gasoline in tanks of cars only) at Main Street at Western Connector (Binney Street), Cambridge.

By order of Board of License Commissioners,
Mary E. Calnan
Anthony G. Pasilillo
Thomas V. Scott

(C)May19

CITY OF CAMBRIDGE
DEPARTMENT OF TRAFFIC & PARKING

By force of the power vested in me by Special Act of the Legislature 1951 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

Regulation No. 83-5

Regulation No. 66-1 Schedule 6A "Parking Prohibited At All Times On Certain Sides of Certain Streets, Tow Away Zone" is hereby amended by adding the following:

Magazine Street, West Side, from Granite Street to Memorial Drive.

This regulation shall take effect June 2, 1983.
PROMULGATED
DATE
May 3, 1983

George Teso
Traffic Director

(C)May12,19,26

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 150988
Summons by Publication
Marie Florence Simon
Plaintiff
vs.
Jean Robert Simon
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Marie Florence Simon, seeking a divorce for cruel and abusive treatment.

You are required to serve upon George J. Litif, Esquire, plaintiff - plaintiff's attorney, whose address is 99 Chauncy Street, Suite 509, Boston, MA 02111 your answer on or before July 5, 1983. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
May 12, 1983.

Paul J. Cavanaugh
Register of Probate

(C)May19,26,June2

INVITATION FOR REBIDS

The **Cambridge Housing Authority** will receive sealed bids at 270 Green Street, Cambridge, Massachusetts 02139, on Friday, June 3, 1983 at 10:00 a.m. for: **the installation of interior storm basement windows** (approximately 60 windows 16" x 36" and 60 windows 24" x 34") at the **Lincoln Way Development,** Cambridge, Ma.

Specifications and contractual documentation are available at 270 Green Street, Cambridge, Massachusetts, Attn: Management Department. The estimated value of the job is less than $5,000.00. A bid deposit will be required in an amount equal to 5% of the bid price, and in a form acceptable to the Authority. The site inspection for all prospective bidders will be at 10:00 a.m., on Friday, May 27, 1983. Call Walter Baptista at 864-3020, extension 67 for location.

CHA is an Equal Opportunity Employer

(C)May19,26

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court

To **Rose Mary Chambers** of Cambridge in the County of Middlesex, and her heirs apparent or presumptive and to the Massachusetts Department of Mental Health, and to the United States Veterans Administration.

A petition has been presented to this Court alleging that said Rose Mary Chambers has become incapacitated by reason of mental weakness to care properly for her property and praying that Rosemary Toscano of Belmont in said County, or some other suitable person, be appointed conservator of her property.

If you desire to object thereto, you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the 8th day of June 1983, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 10th day of May 1983.

Paul J. Cavanaugh
Register.

(C)May19

NOTICE TO ALL BIDDERS:

Sealed proposals will be received by the Middlesex County Commissioners through the Central Purchasing Dept., New Superior Court House, E. Cambridge, Ma., until 2:00 P.M., Monday, June 6, 1983. Sealed proposals will be opened and read for the **Installation of Carpeting** at Various District Court Buildings throughout Middlesex County. The **Installation of Access Doors** at the New Superior Court House, E. Cambridge, Ma., and **Plastering Work** to be done at the Lowell Superior Court House at 6:30 P.M., at the Middlesex County Hospital, Waltham, Massachusetts. Specifications for the above may be obtained at the Central Purchasing Dept., New Superior Court House, E. Cambridge, Ma.. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County.

Central Purchasing Dept.

(C)May19

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court

To **Elizabeth M. Cook** of Cambridge in the County of Middlesex, and to her heirs apparent or presumptive and to the Massachusetts Department of Mental Health, and to the United States Veterans Administration.

A petition has been presented to this Court alleging that said Elizabeth M. Cook has become incapacitated by reason of advanced age and mental weakness to care properly for her property and praying that **Candace E. Lukes** of Chicopee in the County of Hampden or some other suitable person, be appointed conservator of her property.

If you desire to object thereto, you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the 8th day of June 1983, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 5th day of May 1983.

Paul J. Cavanaugh
Register

(C)May19

OFFICE OF THE SCHOOL COMMITTEE
456 Broadway
Cambridge, Mass. 02138

Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike Street, Cambridge, Ma. 02141, until Tuesday, May 31, 1983 at 10:00 A.M., at which time they will be publicly opened and read for furnishing.

Miscellaneous Moving

Specifications and forms of proposal will be available at the Office of the Manager of Procurement on and after May 12, 1983.

William C. Lannon
Superintendent of Schools

(C)May12,19

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
NOTICE OF Probate of Will Without Sureties
Middlesex Division
Docket No. 550163

Estate of **Anne W. Haley**
also known as **Annie W. Haley**
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Robert F. White, Senior** of Maynard in the County of Middlesex be appointed executor thereof, without giving surety on his bond. If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on May 31, 1983.

In addition you must file a written statement of objections to the petition, giving the specific grounds therefore, within (30) days after the return day (or such other time as the court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 2A.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the 20th day of April in the year of our Lord one thousand nine hundred and eighty-three.

Paul J. Cavanaugh
Register of Probate

(C)May19

SALE OF REAL ESTATE BY RECEIVER
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex Division
Docket No. 549994

Estate of **Joseph Wah-Ming Sr.** formerly of **Elmhurst** in the State of **New York,** having property in said County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that for license to sell at private sale certain real estate of said absentee.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on May 31, 1983.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge. The twelfth day of May in the year of our Lord one thousand nine hundred and eighty-three.

Paul J. Cavanaugh
Register of Probate

(C)May19

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 150987
Summons by Publication
Joseph Pierre
Plaintiff
vs.
Lorine Pierre
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Joseph Pierre, seeking a divorce on the grounds of desertion.

You are required to serve upon George J. Litif, Esquire, plaintiff - plaintiff's attorney, whose address is 99 Chauncy Street, Suite 509, Boston, Mass. 02111 your answer on or before August 18, 1983. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
May 12, 1983.

Paul J. Cavanaugh
Register of Probate

(C)May19,26,June2

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, June 2, 1983 at which time and place they will be publicly read for furnishing the following to the City of Cambridge:

150 Filters
Reagents and Consumables
Police Clothing

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item'", and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)May19,26

CAMBRIDGE HOUSING AUTHORITY
REQUEST FOR ARCHITECTURAL PROPOSALS

Architects registered in Massachusetts are invited to submit proposals for the **new construction of a clinic, daycare center and pedestrian bridge at Jefferson Park (Cambridge 884-1),** a Cambridge Housing Authority development. Work will include master planning, design, preparation of plans and specifications and construction inspection. The estimated construction cost is $825,000. Fee for services is $82,500. Proposal requirements may be obtained at the Cambridge Housing Authority, Office of Planning and Development, 678 Massachusetts Avenue, 10th Floor, Cambridge, Massachusetts 02139. Copies will be available between the hours of 9:00 a.m. and 4:00 p.m. Four copies of proposals must be submitted to the CHA no later than 4:00 p.m. on June 13, 1983. If mailing proposals, send to Cambridge Housing Authority, 270 Green Street, Cambridge, Massachusetts 02139, Attention: Terry Lurie. An inspection of the site will be held on May 27, 1983. For further information call Terry Lurie at 864-3020.

(C)May19

I Original as submitted by Planning Board

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 21, 1983

To the Honorable, the City Council:

SUBJECT: Cambridgeport Area Rezoning Petition

The Planning Board is once again filing for your consideration a comprehensive rezoning proposal for the Cambridgeport Industrial Area. This petition is very similar to the City Council's January 31, 1983 substitute petition, modifications to that petition are noted in upper case letters.

The rezoning petition is one of the critical steps in the implementation of the recently published Cambridgeport Revitalization Plan. Both the rezoning petition and the Cambridgeport Revitalization Plan represent three and one-half years of major planning efforts for this underutilized area. The Planning Board believes that this new petition reflects the land use policies necessary to enhance the deteriorated physical environment and encourage economic development in the Cambridgeport area.

Respectfully submitted,

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ACP:jp

- April 25, 1983 - Sent to City Council

. PLANNING BOARD PETITION TO AMEND THE ZONING ORDINANCE

April 19, 1983

I. AMENDMENT TO THE TEXT

II. AMENDMENT TO THE MAP

(Changes from the January 31, 1983 substitute petition of the City Council are identified in upper case letters. Major deletions changing intent of the 1/31/83 petition have been noted.)

I. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

A. Create a new Business B-3 District by amending the Zonong Ordinance as follows:

1. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 19 as follows:

   19. Business B-3 District

   Renumber existing numbers 19-27 as 20-28.

2. Amend Section 4.30, TAble of Use Regulations, by adding B-3 after Bus. B, B-1, B-2 to the heading of column eight.

3. Add a new line to subsection 5.33 Business Districts between line Bus. B-2 and line Bus. C as follows:

   Bus. B-3 3.0 none 300 none none none none 120 none

4. Delete footnote 5, subsection 5.33 and substitute therefore the following:

   "5. A dwelling in a Business B or Business B-3 District shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-3 District, except a dwelling in the Business B-3 District shall have a maximum height of 120 feet."

5. Delete footnote 10, subsection 4.40 and substitute therefore the following:

   10. Except in a Business B or Business B-3 District the use shall be subjeet to the limitations specified in Section 4.27.

6. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Bus. B-1, B-2 to the heading of column four.

B. Create a new Industrial B-3 District by amending the Zoning Ordinance as follows:

1. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 22 as follows:

   22. Industry B-3 District.....Light Industry and Light Manufacturing.

   renumber existing numbers 22-28 to 23-29.

2. Amend Section 4.30, Table of Use Regulations, by adding a new district designation "B-3" to the twelfth column heading.

3. In subsections 4.33b.5 (college or university not exempt by statute) and 4.33c. (non-commercial research facility) of the Table of Use Regulations add the superscript "50" to entries in the Industry B-1, B-2 and B-3 column and add the following footnote in subsection 4.40:

"50. No in the Industry B-3 District ;

4. In Section 4.34 (Office and Laboratory Use) of the Table of Use Regulations, add a superscript "51" to the entries A - E for the Industry B-1, 2, 3 column and add the following footnote in Section 4.40:

"51. No in Industry B-3 EXCEPT THAT AS AN ACCESSORY USE GENERAL OFFICE USES MAY OCCUPY UP TO 40% OF THE GROSS FLOOR AREA OF A BUILDING OR GROUP OF ASSOCIATED BUILDINGS OWNED BY THE SAME ESTABLISHMENT.

5. Add a new line to subsection 5.34, Industrial Districts, Table 5-4, Table of Dimensional Requirements as follows:

"B-3 1.5 none --- none 0 0(b) 0(o) 85 (c) none"

6. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Ind. B-2 to the third column heading. (13)

7. IN SUBSECTION 6.36(parking tables) ADD A NEW FOOTNOTE 13 TO READ AS FOLLOWS:

"13. IN INDUSTRY B-3 THE MAXIMUM PARKING REQUIREMENT SHALL BE 1 PER 800 SQUARE FEET FOR ALL PERMITTED USES. WHERE THE MINIMUM PARKING REQUIREMENT IN TABLE 6.36 ALREADY REQUIRES LESS THAN 800 SQUARE FEET OF USE PER PARKING SPACE THE MINIMUM AND MAXIMUM PARKING REQUIREMENT SHALL BE 1 PER 800 SQ FT.

C. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for PUD overlay districts in the Cambridgeport Industrial Area.

13.70 PUD-6 DISTRICTS: A, B, C, AND D: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 districts are intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, at a larger scale than the base zone. The PUD-6 districts are also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefits. Development Proposals within the PUD-6 districts shall be consistent with the development policies of the Cambridgeport Revitalization Plan as summarized in Section 13.7.10.1.

13.72 Uses Allowed in the PUD-6 Districts. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.

13.721 Residential Uses.

(1) Single and Two-Family Housing
(2) Townhouse Development
(3) Multi-family Development
(4) Hotel Development

Any special permit for townhouse or multi-family dwellings required elsewhere in the ordinance may be granted by the Planning Board as part of a planned unit development in PUD 6.

SINGLE, TWO-FAMILY, Townhouse and multi-family uses are prohibited in PUD-6 Districts "C" and "D".

13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or special permit in the base zoning district.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments.

(1) Stationery and office supply store.

(2) Printing and reproduction service establishment, photography studio.

(3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% of the gross floor area of the structure.

(4) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry, or other similar establishments.

(5) Restaurants or other eating and drinking establishments listed in subsection 4.35e, f, and g.

(6) Theater or hall for public gatherings.

(7) Bowling alley, skating rink, tennis center, or other commercial recreation establishments.

13.725 Light Industrial Uses.

Manufacturing, processing, assembly and packaging of products listed in Section 4.37(a), (b) 1-15, and 4.37(f).

13.726 Other Uses. Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is necessary to support the predominant uses in the district.

13.73 <u>District Dimensional Regulations in all PUD-6 Districts</u>.

13.731 The minimum size of the development parcel for PUD-6 Districts shall be one (1) acre. The Planning Board may allow develop-

ment parcels containing less than one acre, but at least 25,000 square feet, if the predominant use of the development is devoted to multi-family or townhouse use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 districts may contain non-contiguous lots located in any other of the PUD-6 districts.

IN ACCEPTING A PUD-6 APPLICATION FOR A DEVELOPMENT PARCEL SUBSTANTIALLY SMALLER THAN THE TOTAL HOLDINGS OF THE APPLICANT AND/OR OWNER WITHIN THE PUD-6 AREA, THE BOARD SHALL REQUIRE THE SUBMISSION OF PLAN DOCUMENTS INDICATING IN GENERAL TERMS THE INTENDED USES, LOCATIONS, AND SCALE OF DEVELOPMENT FOR THE REMAINDER OF THE HOLDINGS IN THE PUD-6 DISTRICT WHETHER OR NOT SUCH DEVELOPMENT IS INTENDED TO MAKE USE OF THE PUD.

13.732 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel except as may be required in Section 13.79.

13.733 Floor Area Ratio. In no case shall the built floor area ratio of any contiguous portion of a development parcel exceed 4.0.

13.74 Open Space Requirements in all PUD-6 Districts.

13.741 Definition of Open Space. For the purpose of this Section 13.74 open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall be available for entry and use by the occupants of the building(s) with which it is associated and the general public, except where such open space is devoted to residential uses listed in Section 4.31 d, e, f, and g. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

13.742 Minimum Open Space Requirements

(1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.

(2) The required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10 percent.

(3) Open space at other levels must be open to the sky. These areas shall have a minimum dimension of the (10) feet and a minimum area of 200 square feet.

(4) At least 50 percent of the open space required in this subsection 13.742 shall be provided at finished grade level.

13.743 Where non-residential and residential uses listed in Section 4.31d, e, f, and g are mixed in a PUD, the required minimum usable open space for those residential uses shall be calcu-

lated in relation to the portion of the development parcel which the residential floor area is to the total floor area of the PUD.

13.744 Open Space in PUD-6 Districts. Open space required to be provided in non-residential areas should be generally intended to enhance the public elements of the Cambridgeport Industrial District--its streets, sidewalks and public parks. In addition, among the open space features provided two, areas designed for active general public use at locations convenient to the neighborhood would be desirable. Such areas would serve the following objectives:

(1) tot lot/playground activity area,

(2) landscaped sitting area,

(3) locations where full time surveillance can and will be provided.

13.75 Parking and Loading Requirements in all PUD-6 Districts. Development in the PUD-6 districts shall conform to the off-street parking and loading requirements set forth in Article 6.000, including landscaping requirements, AS REQUIRED IN THE APPLICABLE BASE ZONING DISTRICT.

13.76 Sign Requirements in all PUD-6 Districts. Business signs should not be visually intrusive or diminate the public environment; therefore, signs shall be allowed only in conformance with the requirements of subsection 15.26 (Parkway Overlay District).

13.77 Development Review. The Planning Board in reviewing development proposals in the PUD-6 districts shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 districts as stated in Section 13.71 and that the development proposed adequately addresses all of the development objectives of the Cambridgeport Revitalization Plan.

TO ASSIST THE PLANNING BOARD IN REVIEWING ANY APPLICATION UNDER THIS SECTION 13.70 THERE SHALL BE ESTABLISHED A CAMBRIDGEPORT ADVISORY COMMITTEE WHICH SHALL BE APPOINTED BY THE CITY MANAGER WITHIN SIXTY DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE. SAID COMMITTEE SHALL CONSIST OF SIX MEMBERS WHO ARE EITHER RESIDENTS OF OR OWNERS OF BUSINESSES WITHIN THE CAMBRIDGEPORT NEIGHBORHOOD AS DEFINED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. SAID COMMITTEE SHALL BE KEPT INFORMED OF ALL PUD=6 APPLICATIONS BEFORE THE BOARD AND SHALL MAKE RECOMMENDATIONS TO THE BOARD ON SUCH MATTERS THROUGHOUT THE REVIEW PROCESS.

13.78 Required Housing in the PUD-6 Districts.

13.781 Applicability. In order to provide new housing resources in the development area, a plan approved by the Planning Board for the provision of the following residential uses listed below shall be required before a special permit for any planned unit development in the PUD-6 Districts may be granted.

(1) Single and Two-Family Dwellings
(2) Townhouse Development
(3) Multi-Family Dwellings

13.782 Location. To reinforce existing residential patterns and to provide an appropriate buffer between existing residential areas and future potential non-residential development, the required housing shall be developed within the Residence C-1 district located at a depth of 200' parallel to and east of Brookline Street between Franklin and Pacific Streets or within close proximity to that district, elsewhere within the PUD-6 District to the extent that all units cannot be reasonably physically located within the Residence C-1 District.

13.783 Quantity Requirements. Any planned unit development subject to this Section 13.78 shall provide a housing plan for the development of 100% of the maximum number of housing units allowable in the base district (Residence C-1) as required and specified in subsection 13.782.

13.784 The housing required in this Section 13.78 may be developed in stages within the time limits specified in the PUD-6 Final Development Plan as approved by the Planning Board. No approved PUD plan shall allow the total FAR on the subject development parcel to exceed 1.5 until all housing required in this Section 13.78 is constructed. Should the required housing fail to be constructed in conformance with the housing plan as approved by the Planning Board, including any approved schedule of construction, no further construction shall take place within the development parcel that is not in conformance with the applicable base zoning regulations.

13.785 Inclusionary Housing Requirements. The residential development required in this Section 13.78 shall make provision for units suitable for, affordable by, and available to low and moderate income households in an amount equal to 26 units, 13 units shall be available to low income households and 13 units shall be available to moderate income households. All inclusionary housing units shall meet the requirements of Section 11.70.

13.786 Nothing in this Section 13.78 shall prevent the fulfillment of the requirements of this Section 13.78 in advance of any application for approval of a planned unit development in PUD-6. Once the requirements of this Section 13.78 have been met subsequent planned unit developments may proceed without reference to the requirements of this Section 13.78.

13.79 Specified District Regulations.

13.791 PUD-6-"A" District-

13.791(1) Building Height - The maximum height of any building shall not exceed 120 feet except where the principal use of the building is hotel use, the maximum height is 150 feet.

13.791(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 3.0.

13.791(3) Residential Density. The minimum land area for each dwelling unit shall be 300 square feet.

13.792 PUD 6-"B" District -

13.792(1) Building Height - The maximum height of any building shall not exceed 85 feet except as limited by the following:

(a) Where the base zoning district is Residence C-1 the maximum height allowed in the PUD shall not exceed that permitted in the base district WITHIN 100 FEET OF BROOKLINE STREET.

(B) WHERE THE BASE ZONING DISTRICT IS RESIDENCE C-1 IN THAT AREA BETWEEN 100 AND 200 FEET OF BROOKLINE STREET, THE MAXIMUM HEIGHT ALLOWED SHALL BE DETERMINED BY A 30 DEGREE SETBACK PLANE BEGINNING AT AN ELEVATION 35 FEET ABOVE A LINE 100 FEET EAST OF AND PARALLEL TO BROOKLINE STREET.

(C) WHERE THE BASE DISTRICT IS OTHER THAN RESIDENCE C-1 THE MAXIMUM HEIGHT ALLOWED IN THE PUD WITHIN 100 FEET OF A RESIDENCE C-1 DISTRICT LINE SHALL BE DETERMINED BY A THIRTY DEGREE SETBACK PLANE BEGINNING AT AN ELEVATION 35 FEET ABOVE THE RESIDENCE C-1 DISTRICT LINE.

13.792(3) FAR - The maximum ratio of floor area to toal area of the development parcel shall be 1.5.

13.792(4) Residential Density - The minimum land area for each dwelling unit shall be 1200 square feet. THE TOTAL NUMBER OF UNITS CONSTRUCTED IN THE PUD-6 B DISTRICT SHALL NOT EXCEED 1 PER 1200 SQ FT OF TOTAL AREA WITHIN THE PUD-6B. IN MEETING THE REQUIREMENTS OF SECTION 13.78 (REQUIRED HOUSING) THE FOLLOWING SHALL APPLY:

(A) WITHIN 100 FEET OF BROOKLINE STREET ALL DIMENSIONAL REQUIREMENTS OF THE RESIDENCE C-1 DISTRICT SHALL APPLY, INCLUDING FAR.

(B) IN THAT AREA BETWEEN 100 FEET AND 200 FEET OF BROOKLINE STREET THE TOTAL NUMBER OF UNITS CONSTRUCTED MAY EXCEED THE DENSITY NORMALLY PERMITTED IN A RESIDENCE C-1 DISTRICT PROVIDED THE TOTAL NUMBER OF UNITS CONSTRUCTED THROUGH THE PUD WITHIN THE AREA DESIGNATED RESIDENCE C-1 ALONG BROOKLINE STREET DOES NOT EXCEED THE TOTAL NUMBER OF UNITS REQUIRED IN SECTION 13.783.

13.792(5) USE LIMITATIONS - WHERE A DEVELOPMENT PARCEL OR PORTION OF A DEVELOPMENT PARCEL HAS A BASE ZONING DESIGNATION OF RESIDENCE C-1 THE BASE USE REGULATIONS SHALL APPLY

13.793 PUD 6-"C" District -

13.793(1) Building Height - The maximum height of any building shall not exceed 85 feet. Where the principal use of the building is hotel use, the height may be increased to a maximum of 150 feet ANE WHERE THE PRINCIPAL USE OF THE BUILDING IS OTHER THAN A HOTEL THE HEIGHT MAY BE INCREASED TO 100 FEET PROVIDED THE FOLLOWING CONDITIONS ARE MET:

(A) NO MORE THAN 25% OF THE LAND AREA OF A DEVELOPMENT PARCEL IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

(B) NO MORE THAN 15% OF THE TOTAL AREA OF PUD-6C IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

13,793(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 2.0.

13.794 PUD 6-"D" District -

13,794(1) Building Height - The maximum height of any building shall SHALL NOT EXCEED 85 FEET. HOWEVER A BUILDING HEIGHT MAY BE INCREASED TO 100 FEET PROVIDED THE FOLLOWING CONDITIONS ARE MET:

(A) NO MORE THAN 50% OF THE LAND AREA OF A DEVELOPMENT PARCEL IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

13.794(2) F.A.R. - The maximum ratio of floor area to total area of the development parcel shall be 2.5.

13.7.10 Special Review Requirements

13.7.10.1 In evaluating a development proposal in the PUD-6 Districts the Planning Board shall consider PLANNING GOALS AND DEVELOPMENT OBJECTIVES AS DETAILED IN THE PUBLICATION CAMBRIDGEPORT REVITALIZATION PLAN, JANUARY, 1983.

13.7.10.2 Hotel Development. Hotel use along or in combination with other uses may be allowed only if such development meets the following criteria:

(1) Where the development parcel is adjacent to Massachusetts Avenue, the principal pedestrian entrance shall be located on Massachusetts Avenue.

(2) Building facades and rooflines shall be articulated and expanses of unbroken wall plane shall be limited.

(3) Ground floor levels shall contain uses which are active and create a safe and inviting pedestrian environment. These uses may include, but are not limited to, retail uses such as restaurants or theatres.

D. CREATE A NEW FORT WASHINGTON PARK OVERLAY DISTRICT BY AMENDING THE ZONING ORDINANCE AS FOLLOWS:

15.40 FORT WASHINGTON PARK OVERLAY DISTRICT

15.41 PURPOSE - IT IS THE PURPOSE OF THIS SECTION 15.40 TO AUGMENT AND ALTER THE EXISTING BASE ZONING REGULATIONS TO ENSURE DEVELOPMENT WHICH PROTECTS AND ENHANCES THE HISTORIC CHARACTER AND RECREATIONAL USE OF FORT WASHINGTON PARK ON PARCELS OF LAND ADJACENT TO THE PARK.

15.42 APPLICABILITY - FORT WASHINGTON PARK OVERLAY DISTRICT SHALL BE AN OVERLAY DISTRICT ON THE ZONING MAP ESTABLISHED BY SECTION 3.20.

The use of land within said district shall be controlled by the pertinent regulations within the base zoning district, except as modified by the requirements of this Section 15.40 which shall supersede regulations imposed by the base zoning map designation.

15.43 Specific District Regulations - Modifications to the requirements of the base zoning district shall be as detailed below.

1. Any building or use subject to this subsection 15.43 shall have its front yard, where applicable, and principal building façade, including the principal building entrance, facing Fort Washington Park. No portion of any building may be closer than 40 feet to the property line of the park.

2. No building may exceed 40 feet in height.

3. Landscape and Design Requirements -

   a. All portions of any lot subject to this subsection 15.432, with the exception of streets, shall consist entirely of green area or buildings containing the principal use on the lot.

   b. There shall be at least one 3" caliper street tree for every 25 linear feet of street frontage on those portions of every street abutting Fort Washington or, in the absence of a street, the portion of a lot abutting the Park property line. Such trees shall be planted along the Fort Washington Park frontage of a lot.

   c. Building facades facing Fort Washington shall be designed to enhance the visual quality of the park. The following standards shall apply:

      (1) Principal building entrances shall face Fort Washington.

      (2) Building facades, wall planes and rooflines shall be articulated.

      (3) Ground floor levels shall include a minimum 30% transparency to enliven and enrich the environment.

(4) The design of all buildings shall be sympathetic to the historic character of Fort Washington Park and shall contribute to an inviting pedestrian and domestic scale around the edges of the park. This may be achieved through the use of vertical articulation of building facades; window and door placement; window, door, cornice and building base detailing; secondary detailing like fencing; and the use of high quality building materials such as red brick, ston,e and iron.

4. Business signs should not be visually intrusive or dominate the public environment; therefore, signs shall be allowed only in conformance with subsection 15.26 (Parkway Overlay District).

(THE CAMBRIDGEPORT INDUSTRIAL OVERLAY DISTRICT WITH ITS 60' HT. LIMIT IS DELETED BELOW ERIE ST.)

E. Create a new Planned Unit Development District-7 by amending the Zoning Ordinance as follows:

13.80 PUD-7

13.81 Purpose. The PUD-7 District is intended to permit and encourage the renovation and reuse of the Ford Assembly Plant building, the provision of a buffer of low density housing along Henry and Sidney Streets, and guarantee that new development would not preclude the installation of roadway improvements necessary to serve the Cambridgeport Industrial Area.

13.82 Uses Allowed in the PUD-7 District

13.821 Residential Uses - All uses listed in Section 4.31 through g.

(1) Any special permit for townhouse development or multi-family dwellings required elsewh re in the ordinance may be granted by the Planning Board as part of a planned unit development in PUD-7.

13.822 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or by special permit in the base zoning district.

13.823 Office and Laboratory Uses. All uses listed in Section 4.34.

13.824 Light Industry, Wholesale Business and Storage. Manufacturing, processing, assembly and packaging of products listed in Section 4.37(a), (b) 1-15, and 4.37(f).

13.825 Other Uses. Any use other than uses listed in Article 4.00 upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-7 and is necessary to support the predominant uses in the district.

13.83 District Dimensional Regulations.

13.831 Development Parcel Size. As required in PUD-6, Section 13.731.

13.832 Maximum ratio of floor area to total area of development parcel shall be 2.0.

13.833 Residential Density. For the purpose of computing residential density the minimum land area for each dwelling unit shall be 1200 square feet. Residential density shall be computed based on the entire development parcel.

13.834 Maximum height of any building shall be 85 feet.

13.835 There shall be no minimum width for the development parcel, and no minimum width for lots located within the development parcel. There shall be no minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.84 Open Space Requirements. Open space shall be provided as required in PUD-6, Section 13.74.

13.85 Parking and Loading Requirements. Development in the PUD-7 District shall conform to the off-street parking and loading requirements set forth in Article 6.000, including all landscaping requirements.

13.86 Sign Requirements in the PUD-7 District. As required in the PUD-6 Districts, Section 13.76.

13.87 Special Limitations Where the Base Zoning District is Residence C-1A.

Notwithstanding other provisions of this Section 13.70, all uses within that portion of a development parcel having a base zoning designation of Residence C-1A shall meet the use and dimensional requirements of that zone.

13.88 Required Housing in PUD-7 District, Residence C-1A District Area.

13.881 Applicability. In order to provide new housing resources in the PUD-7 District, a plan approved by the Planning Board for the provision of the following residential uses listed below shall be required before a special permit for any planned unit development in the PUD-7 District may be granted.

(1) Single and Two-Family Dwellings
(2) Townhouse Development
(3) Multi-Family Dwellings

13.882 Location. To reinforce existing residential patterns and to provide an appropriate buffer between existing residential areas and future potential non-residential development, the required housing shall be located within the Residence C-1A district bordering Henry and Sidney Streets.

13.883 Quantity Requirements. Any planned unit development subject to this Section 13.88 shall provide a housing plan for the development of 100% of the maximum number of housing units allowable in the base district Residence C-1A, as required and specified in subsection 13.882.

13.884 The housing required in this Section 13.88 may be developed in stages within time limits specified in a PUD-7 Final Development Plan as approved by the Planning Board. No approved PUD plan shall allow the total FAR on the subject development parcel to exceed 1.5 until all housing required in this Section 13.88 is constructed. Should the required housing fail to be constructed in conformance with the housing plan as approved by the Planning Board, including any approved schedule of construction no further construction shall take place within the development parcel that is not in conformance with the applicable base zoning regulations.

13.885 Inclusionary Housing Requirements. The residential development required in this Section 13.88 shall make provision for units suitable for, affordable by, and available to low and moderate income households in an amount equal to 8 units; 4 units shall be available to low income households and 4 units shall be available to moderate income households. All inclusionary housing units shall meet the requirements of Section 11.70.

13.886 Nothing in this Section 13.88 shall prevent the fulfillment of the requirements of this Section 13.88 in advance of any application for approval of a planned unit development in PUD-7. Once the requirements of this Section 13.88 have been met subsequent planned unit developments may proceed without reference to the requirements of this Section 13.88.

13.89 Review Guidelines.

13.891 In addition to the general standards and criteria enumerated in Section 10.40, Special Permits and Article 12.000, Planned Unit Development, any planned unit development in PUD-7 shall meet the following:

(a) The proposal shall be consistent with the development objectives of the Cambridgeport Revitalization Plan, January, 1983.

(2) The proposal shall make provision for, facilitate, or in its physical form, not preclude the implementation of transportation improvements, including road widening, relocations or extensions that would allow commercial traffic destined for the Cambridgeport industrial area to bypass the neighborhood's residential areas.

13.892 CITIZEN ADVISORY COMMITTEE THE CITIZEN ADVISORY COMMITTEE ESTABLISHED IN SECTION 13.77 OF THIS ORDINANCE SHALL ADVISE THE PLANNING BOARD ON ALL PUD-7 APPLICATIONS.

F. Create a new Residence C-1A zoning district by amending the Zoning Ordinance as follows:

1. Insert a new line in table 5-1, Table of Dimensional Requirements-Residential Districts, between existing lines Res. B and Res. C-1 as follows:

Res. C-1A	.65	5000	1650	50	$\frac{H+L}{4}$ (a)
	$\frac{H+L}{5}$	$\frac{H+L}{4}$ (c)		35	20%

2. In Section 3.11 insert a new line 5 and renumber existing line 5 and following accordingly:

5. Residence C-1A District Multi-family dwellings

3. Amend Section 11.152, Townhouse Development by inserting a new line (2) as follows and renumbering existing lines (2) and (3) as appropriate:

4. Elsewhere in the ordinance amend all Sections containing references to Residence C-1 by inserting before same the designation Residence C-1A or any other abbreviation thereof that is appropriate.

G. Create a new Section 11.70

11.70 Low and Moderate Income Household Inclusionary Housing Requirements.

11.71 Purpose. This Section 11.70 is intended to regulate the provision of low and/or moderate income family housing as a component of new developments in the City of Cambridge where required elsewhere in this ordinance by assisting in the provision of adequate housing for all citizens of Cambridge; by encouraging a reasonable mix of housing opportunities in city neighborhoods and in commercial development; and by mitigating the escalation of the cost of housing in Cambridge as a result of new large scale commercial development.

11.72 General Requirements for Inclusionary Housing Units.

11.721 The required low and moderate income units shall be intended and designed for families and shall contain a minimum of two bedrooms. For the purpose of this Section 11.70 a family shall be three or more persons related by blood, marriage or operation of law, or as defined by any public subsidy program employed.

Where a multi-family dwelling is to be devoted exclusively to elderly residents the above restrictions in this Section 11.721 as to unit size and size of household shall not apply.

11.722 The required units shall be dispersed throughout the development and not concentrated in any one location.

11.723 For the purposes of this section, low and moderate income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency, or as defined in any Federal, State or City housing program which will guarantee the provision of housing units for low and moderate income households.

11.724 All households occupying the low and moderate income units shall be certified as eligible by the Cambridge Housing Authority where the units are to be rented by the Community Development Department with the assistance of a neighborhood advisory committee where the units are to be sold; or as required by any subsidy program employed. Units shall be offered so that eligible households shall pay no more than thirty (30) percent of their eligible maximum household income for the units provided (monthly rent or mortgage/taxes for purchased units). All income eligible households to occupy subsidized units shall be selected by an Advisory Committee made up of residents of the neighborhood in which the subsidized units are proposed. Said committee to be appointed by the City Manager.

11.725 The applicant shall establish such restrictions, conditions, and/or limitations as are necessary to ensure that the units intended for low and moderate income households will be permenently available for low and moderate income households.

11.7251 Where the units are proposed to be sold to eligible low or moderate income households such assurance shall be made through any one or more of the following mechanisms:

(a) a right to repurchase each such unit for its original cost plus reasonable adjustments for inflation and owner improvements, by the City or any non-profit housing assistance corporation design8ted by it,

(b) a right to participate in the net cash profits realized from sale of the unit to a successor family not qualifying as a low or moderate income family, by the city or any non-profit housing assistance corporation designated by it where the rights in Section 11.7251(a) above have not been exercised. The City or its designated agent shall receive one half of all profits realized up to a maximum of $25,000 for each unit, which amount shall be adjusted annually by the Community Development Department using the Consumer Price Index for the Boston metropolitan area as published by the U. S. Department of Labor,

(c) sale to a qualifying low or moderate income family,

(d) co-tenancy agreements,

(e) limited equity cooperatives, or

(f) any other similar mechanisms.

11.7252 Except as to any such conditions in this subsection 11.725 the issuance of a building permit shall be conclusive determination of the compliance with the provisions of this Section 11.70.

11.73 No requirement of this Section 11.70 shall apply where it is in conflict with any rule, requirement, or provision of a subsidy program employed.

11.74 Where the housing is to be constructed in stages the required low and moderate income units shall be provided in each stage in the same proportion as required for the total development.

11.75 Compliance. All deeds, agreements, site plans, and other documents necessary to comply with the provisions of this Section 11.70 shall be submitted to the Community Development Department for review prior to a formal application for a building permit. Within sixty-five (65) days of such submittal the Department shall make a report to the Superintendent of Buildings as to whether all requirements of this Section 11.70 have been met. Each application for a building permit for any development subject to this Section 11.70 shall be accompanied by such written report from the Community Development Department.

Where residential development requires a Special Permit from the Planning Board, that Board shall enforce the provisions of this Section 11.70 as a condition of the Special Permit.

H. Recodify Article 11.000, Special Regulations, as follows and make appropriate changes to references to these subsections elsewhere in the ordinance:

Article 11.000 Special Regulations
- 11.10 Townhouse Development
- 11.20 Community Residences and Personal Care Lodging
- 11.30 Fast Order Food Establishments
- 11.40 Development Consultation Procedure
- 11.50 Employment Plan Compliance Procedure
- 11.60 Massage Service Establishments
- 11.70 Inclusionary Housing Requirement

I. Create a new Article 15.000 Overlay Districts and recodify old Sections 11.50, 11.60 and 11.70 as new Sections 15.10, 15.20, and 15.30 to read as follows and make appropriate changes to references to these subsections elsewhere in the ordinance.

Article 15.000 Overlay Districts

15.10 Harvard Square Overlay District

15.20 Parkway Overlay District

15.30 Flood Plain Overlay District

15.40 FORT WASHINGTON PARK OVERLAY DISTRICT

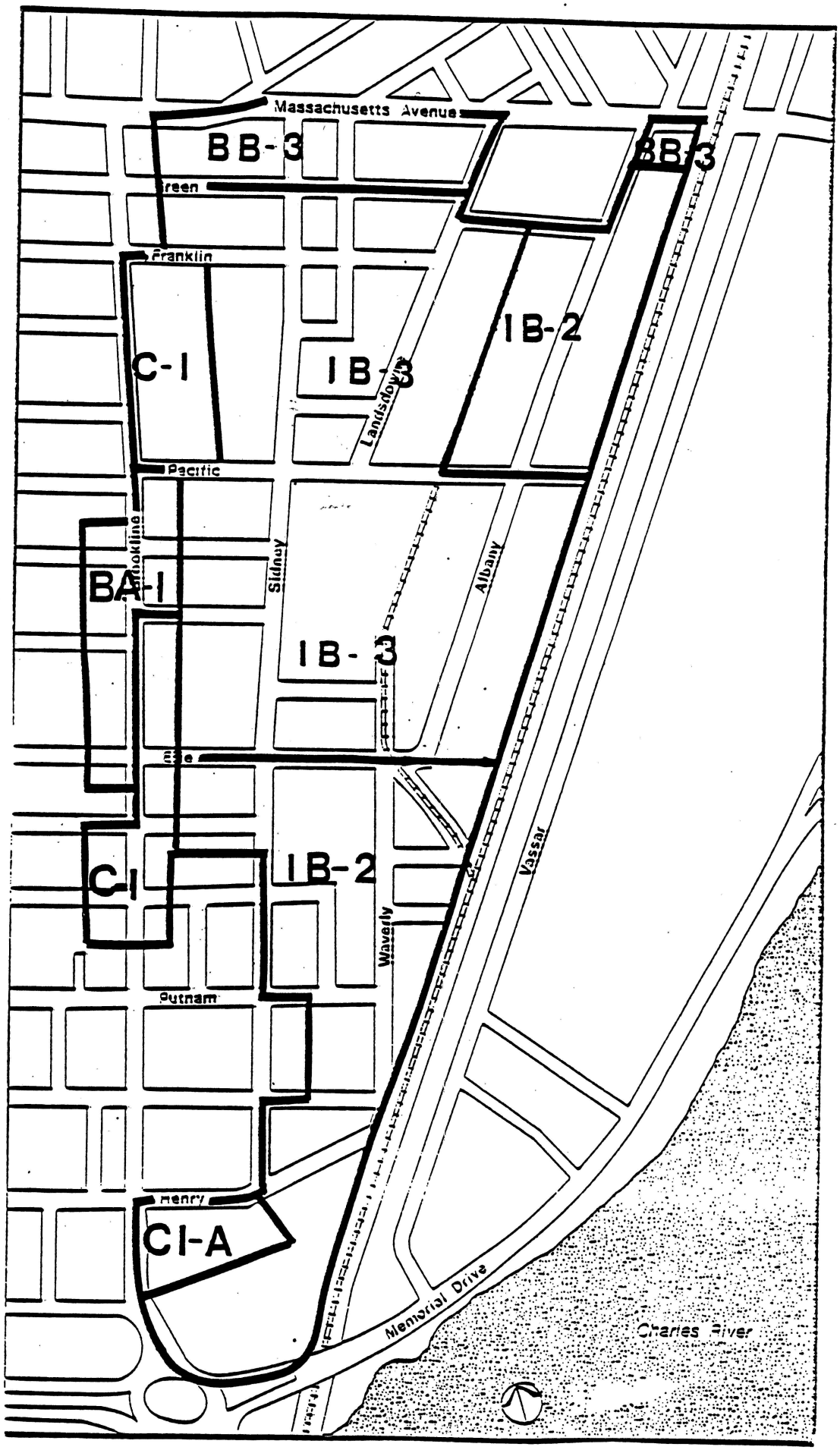
J. Amend Section 5.34 Industrial Districts, Table 5-4, Table of Dimensional Requirements, Footnote (c) by replacing it with the following new Footnote (c):

(c) Where a lot is within 100 feet of a Residence C-1 or Residence C-1A zoning district line, the maximum building height shall be determined by a 30° setback plane beginning at an elevation 35 feet above the Residence C-1 or C-1A zoning district boundary line.

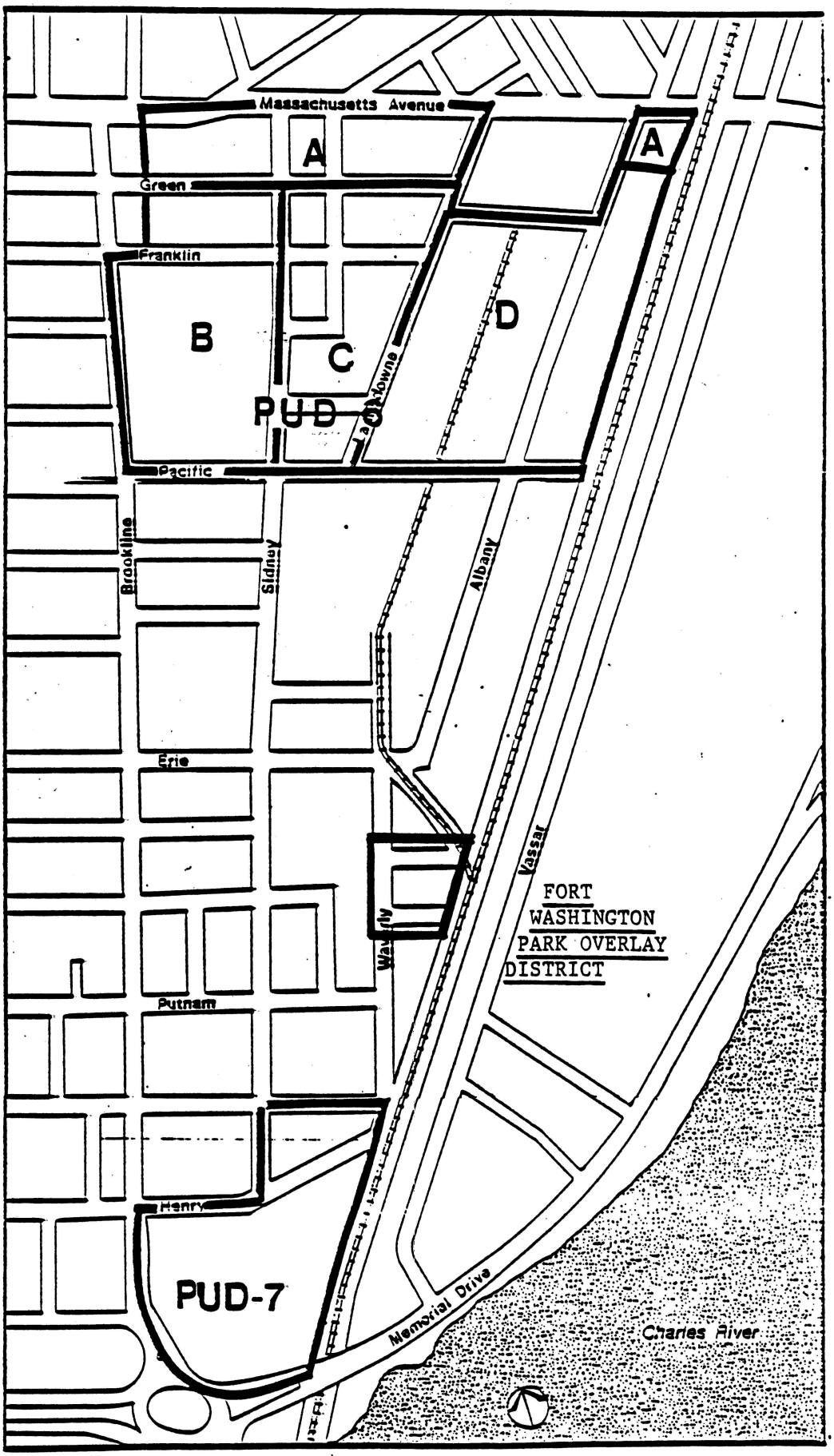
K. The provisions of this zoning ordinance are severable. If a court holds invalid any such provision, or its application of any person, property, or circumstance, the validity of any other provision or application shall not be affected.

II. AMENDMENTS TO THE ZONING MAP

BASE DISTRICTS



OVERLAY DISTRICTS



1/

Original Presented to Council 4/25/83

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Alternative Proposal

April 21, 1983

By Councillor David Sullivan - See Page 2 for changes in Text

To the Honorable, the City Council:

SUBJECT: Cambridgeport Area Rezoning Petition

The Planning Board is once again filing for your consideration a comprehensive rezoning proposal for the Cambridgeport Industrial Area. This petition is very similar to the City Council's January 31, 1983 substitute petition, modifications to that petition are noted in upper case letters.

The rezoning petition is one of the critical steps in the implementation of the recently published Cambridgeport Revitalization Plan. Both the rezoning petition and the Cambridgeport Revitalization Plan represent three and one-half years of major planning efforts for this underutilized area. The Planning Board believes that this new petition reflects the land use policies necessary to enhance the deteriorated physical environment and encourage economic development in the Cambridgeport area.

Respectfully submitted,

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ACP:jp

. PLANNING BOARD PETITION TO AMEND THE ZONING ORDINANCE

April 19, 1983

I. AMENDMENT TO THE TEXT

II. AMENDMENT TO THE MAP

(Changes from the January 31, 1983 substitute petition of the City Council are identified in upper case letters. Major deletions changing intent of the 1/31/83 petition have been noted.)

I. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

A. Create a new Business B-3 District by amending the Zonong Ordinance as follows:

1. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 19 as follows:

   19. Business B-3 District

   Renumber existing numbers 19-27 as 20-28.

2. Amend Section 4.30, TAble of Use Regulations, by adding B-3 after Bus. B, B-1, B-2 to the heading of column eight.

3. Add a new line to subsection 5.33 Business Districts between line Bus. B-2 and line Bus. C as follows:

   Bus. B-3 3.0 none 300 none none none none 120 none

4. Delete footnote 5, subsection 5.33 and substitute therefore the following:

   "5. A dwelling in a Business B or Business B-3 District shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-3 District, except a dwelling in the Business B-3 District shall have a maximum height of 120 feet."

5. Delete footnote 10, subsection 4.40 and substitute therefore the following:

   10. Except in a Business B or Business B-3 District the use shall be subjeet to the limitations specified in Section 4.27.

6. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Bus. B-1, B-2 to the heading of column four.

B. Create a new Industrial B-3 District by amending the Zoning Ordinance as follows:

1. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 22 as follows:

   22. Industry B-3 District.....Light Industry and Light Manufacturing.

   renumber existing numbers 22-28 to 23-29.

2. Amend Section 4.30, Table of Use Regulations, by adding a new district designation "B-3" to the twelfth column heading.

D. Sullivan

Proposed amendment to the Cambridgeport petition

On page 2, ~~in item B.3., strike the exception (language in capitals) in footnote 50, and insert it instead~~ in item B.4., in footnote 51, ~~but~~ delete the word "GENERAL". Also in B.4., strike out "a - e".

On page 2, in item B.5., strike out the numeral "85" and insert in place thereof "60".

3. In subsections 4.33b.5 (college or university not exempt by statute) and 4.33c. (non-commercial research facility) of the Table of Use Regulations add the superscript "50" to entries in the Industry B-1, B-2 and B-3 column and add the following footnote in subsection 4.40:

"50. No in the Industry B-3 District ;

Deleted

4. In Section 4.34 (Office and Laboratory Use) of the Table of Use Regulations, add a superscript "51" to the entries ~~A - E~~ for the Industry B-1, 2, 3 column and add the following footnote in Section 4.40:

Deleted (1)

"51. No in Industry B-3 EXCEPT THAT AS AN ACCESSORY USE GENERAL OFFICE USES MAY OCCUPY UP TO 40% OF THE GROSS FLOOR AREA OF A BUILDING OR GROUP OF ASSOCIATED BUILDINGS OWNED BY THE SAME ESTABLISHMENT.

5. Add a new line to subsection 5.34, Industrial Districts, Table 5-4, Table of Dimensional Requirements as follows:

60 (3)

"B-3 1.5 none --- none 0 0(b) 0(o) 85 (c) none"

6. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Ind. B-2 to the third column heading. (13)

7. IN SUBSECTION 6.36(parking tables) ADD A NEW FOOTNOTE 13 TO READ AS FOLLOWS:

"13. IN INDUSTRY B-3 THE MAXIMUM PARKING REQUIREMENT SHALL BE 1 PER 800 SQUARE FEET FOR ALL PERMITTED USES. WHERE THE MINIMUM PARKING REQUIREMENT IN TABLE 6.36 ALREADY REQUIRES LESS THAN 800 SQUARE FEET OF USE PER PARKING SPACE THE MINIMUM AND MAXIMUM PARKING REQUIREMENT SHALL BE 1 PER 800 SQ FT.

C. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for PUD overlay districts in the Cambridgeport Industrial Area.

13.70 PUD-6 DISTRICTS: A, B, C, AND D: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 districts are intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, at a larger scale than the base zone. The PUD-6 districts are also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefits. Development Proposals within the PUD-6 districts shall be consistent with the development policies of the Cambridgeport Revitalization Plan as summarized in Section 13.7.10.1.

13.72 Uses Allowed in the PUD-6 Districts. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.

13.721 Residential Uses.

(1) Single and Two-Family Housing
(2) Townhouse Development
(3) Multi-family Development
(4) Hotel Development

Any special permit for townhouse or multi-family dwellings required elsewhere in the ordinance may be granted by the Planning Board as part of a planned unit development in PUD 6.

SINGLE, TWO-FAMILY,
Townhouse and multi-family uses are prohibited in PUD-6 Districts "C" and "D".

13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or special permit in the base zoning district.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments.

(1) Stationery and office supply store.

(2) Printing and reproduction service establishment, photography studio.

(3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% of the gross floor area of the structure.

(4) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry, or other similar establishments.

(5) Restaurants or other eating and drinking establishments listed in subsection 4.35e, f, and g.

(6) Theater or hall for public gatherings.

(7) Bowling alley, skating rink, tennis center, or other commercial recreation establishments.

13.725 Light Industrial Uses.

Manufacturing, processing, assembly and packaging of products listed in Section 4.37(a), (b) 1-15, and 4.37(f).

13.726 Other Uses. Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is necessary to support the predominant uses in the district.

13.73 <u>District Dimensional Regulations in all PUD-6 Districts</u>.

13.731 The minimum size of the development parcel for PUD-6 Districts shall be one (1) acre. The Planning Board may allow develop-

ment parcels containing less than one acre, but at least 25,000 square feet, if the predominant use of the development is devoted to multi-family or townhouse use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 districts may contain non-contiguous lots located in any other of the PUD-6 districts.

IN ACCEPTING A PUD-6 APPLICATION FOR A DEVELOPMENT PARCEL SUBSTANTIALLY SMALLER THAN THE TOTAL HOLDINGS OF THE APPLICANT AND/OR OWNER WITHIN THE PUD-6 AREA, THE BOARD SHALL REQUIRE THE SUBMISSION OF PLAN DOCUMENTS INDICATING IN GENERAL TERMS THE INTENDED USES, LOCATIONS, AND SCALE OF DEVELOPMENT FOR THE REMAINDER OF THE HOLDINGS IN THE PUD-6 DISTRICT WHETHER OR NOT SUCH DEVELOPMENT IS INTENDED TO MAKE USE OF THE PUD.

13.732 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel except as may be required in Section 13.79.

13.733 Floor Area Ratio. In no case shall the built floor area ratio of any contiguous portion of a development parcel exceed 4.0.

13.74 Open Space Requirements in all PUD-6 Districts.

13.741 Definition of Open Space. For the purpose of this Section 13.74 open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall be available for entry and use by the occupants of the building(s) with which it is associated and the general public, except where such open space is devoted to residential uses listed in Section 4.31 d, e, f, and g. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

13.742 Minimum Open Space Requirements

(1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.

(2) The required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10 percent.

(3) Open space at other levels must be open to the sky. These areas shall have a minimum dimension of the (10) feet and a minimum area of 200 square feet.

(4) At least 50 percent of the open space required in this subsection 13.742 shall be provided at finished grade level.

13.743 Where non-residential and residential uses listed in Section 4.31d, e, f, and g are mixed in a PUD, the required minimum usable open space for those residential uses shall be calcu-

lated in relation to the portion of the development parcel which the residential floor area is to the total floor area of the PUD.

13.744 Open Space in PUD-6 Districts. Open space required to be provided in non-residential areas should be generally intended to enhance the public elements of the Cambridgeport Industrial District--its streets, sidewalks and public parks. In addition, among the open space features provided two, areas designed for active general public use at locations convenient to the neighborhood would be desirable. Such areas would serve the following objectives:

(1) tot lot/playground activity area,

(2) landscaped sitting area,

(3) locations where full time surveillance can and will be provided.

13.75 Parking and Loading Requirements in all PUD-6 Districts. Development in the PUD-6 districts shall conform to the off-street parking and loading requirements set forth in Article 6.000, including landscaping requirements, AS REQUIRED IN THE APPLICABLE BASE ZONING DISTRICT.

13.76 Sign Requirements in all PUD-6 Districts. Business signs should not be visually intrusive or diminate the public environment; therefore, signs shall be allowed only in conformance with the requirements of subsection 15.26 (Parkway Overlay District).

13.77 Development Review. The Planning Board in reviewing development proposals in the PUD-6 districts shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 districts as stated in Section 13.71 and that the development proposed adequately addresses all of the development objectives of the Cambridgeport Revitalization Plan.

TO ASSIST THE PLANNING BOARD IN REVIEWING ANY APPLICATION UNDER THIS SECTION 13.70 THERE SHALL BE ESTABLISHED A CAMBRIDGEPORT ADVISORY COMMITTEE WHICH SHALL BE APPOINTED BY THE CITY MANAGER WITHIN SIXTY DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE. SAID COMMITTEE SHALL CONSIST OF SIX MEMBERS WHO ARE EITHER RESIDENTS OF OR OWNERS OF BUSINESSES WITHIN THE CAMBRIDGEPORT NEIGHBORHOOD AS DEFINED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. SAID COMMITTEE SHALL BE KEPT INFORMED OF ALL PUD=6 APPLICATIONS BEFORE THE BOARD AND SHALL MAKE RECOMMENDATIONS TO THE BOARD ON SUCH MATTERS THROUGHOUT THE REVIEW PROCESS.

13.78 Required Housing in the PUD-6 Districts.

13.781 Applicability. In order to provide new housing resources in the development area, a plan approved by the Planning Board for the provision of the following residential uses listed below shall be required before a special permit for any planned unit development in the PUD-6 Districts may be granted.

(1) Single and Two-Family Dwellings
(2) Townhouse Development
(3) Multi-Family Dwellings

13.782 Location. To reinforce existing residential patterns and to provide an appropriate buffer between existing residential areas and future potential non-residential development, the required housing shall be developed within the Residence C-1 district located at a depth of 200' parallel to and east of Brookline Street between Franklin and Pacific Streets or within close proximity to that district, elsewhere within the PUD-6 District to the extent that all units cannot be reasonably physically located within the Residence C-1 District.

13.783 Quantity Requirements. Any planned unit development subject to this Section 13.78 shall provide a housing plan for the development of 100% of the maximum number of housing units allowable in the base district (Residence C-1) as required and specified in subsection 13.782.

13.784 The housing required in this Section 13.78 may be developed in stages within the time limits specified in the PUD-6 Final Development Plan as approved by the Planning Board. No approved PUD plan shall allow the total FAR on the subject development parcel to exceed 1.5 until all housing required in this Section 13.78 is constructed. Should the required housing fail to be constructed in conformance with the housing plan as approved by the Planning Board, including any approved schedule of construction, no further construction shall take place within the development parcel that is not in conformance with the applicable base zoning regulations.

13.785 Inclusionary Housing Requirements. The residential development required in this Section 13.78 shall make provision for units suitable for, affordable by, and available to low and moderate income households in an amount equal to 26 units, 13 units shall be available to low income households and 13 units shall be available to moderate income households. All inclusionary housing units shall meet the requirements of Section 11.70.

13.786 Nothing in this Section 13.78 shall prevent the fulfillment of the requirements of this Section 13.78 in advance of any application for approval of a planned unit development in PUD-6. Once the requirements of this Section 13.78 have been met subsequent planned unit developments may proceed without reference to the requirements of this Section 13.78.

13.79 Specified District Regulations.

13.791 PUD-6-"A" District-

13.791(1) Building Height - The maximum height of any building shall not exceed 120 feet except where the principal use of the building is hotel use, the maximum height is 150 feet.

13.791(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 3.0.

13.791(3) Residential Density. The minimum land area for each dwelling unit shall be 300 square feet.

13.792 PUD 6-"B" District -

13.792(1) Building Height - The maximum height of any building shall not exceed 85 feet except as limited by the following:

(a) Where the base zoning district is Residence C-1 the maximum height allowed in the PUD shall not exceed that permitted in the base district WITHIN 100 FEET OF BROOKLINE STREET.

(B) WHERE THE BASE ZONING DISTRICT IS RESIDENCE C-1 IN THAT AREA BETWEEN 100 AND 200 FEET OF BROOKLINE STREET, THE MAXIMUM HEIGHT ALLOWED SHALL BE DETERMINED BY A 30 DEGREE SETBACK PLANE BEGINNING AT AN ELEVATION 35 FEET ABOVE A LINE 100 FEET EAST OF AND PARALLEL TO BROOKLINE STREET.

(C) WHERE THE BASE DISTRICT IS OTHER THAN RESIDENCE C-1 THE MAXIMUM HEIGHT ALLOWED IN THE PUD WITHIN 100 FEET OF A RESIDENCE C-1 DISTRICT LINE SHALL BE DETERMINED BY A THIRTY DEGREE SETBACK PLANE BEGINNING AT AN ELEVATION 35 FEET ABOVE THE RESIDENCE C-1 DISTRICT LINE.

13.792(3) FAR - The maximum ratio of floor area to toal area of the development parcel shall be 1.5.

13.792(4) Residential Density - The minimum land area for each dwelling unit shall be 1200 square feet. THE TOTAL NUMBER OF UNITS CONSTRUCTED IN THE PUD-6 B DISTRICT SHALL NOT EXCEED 1 PER 1200 SQ FT OF TOTAL AREA WITHIN THE PUD-6B. IN MEETING THE REQUIREMENTS OF SECTION 13.78 (REQUIRED HOUSING) THE FOLLOWING SHALL APPLY:

(A) WITHIN 100 FEET OF BROOKLINE STREET ALL DIMENSIONAL REQUIREMENTS OF THE RESIDENCE C-1 DISTRICT SHALL APPLY, INCLUDING FAR.

(B) IN THAT AREA BETWEEN 100 FEET AND 200 FEET OF BROOKLINE STREET THE TOTAL NUMBER OF UNITS CONSTRUCTED MAY EXCEED THE DENSITY NORMALLY PERMITTED IN A RESIDENCE C-1 DISTRICT PROVIDED THE TOTAL NUMBER OF UNITS CONSTRUCTED THROUGH THE PUD WITHIN THE AREA DESIGNATED RESIDENCE C-1 ALONG BROOKLINE STREET DOES NOT EXCEED THE TOTAL NUMBER OF UNITS REQUIRED IN SECTION 13.783.

13.792(5) USE LIMITATIONS - WHERE A DEVELOPMENT PARCEL OR PORTION OF A DEVELOPMENT PARCEL HAS A BASE ZONING DESIGNATION OF RESIDENCE C-1 THE BASE USE REGULATIONS SHALL APPLY

13.793 PUD 6-"C" District -

13.793(1) Building Height - The maximum height of any building shall not exceed 85 feet. Where the principal use of the building is hotel use, the height may be increased to a maximum of 150 feet ANE WHERE THE PRINCIPAL USE OF THE BUILDING IS OTHER THAN A HOTEL THE HEIGHT MAY BE INCREASED TO 100 FEET PROVIDED THE FOLLOWING CONDITIONS ARE MET:

(A) NO MORE THAN 25% OF THE LAND AREA OF A DEVELOPMENT PARCEL IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

(B) NO MORE THAN 15% OF THE TOTAL AREA OF PUD-6C IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

13,793(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 2.0.

13.794 PUD 6-"D" District -

13,794(1) Building Height - The maximum height of any building shall SHALL NOT EXCEED 85 FEET. HOWEVER A BUILDING HEIGHT MAY BE INCREASED TO 100 FEET PROVIDED THE FOLLOWING CONDITIONS ARE MET:

(A) NO MORE THAN 50% OF THE LAND AREA OF A DEVELOPMENT PARCEL IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

13.794(2) F.A.R. - The maximum ratio of floor area to total area of the development parcel shall be 2.5.

13.7.10 Special Review Requirements

13.7.10.1 In evaluating a development proposal in the PUD-6 Districts the Planning Board shall consider PLANNING GOALS AND DEVELOPMENT OBJECTIVES AS DETAILED IN THE PUBLICATION CAMBRIDGEPORT REVITALIZATION PLAN, JANUARY, 1983.

13.7.10.2 Hotel Development. Hotel use along or in combination with other uses may be allowed only if such development meets the following criteria:

(1) Where the development parcel is adjacent to Massachusetts Avenue, the principal pedestrian entrance shall be located on Massachusetts Avenue.

(2) Building facades and rooflines shall be articulated and expanses of unbroken wall plane shall be limited.

(3) Ground floor levels shall contain uses which are active and create a safe and inviting pedestrian environment. These uses may include, but are not limited to, retail uses such as restaurants or theatres.

D. CREATE A NEW FORT WASHINGTON PARK OVERLAY DISTRICT BY AMENDING THE ZONING ORDINANCE AS FOLLOWS:

15.40 FORT WASHINGTON PARK OVERLAY DISTRICT

15.41 PURPOSE - IT IS THE PURPOSE OF THIS SECTION 15.40 TO AUGMENT AND ALTER THE EXISTING BASE ZONING REGULATIONS TO ENSURE DEVELOPMENT WHICH PROTECTS AND ENHANCES THE HISTORIC CHARACTER AND RECREATIONAL USE OF FORT WASHINGTON PARK ON PARCELS OF LAND ADJACENT TO THE PARK.

15.42 APPLICABILITY - FORT WASHINGTON PARK OVERLAY DISTRICT SHALL BE AN OVERLAY DISTRICT ON THE ZONING MAP ESTABLISHED BY SECTION 3.20.

The use of land within said district shall be controlled by the pertinent regulations within the base zoning district, except as modified by the requirements of this Section 15.40 which shall supersede regulations imposed by the base zoning map designation.

15.43 Specific District Regulations - Modifications to the requirements of the base zoning district shall be as detailed below.

1. Any building or use subject to this subsection 15.43 shall have its front yard, where applicable, and principal building façade, including the principal building entrance, facing Fort Washington Park. No portion of any building may be closer than 40 feet to the property line of the park.

2. No building may exceed 40 feet in height.

3. Landscape and Design Requirements -

   a. All portions of any lot subject to this subsection 15.432, with the exception of streets, shall consist entirely of green area or buildings containing the principal use on the lot.

   b. There shall be at least one 3" caliper street tree for every 25 linear feet of street frontage on those portions of every street abutting Fort Washington or, in the absence of a street, the portion of a lot abutting the Park property line. Such trees shall be planted along the Fort Washington Park frontage of a lot.

   c. Building facades facing Fort Washington shall be designed to enhance the visual quality of the park. The following standards shall apply:

      (1) Principal building entrances shall face Fort Washington.

      (2) Building facades, wall planes and rooflines shall be articulated.

      (3) Ground floor levels shall include a minimum 30% transparency to enliven and enrich the environment.

(4) The design of all buildings shall be sympathetic to the historic character of Fort Washington Park and shall contribute to an inviting pedestrian and domestic scale around the edges of the park. This may be achieved through the use of vertical articulation of building facades; window and door placement; window, door, cornice and building base detailing; secondary detailing like fencing; and the use of high quality building materials such as red brick, ston,e and iron.

4. Business signs should not be visually intrusive or dominate the public environment; therefore, signs shall be allowed only in conformance with subsection 15.26 (Parkway Overlay District).

(THE CAMBRIDGEPORT INDUSTRIAL OVERLAY DISTRICT WITH ITS 60' HT. LIMIT IS DELETED BELOW ERIE ST.)

E. Create a new Planned Unit Development District-7 by amending the Zoning Ordinance as follows:

13.80 PUD-7

13.81 Purpose. The PUD-7 District is intended to permit and encourage the renovation and reuse of the Ford Assembly Plant building, the provision of a buffer of low density housing along Henry and Sidney Streets, and guarantee that new development would not preclude the installation of roadway improvements necessary to serve the Cambridgeport Industrial Area.

13.82 Uses Allowed in the PUD-7 District

13.821 Residential Uses - All uses listed in Section 4.31 through g.

(1) Any special permit for townhouse development or multi-family dwellings required elsewh re in the ordinance may be granted by the Planning Board as part of a planned unit development in PUD-7.

13.822 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or by special permit in the base zoning district.

13.823 Office and Laboratory Uses. All uses listed in Section 4.34.

13.824 Light Industry, Wholesale Business and Storage. Manufacturing, processing, assembly and packaging of products listed in Section 4.37(a), (b) 1-15, and 4.37(f).

13.825 Other Uses. Any use other than uses listed in Article 4.00 upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-7 and is necessary to support the predominant uses in the district.

13.83 District Dimensional Regulations.

13.831 Development Parcel Size. As required in PUD-6, Section 13.731.

13.832 Maximum ratio of floor area to total area of development parcel shall be 2.0.

13.833 Residential Density. For the purpose of computing residential density the minimum land area for each dwelling unit shall be 1200 square feet. Residential density shall be computed based on the entire development parcel.

13.834 Maximum height of any building shall be 85 feet.

13.835 There shall be no minimum width for the development parcel, and no minimum width for lots located within the development parcel. There shall be no minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.84 Open Space Requirements. Open space shall be provided as required in PUD-6, Section 13.74.

13.85 Parking and Loading Requirements. Development in the PUD-7 District shall conform to the off-street parking and loading requirements set forth in Article 6.000, including all landscaping requirements.

13.86 Sign Requirements in the PUD-7 District. As required in the PUD-6 Districts, Section 13.76.

13.87 Special Limitations Where the Base Zoning District is Residence C-1A.

Notwithstanding other provisions of this Section 13.70, all uses within that portion of a development parcel having a base zoning designation of Residence C-1A shall meet the use and dimensional requirements of that zone.

13.88 Required Housing in PUD-7 District, Residence C-1A District Area.

13.881 Applicability. In order to provide new housing resources in the PUD-7 District, a plan approved by the Planning Board for the provision of the following residential uses listed below shall be required before a special permit for any planned unit development in the PUD-7 District may be granted.

(1) Single and Two-Family Dwellings
(2) Townhouse Development
(3) Multi-Family Dwellings

13.882 Location. To reinforce existing residential patterns and to provide an appropriate buffer between existing residential areas and future potential non-residential development, the required housing shall be located within the Residence C-1A district bordering Henry and Sidney Streets.

13.883 Quantity Requirements. Any planned unit development subject to this Section 13.88 shall provide a housing plan for the development of 100% of the maximum number of housing units allowable in the base district Residence C-1A, as required and specified in subsection 13.882.

13.884 The housing required in this Section 13.88 may be developed in stages within time limits specified in a PUD-7 Final Development Plan as approved by the Planning Board. No approved PUD plan shall allow the total FAR on the subject development parcel to exceed 1.5 until all housing required in this Section 13.88 is constructed. Should the required housing fail to be constructed in conformance with the housing plan as approved by the Planning Board, including any approved schedule of construction no further construction shall take place within the development parcel that is not in conformance with the applicable base zoning regulations.

13.885 Inclusionary Housing Requirements. The residential development required in this Section 13.88 shall make provision for units suitable for, affordable by, and available to low and moderate income households in an amount equal to 8 units; 4 units shall be available to low income households and 4 units shall be available to moderate income households. All inclusionary housing units shall meet the requirements of Section 11.70.

13.886 Nothing in this Section 13.88 shall prevent the fulfillment of the requirements of this Section 13.88 in advance of any application for approval of a planned unit development in PUD-7. Once the requirements of this Section 13.88 have been met subsequent planned unit developments may proceed without reference to the requirements of this Section 13.88.

13.89 Review Guidelines.

13.891 In addition to the general standards and criteria enumerated in Section 10.40, Special Permits and Article 12.000, Planned Unit Development, any planned unit development in PUD-7 shall meet the following:

(a) The proposal shall be consistent with the development objectives of the Cambridgeport Revitalization Plan, January, 1983.

(2) The proposal shall make provision for, facilitate, or in its physical form, not preclude the implementation of transportation improvements, including road widening, relocations or extensions that would allow commercial traffic destined for the Cambridgeport industrial area to bypass the neighborhood's residential areas.

13.892 CITIZEN ADVISORY COMMITTEE THE CITIZEN ADVISORY COMMITTEE ESTABLISHED IN SECTION 13.77 OF THIS ORDINANCE SHALL ADVISE THE PLANNING BOARD ON ALL PUD-7 APPLICATIONS.

F. Create a new Residence C-1A zoning district by amending the Zoning Ordinance as follows:

1. Insert a new line in table 5-1, Table of Dimensional Requirements-Residential Districts, between existing lines Res. B and Res. C-1 as follows:

Res. C-1A	.65	5000	1650	50	$\frac{H+L}{4}$ (a)
	$\frac{H+L}{5}$	$\frac{H+L}{4}$ (c)		35	20%

2. In Section 3.11 insert a new line 5 and renumber existing line 5 and following accordingly:

5. Residence C-1A District Multi-family dwellings

3. Amend Section 11.152, Townhouse Development by inserting a new line (2) as follows and renumbering existing lines (2) and (3) as appropriate:

4. Elsewhere in the ordinance amend all Sections containing references to Residence C-1 by inserting before same the designation Residence C-1A or any other abbreviation thereof that is appropriate.

G. Create a new Section 11.70

11.70 Low and Moderate Income Household Inclusionary Housing Requirements.

11.71 Purpose. This Section 11.70 is intended to regulate the provision of low and/or moderate income family housing as a component of new developments in the City of Cambridge where required elsewhere in this ordinance by assisting in the provision of adequate housing for all citizens of Cambridge; by encouraging a reasonable mix of housing opportunities in city neighborhoods and in commercial development; and by mitigating the escalation of the cost of housing in Cambridge as a result of new large scale commercial development.

11.72 General Requirements for Inclusionary Housing Units.

11.721 The required low and moderate income units shall be intended and designed for families and shall contain a minimum of two bedrooms. For the purpose of this Section 11.70 a family shall be three or more persons related by blood, marriage or operation of law, or as defined by any public subsidy program employed.

Where a multi-family dwelling is to be devoted exclusively to elderly residents the above restrictions in this Section 11.721 as to unit size and size of household shall not apply.

11.722 The required units shall be dispersed throughout the development and not concentrated in any one location.

11.723 For the purposes of this section, low and moderate income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency, or as defined in any Federal, State or City housing program which will guarantee the provision of housing units for low and moderate income households.

11.724 All households occupying the low and moderate income units shall be certified as eligible by the Cambridge Housing Authority where the units are to be rented by the Community Development Department with the assistance of a neighborhood advisory committee where the units are to be sold; or as required by any subsidy program employed. Units shall be offered so that eligible households shall pay no more than thirty (30) percent of their eligible maximum household income for the units provided (monthly rent or mortgage/taxes for purchased units). All income eligible households to occupy subsidized units shall be selected by an Advisory Committee made up of residents of the neighborhood in which the subsidized units are proposed. Said committee to be appointed by the City Manager.

11.725 The applicant shall establish such restrictions, conditions, and/or limitations as are necessary to ensure that the units intended for low and moderate income households will be permenently available for low and moderate income households.

11.7251 Where the units are proposed to be sold to eligible low or moderate income households such assurance shall be made through any one or more of the following mechanisms:

(a) a right to repurchase each such unit for its original cost plus reasonable adjustments for inflation and owner improvements, by the City or any non-profit housing assistance corporation design8ted by it,

(b) a right to participate in the net cash profits realized from sale of the unit to a successor family not qualifying as a low or moderate income family, by the city or any non-profit housing assistance corporation designated by it where the rights in Section 11.7251(a) above have not been exercised. The City or its designated agent shall receive one half of all profits realized up to a maximum of $25,000 for each unit, which amount shall be adjusted annually by the Community Development Department using the Consumer Price Index for the Boston metropolitan area as published by the U. S. Department of Labor,

(c) sale to a qualifying low or moderate income family,

(d) co-tenancy agreements,

(e) limited equity cooperatives, or

(f) any other similar mechanisms.

11.7252 Except as to any such conditions in this subsection 11.725 the issuance of a building permit shall be conclusive determination of the compliance with the provisions of this Section 11.70.

11.73 No requirement of this Section 11.70 shall apply where it is in conflict with any rule, requirement, or provision of a subsidy program employed.

11.74 Where the housing is to be constructed in stages the required low and moderate income units shall be provided in each stage in the same proportion as required for the total development.

11.75 Compliance. All deeds, agreements, site plans, and other documents necessary to comply with the provisions of this Section 11.70 shall be submitted to the Community Development Department for review prior to a formal application for a building permit. Within sixty-five (65) days of such submittal the Department shall make a report to the Superintendent of Buildings as to whether all requirements of this Section 11.70 have been met. Each application for a building permit for any development subject to this Section 11.70 shall be accompanied by such written report from the Community Development Department.

Where residential development requires a Special Permit from the Planning Board, that Board shall enforce the provisions of this Section 11.70 as a condition of the Special Permit.

H. Recodify Article 11.000, Special Regulations, as follows: and make appropriate changes to references to these subsections elsewhere in the ordinance:

Article 11.000 Special Regulations
- 11.10 Townhouse Development
- 11.20 Community Residences and Personal Care Lodging
- 11.30 Fast Order Food Establishments
- 11.40 Development Consultation Procedure
- 11.50 Employment Plan Compliance Procedure
- 11.60 Massage Service Establishments
- 11.70 Inclusionary Housing Requirement

I. Create a new Article 15.000 Overlay Districts and recodify old Sections 11.50, 11.60 and 11.70 as new Sections 15.10, 15.20, and 15.30 to read as follows and make appropriate changes to references to these subsections elsewhere in the ordinance.

Article 15.000 Overlay Districts

15.10 Harvard Square Overlay District

15.20 Parkway Overlay District

15.30 Flood Plain Overlay District

15.40 FORT WASHINGTON PARK OVERLAY DISTRICT

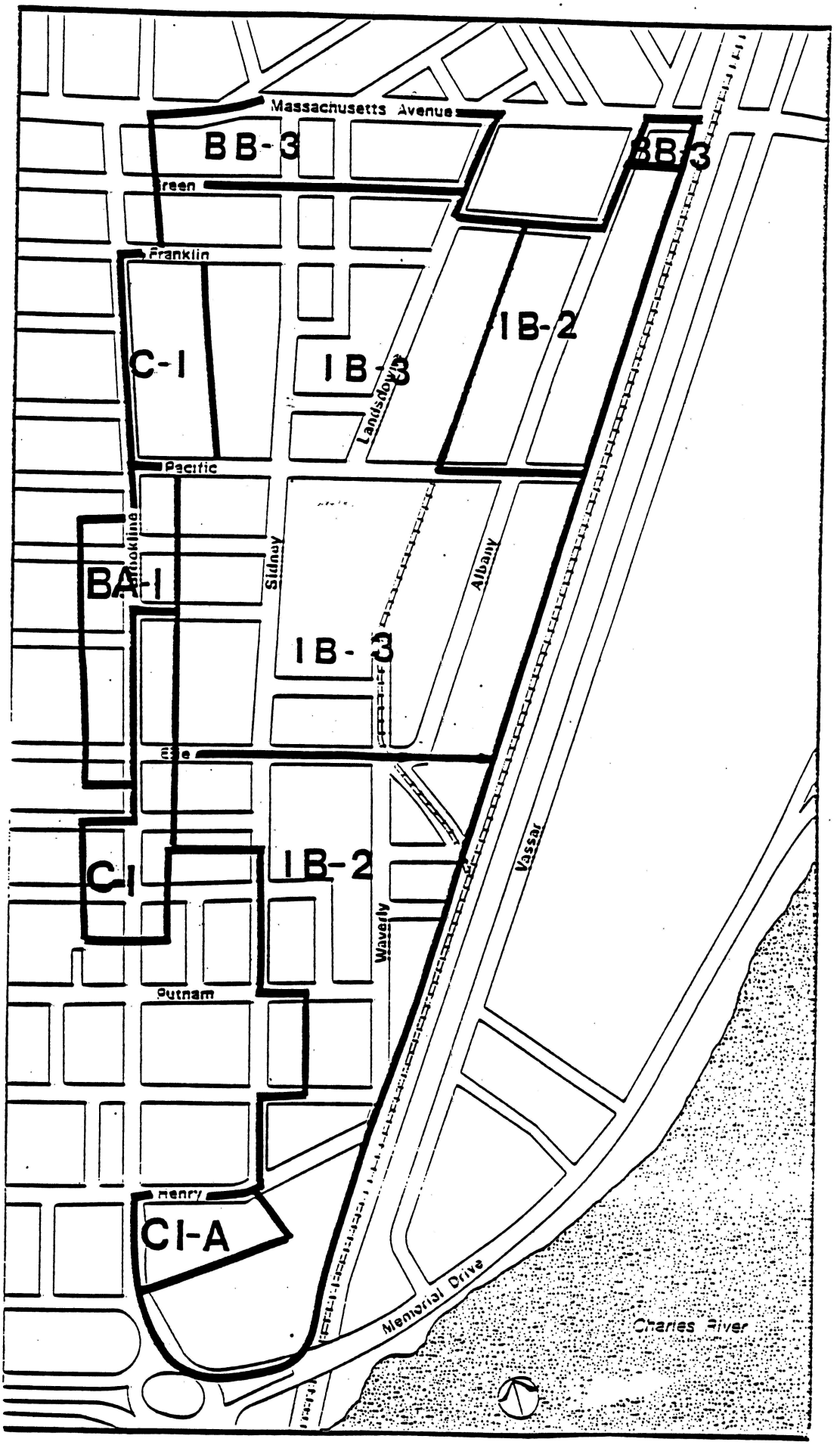
J. Amend Section 5.34 Industrial Districts, Table 5-4, Table of Dimensional Requirements, Footnote (c) by replacing it with the following new Footnote (c):

(c) Where a lot is within 100 feet of a Residence C-1 or Residence C-1A zoning district line, the maximum building height shall be determined by a 30° setback plane beginning at an elevation 35 feet above the Residence C-1 or C-1A zoning district boundary line.

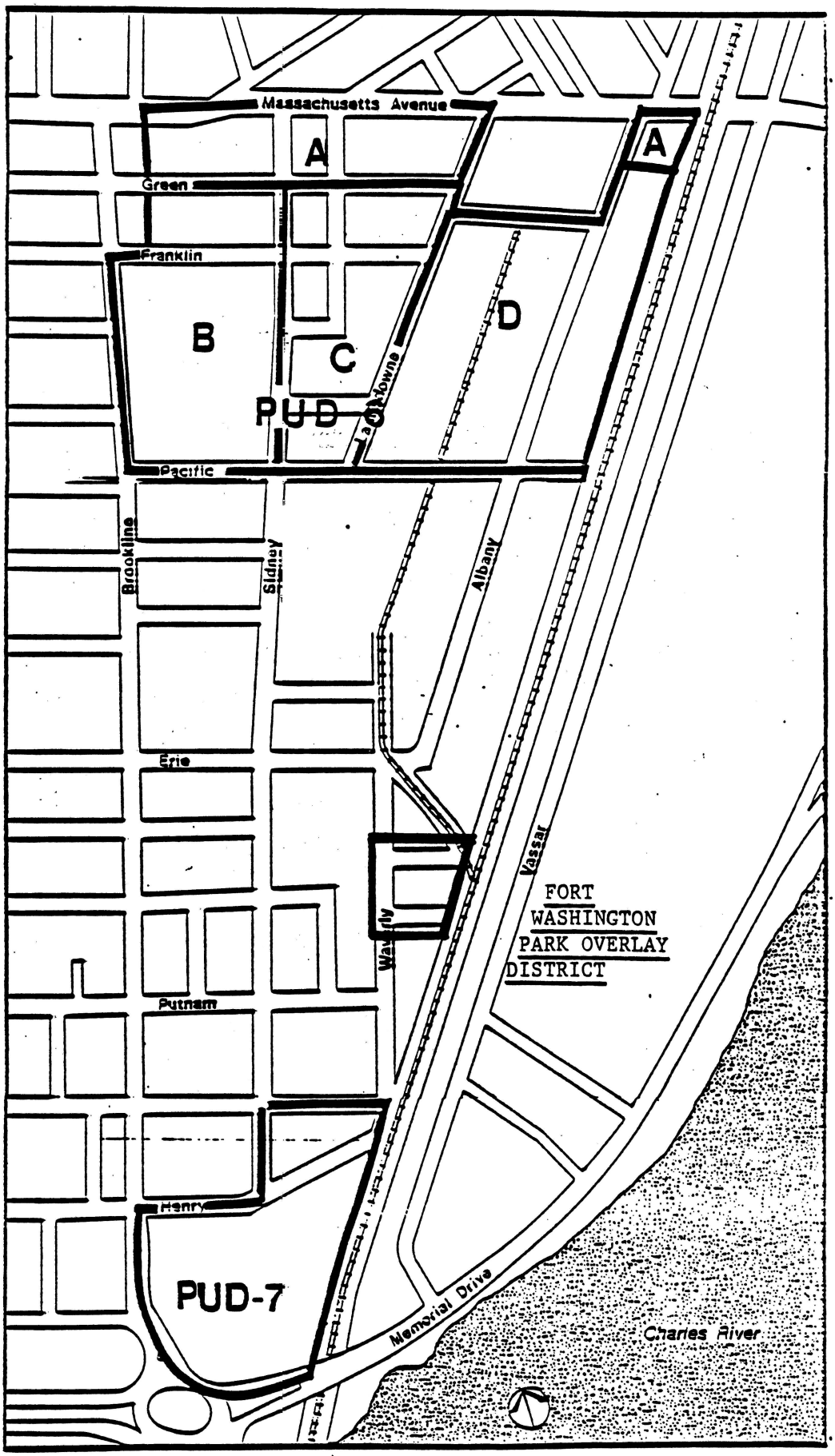
K. The provisions of this zoning ordinance are severable. If a court holds invalid any such provision, or its application of any person, property, or circumstance, the validity of any other provision or application shall not be affected.

II. AMENDMENTS TO THE ZONING MAP

BASE DISTRICTS



OVERLAY DISTRICTS



C. C. 108

950/pm

City of Cambridge

MASSACHUSETTS

In City Council May 9 1983

- Planning Board Petition -
- Cambridgeport -
- Reconsideration Failed -

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton		✓		
Mr. Thomas W. Danehy			✓	
Mr. Francis H. Duehay		✓		
Ms. Saundra Graham	✓			
Mr. Leonard J. Russell			✓	
Mr. David E. Sullivan		✓		
Mr. Walter J. Sullivan	✓			
Mr. Wylie		✓		
Mayor Vellucci	✓			
	3	4	2	

Motion by Mayor Vellucci to move Reconsideration of vote on City Council's open petition to the Planning Board and Ordinance Committee for hearing and Report

Motion to Reconsider FAILED - 3-4-2

MOTION FOR RECONSIDERATION SUBMITTED BY COUNCILLOR Mayor Alfred Vellucci

May 4, 1983
Date

RECEIVED IN
OFFICE OF CITY CLERK
MAY 4 9 25 AM '83
CAMBRIDGE, MASS.

Mayor Vellucci has notified the City Clerk of his intention to move Reconsideration of the vote of the City Council taken on May 2, 1983 to refer the petition of Arthur Parris, Chairman of the Cambridge Planning Board to amend the Zoning Ordinances in the Cambridgeport Industrial Area to the Planning Board and Ordinance Committee for hearing and report.

Mayor Alfred Vellucci
Signature

CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

April 28, 1983

Mr. Walter Milne
Assistant to the President
Massachusetts Institute of Technology
77 Mass. Avenue, Bldg. 5 - Room 208
Cambridge, MA 02139

Dear Mr. Milne:

Enclosed herewith you will find a petition received by the City Council at its meeting of April 25, 1983 from Arthur Parris, Chairman of the Cambridge Planning Board, to amend the Zoning Ordinances of the City of Cambridge in the Cambridgeport Industrial Area. Said petition was tabled at that time by Councillor Duehay.

Pursuant to the Planning Board petition, His Honor, the Mayor, has requested that a meeting be arranged before the City Council between representatives of M.I.T., representatives of the Cambridgeport area and the three proposed developers in that area, at a future date. Would you please indicate by return mail an appropriate date that would be agreeable to you for meeting with the City Council, in order that we may arrange for proper notification to be sent to the individuals and the area residents concerned.

Your anticipated cooperation in this matter will be greatly appreciated both by this office and the City Council. If you have any further questions in this regard, please contact this office at 498-9017.

Very truly yours,

Paul E. Healy

Paul E. Healy, City Clerk.

PEH/mh
Enclosure: Planning Board petition to amend the Zoning Ordinances in the Cambridgeport Industrial Area

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 21, 1983

To the Honorable, the City Council:

SUBJECT: Cambridgeport Area Rezoning Petition

The Planning Board is once again filing for your consideration a comprehensive rezoning proposal for the Cambridgeport Industrial Area. This petition is very similar to the City Council's January 31, 1983 substitute petition, modifications to that petition are noted in upper case letters.

The rezoning petition is one of the critical steps in the implementation of the recently published Cambridgeport Revitalization Plan. Both the rezoning petition and the Cambridgeport Revitalization Plan represent three and one-half years of major planning efforts for this underutilized area. The Planning Board believes that this new petition reflects the land use policies necessary to enhance the deteriorated physical environment and encourage economic development in the Cambridgeport area.

Respectfully submitted,

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ACP:jp

PLANNING BOARD PETITION TO AMEND THE ZONING ORDINANCE

April 19, 1983

I. AMENDMENT TO THE TEXT

II. AMENDMENT TO THE MAP

(Changes from the January 31, 1983 substitute petition of the City Council are identified in upper case letters. Major deletions changing intent of the 1/31/83 petition have been noted.)

I. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

A. Create a new Business B-3 District by amending the Zonong Ordinance as follows:

1. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 19 as follows:

   19. Business B-3 District

   Renumber existing numbers 19-27 as 20-28.

2. Amend Section 4.30, TAble of Use Regulations, by adding B-3 after Bus. B, B-1, B-2 to the heading of column eight.

3. Add a new line to subsection 5.33 Business Districts between line Bus. B-2 and line Bus. C as follows:

   Bus. B-3 3.0 none 300 none none none none 120 none

4. Delete footnote 5, subsection 5.33 and substitute therefore the following:

   "5. A dwelling in a Business B or Business B-3 District shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-3 District, except a dwelling in the Business B-3 District shall have a maximum height of 120 feet."

5. Delete footnote 10, subsection 4.40 and substitute therefore the following:

   10. Except in a Business B or Business B-3 District the use shall be subjeet to the limitations specified in Section 4.27.

6. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Bus. B-1, B-2 to the heading of column four.

B. Create a new Industrial B-3 District by amending the Zoning Ordinance as follows:

1. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 22 as follows:

   22. Industry B-3 District.....Light Industry and Light Manufacturing.

   renumber existing numbers 22-28 to 23-29.

2. Amend Section 4.30, Table of Use Regulations, by adding a new district designation "B-3" to the twelfth column heading.

3. In subsections 4.33b.5 (college or university not exempt by statute) and 4.33c. (non-commercial research facility) of the Table of Use Regulations add the superscript "50" to entries in the Industry B-1, B-2 and B-3 column and add the following footnote in subsection 4.40:

"50. No in the Industry B-3 District ;

4. In Section 4.34 (Office and Laboratory Use) of the Table of Use Regulations, add a superscript "51" to the entries A - E for the Industry B-1, 2, 3 column and add the following footnote in Section 4.40:

"51. No in Industry B-3 EXCEPT THAT AS AN ACCESSORY USE GENERAL OFFICE USES MAY OCCUPY UP TO 40% OF THE GROSS FLOOR AREA OF A BUILDING OR GROUP OF ASSOCIATED BUILDINGS OWNED BY THE SAME ESTABLISHMENT.

5. Add a new line to subsection 5.34, Industrial Districts, Table 5-4, Table of Dimensional Requirements as follows:

"B-3 1.5 none --- none 0 0(b) 0(o) 85 (c) none"

6. Amend subsection 6.36, Schedule of Parking and Loading Requirements by adding B-3 after Ind. B-2 to the third column heading. (13)

7. IN SUBSECTION 6.36(parking tables) ADD A NEW FOOTNOTE 13 TO READ AS FOLLOWS:

"13. IN INDUSTRY B-3 THE MAXIMUM PARKING REQUIREMENT SHALL BE 1 PER 800 SQUARE FEET FOR ALL PERMITTED USES. WHERE THE MINIMUM PARKING REQUIREMENT IN TABLE 6.36 ALREADY REQUIRES LESS THAN 800 SQUARE FEET OF USE PER PARKING SPACE THE MINIMUM AND MAXIMUM PARKING REQUIREMENT SHALL BE 1 PER 800 SQ FT.

C. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for PUD overlay districts in the Cambridgeport Industrial Area.

13.70 PUD-6 DISTRICTS: A, B, C, AND D: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 districts are intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial uses, at a larger scale than the base zone. The PUD-6 districts are also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefits. Development Proposals within the PUD-6 districts shall be consistent with the development policies of the Cambridgeport Revitalization Plan as summarized in Section 13.7.10.1.

13.72 Uses Allowed in the PUD-6 Districts. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.

13.721 Residential Uses.

(1) Single and Two-Family Housing
(2) Townhouse Development
(3) Multi-family Development
(4) Hotel Development

Any special permit for townhouse or multi-family dwellings required elsewhere in the ordinance may be granted by the Planning Board as part of a planned unit development in PUD 6.

SINGLE, TWO-FAMILY,
Townhouse and multi-family uses are prohibited in PUD-6 Districts "C" and "D".

13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or special permit in the base zoning district.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments.

(1) Stationery and office supply store.

(2) Printing and reproduction service establishment, photography studio.

(3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% of the gross floor area of the structure.

(4) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry, or other similar establishments.

(5) Restaurants or other eating and drinking establishments listed in subsection 4.35e, f, and g.

(6) Theater or hall for public gatherings.

(7) Bowling alley, skating rink, tennis center, or other commercial recreation establishments.

13.725 Light Industrial Uses.

Manufacturing, processing, assembly and packaging of products listed in Section 4.37(a), (b) 1-15, and 4.37(f).

13.726 Other Uses. Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is necessary to support the predominant uses in the district.

13.73 <u>District Dimensional Regulations in all PUD-6 Districts</u>.

13.731 The minimum size of the development parcel for PUD-6 Districts shall be one (1) acre. The Planning Board may allow develop-

ment parcels containing less than one acre, but at least 25,000 square feet, if the predominant use of the development is devoted to multi-family or townhouse use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 districts may contain non-contiguous lots located in any other of the PUD-6 districts.

IN ACCEPTING A PUD-6 APPLICATION FOR A DEVELOPMENT PARCEL SUBSTANTIALLY SMALLER THAN THE TOTAL HOLDINGS OF THE APPLICANT AND/OR OWNER WITHIN THE PUD-6 AREA, THE BOARD SHALL REQUIRE THE SUBMISSION OF PLAN DOCUMENTS INDICATING IN GENERAL TERMS THE INTENDED USES, LOCATIONS, AND SCALE OF DEVELOPMENT FOR THE REMAINDER OF THE HOLDINGS IN THE PUD-6 DISTRICT WHETHER OR NOT SUCH DEVELOPMENT IS INTENDED TO MAKE USE OF THE PUD.

13.732 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel except as may be required in Section 13.79.

13.733 Floor Area Ratio. In no case shall the built floor area ratio of any contiguous portion of a development parcel exceed 4.0.

13.74 Open Space Requirements in all PUD-6 Districts.

13.741 Definition of Open Space. For the purpose of this Section 13.74 open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall be available for entry and use by the occupants of the building(s) with which it is associated and the general public, except where such open space is devoted to residential uses listed in Section 4.31 d, e, f, and g. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

13.742 Minimum Open Space Requirements

(1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.

(2) The required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10 percent.

(3) Open space at other levels must be open to the sky. These areas shall have a minimum dimension of the (10) feet and a minimum area of 200 square feet.

(4) At least 50 percent of the open space required in this subsection 13.742 shall be provided at finished grade level.

13.743 Where non-residential and residential uses listed in Section 4.31d, e, f, and g are mixed in a PUD, the required minimum usable open space for those residential uses shall be calcu-

lated in relation to the portion of the development parcel which the residential floor area is to the total floor area of the PUD.

13.744 Open Space in PUD-6 Districts. Open space required to be provided in non-residential areas should be generally intended to enhance the public elements of the Cambridgeport Industrial District--its streets, sidewalks and public parks. In addition, among the open space features provided two, areas designed for active general public use at locations convenient to the neighborhood would be desirable. Such areas would serve the following objectives:

(1) tot lot/playground activity area,

(2) landscaped sitting area,

(3) locations where full time surveillance can and will be provided.

13.75 Parking and Loading Requirements in all PUD-6 Districts. Development in the PUD-6 districts shall conform to the off-street parking and loading requirements set forth in Article 6.000, including landscaping requirements, AS REQUIRED IN THE APPLICABLE BASE ZONING DISTRICT.

13.76 Sign Requirements in all PUD-6 Districts. Business signs should not be visually intrusive or diminate the public environment; therefore, signs shall be allowed only in conformance with the requirements of subsection 15.26 (Parkway Overlay District).

13.77 Development Review. The Planning Board in reviewing development proposals in the PUD-6 districts shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 districts as stated in Section 13.71 and that the development proposed adequately addresses all of the development objectives of the Cambridgeport Revitalization Plan.

TO ASSIST THE PLANNING BOARD IN REVIEWING ANY APPLICATION UNDER THIS SECTION 13.70 THERE SHALL BE ESTABLISHED A CAMBRIDGEPORT ADVISORY COMMITTEE WHICH SHALL BE APPOINTED BY THE CITY MANAGER WITHIN SIXTY DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE. SAID COMMITTEE SHALL CONSIST OF SIX MEMBERS WHO ARE EITHER RESIDENTS OF OR OWNERS OF BUSINESSES WITHIN THE CAMBRIDGEPORT NEIGHBORHOOD AS DEFINED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. SAID COMMITTEE SHALL BE KEPT INFORMED OF ALL PUD=6 APPLICATIONS BEFORE THE BOARD AND SHALL MAKE RECOMMENDATIONS TO THE BOARD ON SUCH MATTERS THROUGHOUT THE REVIEW PROCESS.

13.78 Required Housing in the PUD-6 Districts.

13.781 Applicability. In order to provide new housing resources in the development area, a plan approved by the Planning Board for the provision of the following residential uses listed below shall be required before a special permit for any planned unit development in the PUD-6 Districts may be granted.

(1) Single and Two-Family Dwellings
(2) Townhouse Development
(3) Multi-Family Dwellings

13.782 Location. To reinforce existing residential patterns and to provide an appropriate buffer between existing residential areas and future potential non-residential development, the required housing shall be developed within the Residence C-1 district located at a depth of 200' parallel to and east of Brookline Street between Franklin and Pacific Streets or within close proximity to that district, elsewhere within the PUD-6 District to the extent that all units cannot be reasonably physically located within the Residence C-1 District.

13.783 Quantity Requirements. Any planned unit development subject to this Section 13.78 shall provide a housing plan for the development of 100% of the maximum number of housing units allowable in the base district (Residence C-1) as required and specified in subsection 13.782.

13.784 The housing required in this Section 13.78 may be developed in stages within the time limits specified in the PUD-6 Final Development Plan as approved by the Planning Board. No approved PUD plan shall allow the total FAR on the subject development parcel to exceed 1.5 until all housing required in this Section 13.78 is constructed. Should the required housing fail to be constructed in conformance with the housing plan as approved by the Planning Board, including any approved schedule of construction, no further construction shall take place within the development parcel that is not in conformance with the applicable base zoning regulations.

13.785 Inclusionary Housing Requirements. The residential development required in this Section 13.78 shall make provision for units suitable for, affordable by, and available to low and moderate income households in an amount equal to 26 units, 13 units shall be available to low income households and 13 units shall be available to moderate income households. All inclusionary housing units shall meet the requirements of Section 11.70.

13.786 Nothing in this Section 13.78 shall prevent the fulfillment of the requirements of this Section 13.78 in advance of any application for approval of a planned unit development in PUD-6. Once the requirements of this Section 13.78 have been met subsequent planned unit developments may proceed without reference to the requirements of this Section 13.78.

13.79 Specified District Regulations.

13.791 PUD-6-"A" District-

13.791(1) Building Height - The maximum height of any building shall not exceed 120 feet except where the principal use of the building is hotel use, the maximum height is 150 feet.

13.791(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 3.0.

13.791(3) Residential Density. The minimum land area for each dwelling unit shall be 300 square feet.

13.792 PUD 6-"B" District -

13.792(1) Building Height - The maximum height of any building shall not exceed 85 feet except as limited by the following:

(a) Where the base zoning district is Residence C-1 the maximum height allowed in the PUD shall not exceed that permitted in the base district WITHIN 100 FEET OF BROOKLINE STREET.

(B) WHERE THE BASE ZONING DISTRICT IS RESIDENCE C-1 IN THAT AREA BETWEEN 100 AND 200 FEET OF BROOKLINE STREET, THE MAXIMUM HEIGHT ALLOWED SHALL BE DETERMINED BY A 30 DEGREE SETBACK PLANE BEGINNING AT AN ELEVATION 35 FEET ABOVE A LINE 100 FEET EAST OF AND PARALLEL TO BROOKLINE STREET.

(C) WHERE THE BASE DISTRICT IS OTHER THAN RESIDENCE C-1 THE MAXIMUM HEIGHT ALLOWED IN THE PUD WITHIN 100 FEET OF A RESIDENCE C-1 DISTRICT LINE SHALL BE DETERMINED BY A THIRTY DEGREE SETBACK PLANE BEGINNING AT AN ELEVATION 35 FEET ABOVE THE RESIDENCE C-1 DISTRICT LINE.

13.792(3) FAR - The maximum ratio of floor area to toal area of the development parcel shall be 1.5.

13.792(4) Residential Density - The minimum land area for each dwelling unit shall be 1200 square feet. THE TOTAL NUMBER OF UNITS CONSTRUCTED IN THE PUD-6 B DISTRICT SHALL NOT EXCEED 1 PER 1200 SQ FT OF TOTAL AREA WITHIN THE PUD-6B. IN MEETING THE REQUIREMENTS OF SECTION 13.78 (REQUIRED HOUSING) THE FOLLOWING SHALL APPLY:

(A) WITHIN 100 FEET OF BROOKLINE STREET ALL DIMENSIONAL REQUIREMENTS OF THE RESIDENCE C-1 DISTRICT SHALL APPLY,INCLUDING FAR.

(B) IN THAT AREA BETWEEN 100 FEET AND 200 FEET OF BROOKLINE STREET THE TOTAL NUMBER OF UNITS CONSTRUCTED MAY EXCEED THE DENSITY NORMALLY PERMITTED IN A RESIDENCE C-1 DISTRICT PROVIDED THE TOTAL NUMBER OF UNITS CONSTRUCTED THROUGH THE PUD WITHIN THE AREA DESIGNATED RESIDENCE C-1 ALONG BROOKLINE STREET DOES NOT EXCEED THE TOTAL NUMBER OF UNITS REQUIRED IN SECTION 13.783.

13.792(5) USE LIMITATIONS - WHERE A DEVELOPMENT PARCEL OR PORTION OF A DEVELOPMENT PARCEL HAS A BASE ZONING DESIGNATION OF RESIDENCE C-1 THE BASE USE REGULATIONS SHALL APPLY

13.793 PUD 6-"C" District -

13.793(1) Building Height - The maximum height of any building shall not exceed 85 feet. Where the principal use of the building is hotel use, the height may be increased to a maximum of 150 feet ANE WHERE THE PRINCIPAL USE OF THE BUILDING IS OTHER THAN A HOTEL THE HEIGHT MAY BE INCREASED TO 100 FEET PROVIDED THE FOLLOWING CONDITIONS ARE MET:

(A) NO MORE THAN 25% OF THE LAND AREA OF A DEVELOPMENT PARCEL IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

(B) NO MORE THAN 15% OF THE TOTAL AREA OF PUD-6C IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

13,793(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 2.0.

13.794 PUD 6-"D" District -

13,794(1) Building Height - The maximum height of any building shall SHALL NOT EXCEED 85 FEET. HOWEVER A BUILDING HEIGHT MAY BE INCREASED TO 100 FEET PROVIDED THE FOLLOWING CONDITIONS ARE MET:

(A) NO MORE THAN 50% OF THE LAND AREA OF A DEVELOPMENT PARCEL IS COVERED BY BUILDINGS EXCEEDING 85 FEET IN HEIGHT.

13.794(2) F.A.R. - The maximum ratio of floor area to total area of the development parcel shall be 2.5.

13.7.10 Special Review Requirements

13.7.10.1 In evaluating a development proposal in the PUD-6 Districts the Planning Board shall consider PLANNING GOALS AND DEVELOPMENT OBJECTIVES AS DETAILED IN THE PUBLICATION CAMBRIDGEPORT REVITALIZATION PLAN, JANUARY, 1983.

13.7.10.2 Hotel Development. Hotel use along or in combination with other uses may be allowed only if such development meets the following criteria:

(1) Where the development parcel is adjacent to Massachusetts Avenue, the principal pedestrian entrance shall be located on Massachusetts Avenue.

(2) Building facades and rooflines shall be articulated and expanses of unbroken wall plane shall be limited.

(3) Ground floor levels shall contain uses which are active and create a safe and inviting pedestrian environment. These uses may include, but are not limited to, retail uses such as restaurants or theatres.

D. CREATE A NEW FORT WASHINGTON PARK OVERLAY DISTRICT BY AMENDING THE ZONING ORDINANCE AS FOLLOWS:

15.40 FORT WASHINGTON PARK OVERLAY DISTRICT

15.41 PURPOSE - IT IS THE PURPOSE OF THIS SECTION 15.40 TO AUGMENT AND ALTER THE EXISTING BASE ZONING REGULATIONS TO ENSURE DEVELOPMENT WHICH PROTECTS AND ENHANCES THE HISTORIC CHARACTER AND RECREATIONAL USE OF FORT WASHINGTON PARK ON PARCELS OF LAND ADJACENT TO THE PARK.

15.42 APPLICABILITY - FORT WASHINGTON PARK OVERLAY DISTRICT SHALL BE AN OVERLAY DISTRICT ON THE ZONING MAP ESTABLISHED BY SECTION 3.20.

The use of land within said district shall be controlled by the pertinent regulations within the base zoning district, except as modified by the requirements of this Section 15.40 which shall supersede regulations imposed by the base zoning map designation.

15.43 Specific District Regulations - Modifications to the requirements of the base zoning district shall be as detailed below.

1. Any building or use subject to this subsection 15.43 shall have its front yard, where applicable, and principal building façade, including the principal building entrance, facing Fort Washington Park. No portion of any building may be closer than 40 feet to the property line of the park.

2. No building may exceed 40 feet in height.

3. Landscape and Design Requirements -

   a. All portions of any lot subject to this subsection 15.432, with the exception of streets, shall consist entirely of green area or buildings containing the principal use on the lot.

   b. There shall be at least one 3" caliper street tree for every 25 linear feet of street frontage on those portions of every street abutting Fort Washington or, in the absence of a street, the portion of a lot abutting the Park property line. Such trees shall be planted along the Fort Washington Park frontage of a lot.

   c. Building facades facing Fort Washington shall be designed to enhance the visual quality of the park. The following standards shall apply:

      (1) Principal building entrances shall face Fort Washington.

      (2) Building facades, wall planes and rooflines shall be articulated.

      (3) Ground floor levels shall include a minimum 30% transparency to enliven and enrich the environment.

(4) The design of all buildings shall be sympathetic to the historic character of Fort Washington Park and shall contribute to an inviting pedestrian and domestic scale around the edges of the park. This may be achieved through the use of vertical articulation of building facades; window and door placement; window, door, cornice and building base detailing; secondary detailing like fencing; and the use of high quality building materials such as red brick, ston,e and iron.

4. Business signs should not be visually intrusive or dominate the public environment; therefore, signs shall be allowed only in conformance with subsection 15.26 (Parkway Overlay District).

(THE CAMBRIDGEPORT INDUSTRIAL OVERLAY DISTRICT WITH ITS 60' HT. LIMIT IS DELETED BELOW ERIE ST.)

E. Create a new Planned Unit Development District-7 by amending the Zoning Ordinance as follows:

13.80 PUD-7

13.81 Purpose. The PUD-7 District is intended to permit and encourage the renovation and reuse of the Ford Assembly Plant building, the provision of a buffer of low density housing along Henry and Sidney Streets, and guarantee that new development would not preclude the installation of roadway improvements necessary to serve the Cambridgeport Industrial Area.

13.82 Uses Allowed in the PUD-7 District

13.821 Residential Uses - All uses listed in Section 4.31 through g.

(1) Any special permit for townhouse development or multi-family dwellings required elsewh re in the ordinance may be granted by the Planning Board as part of a planned unit development in PUD-7.

13.822 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or by special permit in the base zoning district.

13.823 Office and Laboratory Uses. All uses listed in Section 4.34.

13.824 Light Industry, Wholesale Business and Storage. Manufacturing, processing, assembly and packaging of products listed in Section 4.37(a), (b) 1-15, and 4.37(f).

13.825 Other Uses. Any use other than uses listed in Article 4.00 upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-7 and is necessary to support the predominant uses in the district.

13.83 District Dimensional Regulations.

13.831 Development Parcel Size. As required in PUD-6, Section 13.731.

13.832 Maximum ratio of floor area to total area of development parcel shall be 2.0.

13.833 Residential Density. For the purpose of computing residential density the minimum land area for each dwelling unit shall be 1200 square feet. Residential density shall be computed based on the entire development parcel.

13.834 Maximum height of any building shall be 85 feet.

13.835 There shall be no minimum width for the development parcel, and no minimum width for lots located within the development parcel. There shall be no minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.84 Open Space Requirements. Open space shall be provided as required in PUD-6, Section 13.74.

13.85 Parking and Loading Requirements. Development in the PUD-7 District shall conform to the off-street parking and loading requirements set forth in Article 6.000, including all landscaping requirements.

13.86 Sign Requirements in the PUD-7 District. As required in the PUD-6 Districts, Section 13.76.

13.87 Special Limitations Where the Base Zoning District is Residence C-1A.

Notwithstanding other provisions of this Section 13.70, all uses within that portion of a development parcel having a base zoning designation of Residence C-1A shall meet the use and dimensional requirements of that zone.

13.88 Required Housing in PUD-7 District, Residence C-1A District Area.

13.881 Applicability. In order to provide new housing resources in the PUD-7 District, a plan approved by the Planning Board for the provision of the following residential uses listed below shall be required before a special permit for any planned unit development in the PUD-7 District may be granted.

(1) Single and Two-Family Dwellings
(2) Townhouse Development
(3) Multi-Family Dwellings

13.882 Location. To reinforce existing residential patterns and to provide an appropriate buffer between existing residential areas and future potential non-residential development, the required housing shall be located within the Residence C-1A district bordering Henry and Sidney Streets.

13.883 Quantity Requirements. Any planned unit development subject to this Section 13.88 shall provide a housing plan for the development of 100% of the maximum number of housing units allowable in the base district Residence C-1A, as required and specified in subsection 13.882.

13.884 The housing required in this Section 13.88 may be developed in stages within time limits specified in a PUD-7 Final Development Plan as approved by the Planning Board. No approved PUD plan shall allow the total FAR on the subject development parcel to exceed 1.5 until all housing required in this Section 13.88 is constructed. Should the required housing fail to be constructed in conformance with the housing plan as approved by the Planning Board, including any approved schedule of construction no further construction shall take place within the development parcel that is not in conformance with the applicable base zoning regulations.

13.885 Inclusionary Housing Requirements. The residential development required in this Section 13.88 shall make provision for units suitable for, affordable by, and available to low and moderate income households in an amount equal to 8 units; 4 units shall be available to low income households and 4 units shall be available to moderate income households. All inclusionary housing units shall meet the requirements of Section 11.70.

13.886 Nothing in this Section 13.88 shall prevent the fulfillment of the requirements of this Section 13.88 in advance of any application for approval of a planned unit development in PUD-7. Once the requirements of this Section 13.88 have been met subsequent planned unit developments may proceed without reference to the requirements of this Section 13.88.

13.89 Review Guidelines.

13.891 In addition to the general standards and criteria enumerated in Section 10.40, Special Permits and Article 12.000, Planned Unit Development, any planned unit development in PUD-7 shall meet the following:

(a) The proposal shall be consistent with the development objectives of the Cambridgeport Revitalization Plan, January, 1983.

(2) The proposal shall make provision for, facilitate, or in its physical form, not preclude the implementation of transportation improvements, including road widening, relocations or extensions that would allow commercial traffic destined for the Cambridgeport industrial area to bypass the neighborhood's residential areas.

13.892 CITIZEN ADVISORY COMMITTEE THE CITIZEN ADVISORY COMMITTEE ESTABLISHED IN SECTION 13.77 OF THIS ORDINANCE SHALL ADVISE THE PLANNING BOARD ON ALL PUD-7 APPLICATIONS.

F. Create a new Residence C-1A zoning district by amending the Zoning Ordinance as follows:

1. Insert a new line in table 5-1, Table of Dimensional Requirements-Residential Districts, between existing lines Res. B and Res. C-1 as follows:

Res. C-1A	.65	5000	1650	50	$\frac{H+L}{4}$ (a)
	$\frac{H+L}{5}$	$\frac{H+L}{4}$ (c)		35	20%

2. In Section 3.11 insert a new line 5 and renumber existing line 5 and following accordingly:

5. Residence C-1A District Multi-family dwellings

3. Amend Section 11.152, Townhouse Development by inserting a new line (2) as follows and renumbering existing lines (2) and (3) as appropriate:

4. Elsewhere in the ordinance amend all Sections containing references to Residence C-1 by inserting before same the designation Residence C-1A or any other abbreviation thereof that is appropriate.

G. Create a new Section 11.70

11.70 Low and Moderate Income Household Inclusionary Housing Requirements.

11.71 Purpose. This Section 11.70 is intended to regulate the provision of low and/or moderate income family housing as a component of new developments in the City of Cambridge where required elsewhere in this ordinance by assisting in the provision of adequate housing for all citizens of Cambridge; by encouraging a reasonable mix of housing opportunities in city neighborhoods and in commercial development; and by mitigating the escalation of the cost of housing in Cambridge as a result of new large scale commercial development.

11.72 General Requirements for Inclusionary Housing Units.

11.721 The required low and moderate income units shall be intended and designed for families and shall contain a minimum of two bedrooms. For the purpose of this Section 11.70 a family shall be three or more persons related by blood, marriage or operation of law, or as defined by any public subsidy program employed.

Where a multi-family dwelling is to be devoted exclusively to elderly residents the above restrictions in this Section 11.721 as to unit size and size of household shall not apply.

11.722 The required units shall be dispersed throughout the development and not concentrated in any one location.

11.723 For the purposes of this section, low and moderate income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency, or as defined in any Federal, State or City housing program which will guarantee the provision of housing units for low and moderate income households.

11.724 All households occupying the low and moderate income units shall be certified as eligible by the Cambridge Housing Authority where the units are to be rented by the Community Development Department with the assistance of a neighborhood advisory committee where the units are to be sold; or as required by any subsidy program employed. Units shall be offered so that eligible households shall pay no more than thirty (30) percent of their eligible maximum household income for the units provided (monthly rent or mortgage/taxes for purchased units). All income eligible households to occupy subsidized units shall be selected by an Advisory Committee made up of residents of the neighborhood in which the subsidized units are proposed. Said committee to be appointed by the City Manager.

11.725 The applicant shall establish such restrictions, conditions, and/or limitations as are necessary to ensure that the units intended for low and moderate income households will be permenently available for low and moderate income households.

11.7251 Where the units are proposed to be sold to eligible low or moderate income households such assurance shall be made through any one or more of the following mechanisms:

(a) a right to repurchase each such unit for its original cost plus reasonable adjustments for inflation and owner improvements, by the City or any non-profit housing assistance corporation design8ted by it,

(b) a right to participate in the net cash profits realized from sale of the unit to a successor family not qualifying as a low or moderate income family, by the city or any non-profit housing assistance corporation designated by it where the rights in Section 11.7251(a) above have not been exercised. The City or its designated agent shall receive one half of all profits realized up to a maximum of $25,000 for each unit, which amount shall be adjusted annually by the Community Development Department using the Consumer Price Index for the Boston metropolitan area as published by the U. S. Department of Labor,

(c) sale to a qualifying low or moderate income family,

(d) co-tenancy agreements,

(e) limited equity cooperatives, or

(f) any other similar mechanisms.

11.7252 Except as to any such conditions in this subsection 11.725 the issuance of a building permit shall be conclusive determination of the compliance with the provisions of this Section 11.70.

11.73 No requirement of this Section 11.70 shall apply where it is in conflict with any rule, requirement, or provision of a subsidy program employed.

11.74 Where the housing is to be constructed in stages the required low and moderate income units shall be provided in each stage in the same proportion as required for the total development.

11.75 Compliance. All deeds, agreements, site plans, and other documents necessary to comply with the provisions of this Section 11.70 shall be submitted to the Community Development Department for review prior to a formal application for a building permit. Within sixty-five (65) days of such submittal the Department shall make a report to the Superintendent of Buildings as to whether all requirements of this Section 11.70 have been met. Each application for a building permit for any development subject to this Section 11.70 shall be accompanied by such written report from the Community Development Department.

Where residential development requires a Special Permit from the Planning Board, that Board shall enforce the provisions of this Section 11.70 as a condition of the Special Permit.

H. Recodify Article 11.000, Special Regulations, as follows and make appropriate changes to references to these subsections elsewhere in the ordinance:

Article 11.000 Special Regulations
- 11.10 Townhouse Development
- 11.20 Community Residences and Personal Care Lodging
- 11.30 Fast Order Food Establishments
- 11.40 Development Consultation Procedure
- 11.50 Employment Plan Compliance Procedure
- 11.60 Massage Service Establishments
- 11.70 Inclusionary Housing Requirement

I. Create a new Article 15.000 Overlay Districts and recodify old Sections 11.50, 11.60 and 11.70 as new Sections 15.10, 15.20, and 15.30 to read as follows and make appropriate changes to references to these subsections elsewhere in the ordinance.

Article 15.000 Overlay Districts

15.10 Harvard Square Overlay District

15.20 Parkway Overlay District

15.30 Flood Plain Overlay District

15.40 FORT WASHINGTON PARK OVERLAY DISTRICT

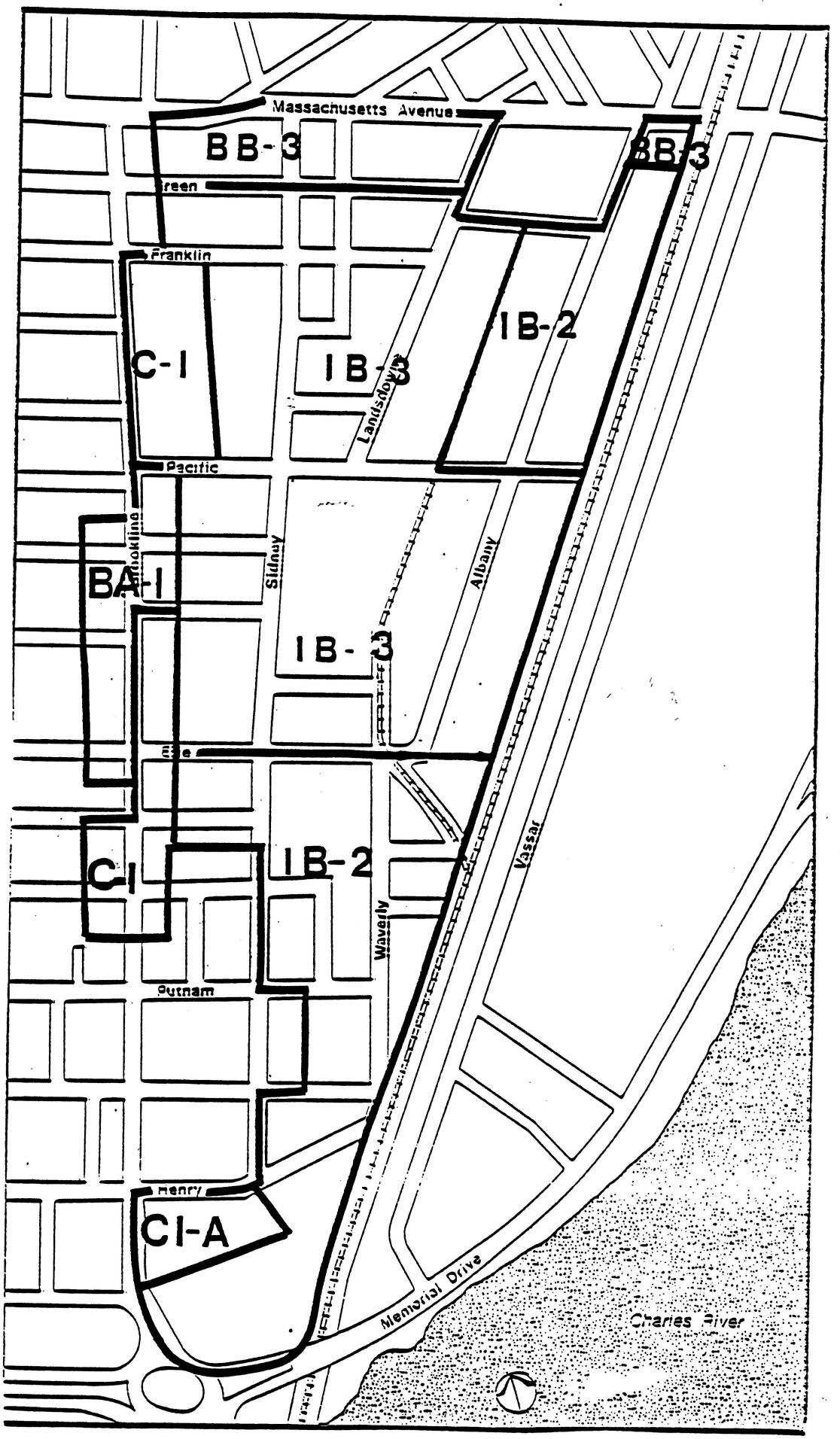
J. Amend Section 5.34 Industrial Districts, Table 5-4, Table of Dimensional Requirements, Footnote (c) by replacing it with the following new Footnote (c):

(c) Where a lot is within 100 feet of a Residence C-1 or Residence C-1A zoning district line, the maximum building height shall be determined by a 30° setback plane beginning at an elevation 35 feet above the Residence C-1 or C-1A zoning district boundary line.

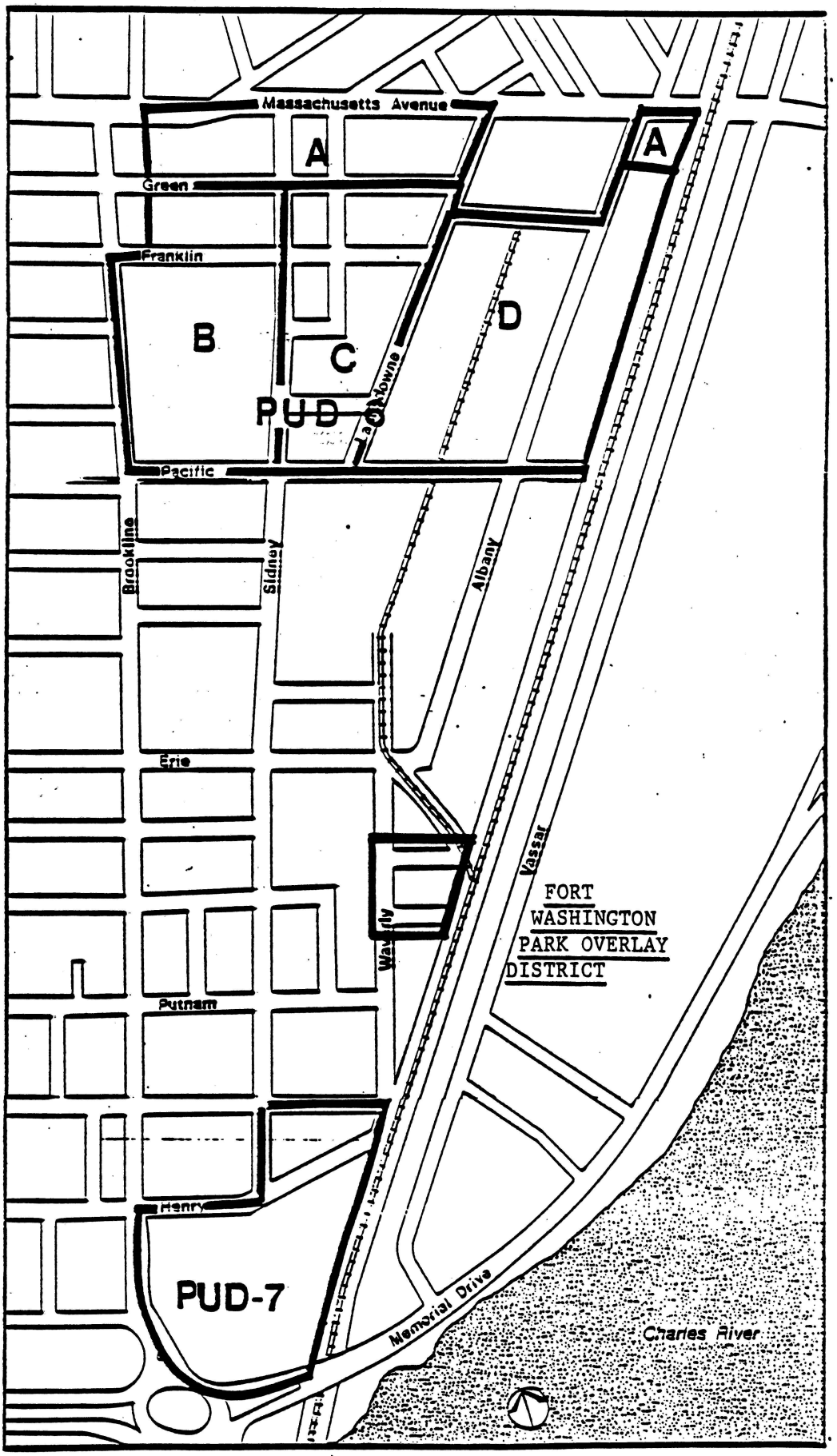
K. The provisions of this zoning ordinance are severable. If a court holds invalid any such provision, or its application of any person, property, or circumstance, the validity of any other provision or application shall not be affected.

II. AMENDMENTS TO THE ZONING MAP

BASE DISTRICTS



OVERLAY DISTRICTS



CITY OF CAMBRIDGE, MASSACHUSETTS

OFFICE OF CITY CLERK
APR 22 12 15 PM '83
CAMBRIDGE, MASS.

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 21, 1983

To the Honorable, the City Council:

SUBJECT: Cambridgeport Area Rezoning Petition

The Planning Board is once again filing for your consideration a comprehensive rezoning proposal for the Cambridgeport Industrial Area. This petition is very similar to the City Council's January 31, 1983 substitute petition, modifications to that petition are noted in upper case letters.

The rezoning petition is one of the critical steps in the implementation of the recently published Cambridgeport Revitalization Plan. Both the rezoning petition and the Cambridgeport Revitalization Plan represent three and one-half years of major planning efforts for this underutilized area. The Planning Board believes that this new petition reflects the land use policies necessary to enhance the deteriorated physical environment and encourage economic development in the Cambridgeport area.

Respectfully submitted,

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ACP:jp

May 2, 1983

This Petition with Alternative Petition submitted by C. D. Sullivan voted to send to Planning Board for Hearing & Report and also to Ordinance Committee for Same Purpose

May 3, 1983

Mayor Vellucci moved Reconsideration of the vote to send Planning Board Petition for Hearing and Report — To Calendar for May 9th

17. #18 D-27

Petition of Arthur C. Parris, Chairman, Cambridge Planning Board to amend the Zoning Ordinances of the City of Cambridge in the Cambridgeport Industrial Area.

9/5/83 Placed on file due to expiration of time limit

Table Communication

4/25/83 Copies sent to Planning Board & Ordinance Committee 5/10/83 mh

Councillor Duchay — Motion to Table — Mayor Vellucci requested a representative of MIT the proposed developers and representatives from C-Port Area to appear before the City Council on this matter

In City Council,

April 25, 1983 C. Wylie

Copy sent to Walter Milne, MIT with request as to arranging meeting 4/28/83 mh

Referred to the Planning Board and Ordinance Committee for Hearing & Report

Hold on Reference until May 2nd, 1983

May 9, 1983

Motion to Reconsider failed

Send to Planning Board for Report

- 6/27/83 -

~~[illegible]~~

6/27/83

Report Comm #11

Tabling failed 4-4-

Passage to 2nd Reading failed 3-5-1