



RECEIVED BY
OFFICE OF CITY CLERK
CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE
1988 JUN 20 PM 3:16

CAMBRIDGE MA.

To Joseph E. Connarton
City Clerk **Date** 20 June 88

From Joan Lastovica *JL.* **Reference**
City Engineer

Subject Mary Conlan Petition

The final tally on the Mary Conlan petition is as follows:

Petition Area	1,805,712.7	Square Feet
Land Owned By Protesters	689,347.0	Square Feet
PERCENT OWNED BY PROTESTERS	38.18	(%)
Ribbon Area	1,393,792.23	Square Feet
Area Owned by Abutters	15,380.0	Square Feet
Percentage of Ribbon Owned by Protesters	1.1	(%)

RECEIVED BY
OFFICE OF CITY CLERK
1988 JUN -9 PM 12:01
CAMBRIDGE MA.

June 9, 1988

TO: Joseph E. Connarton
City Clerk

FROM: ^{KM} Kevin T. McDevitt, Chairman
Board of Assessors

In reply to your memo of June 7, 1988, please be advised that we have, this day, forwarded to Joan Lastovice, City Engineer, the written protests for the Mary Conlan, et al zoning petition.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Nancy Carney
Assessors Dept.

Date June 7, 1988

From John E. Flynn JEF
Deputy City Clerk

Reference "

Subject
Written protest to the Mary Conlan petition

Enclosed you will find two copies of the written protest to the Mary Conlan, et al zoning petition.

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

Your kind attention in this matter will be greatly appreciated.

SMALL BUSINESS OWNERS OPPOSED TO DOWNZONING HARVARD SQUARE

We, the undersigned, are opposed to the current initiative to downzone the Harvard Square business district, because we believe that the initiative represents an unrealistic restriction on future development and one which will prevent desirable growth in the supply of rentable space in Harvard Square and ultimately drive up our rents.

We furthermore believe that Harvard Square is the current retail center of Cambridge and that reasonable change and growth increase the market for our goods and services and create the best environment for small businesses such as ours to continue to thrive in Harvard Square.

We oppose the current initiative to downzone Harvard Square because the proposed amendment to the Cambridge Zoning Ordinance will not serve the interests of people who live, work, and shop in Harvard Square.

	<u>Date</u>	<u>Name of Owner or Agent</u>	<u>Property Address(s)</u>
Kilmer Art Callery	5/17	Deborah K. O'Neil	14A Eliot St. Cambridge, MA 02138
Goodwin's Stereo Lab	5/17	John D. L.	16 ELIOT CAMB MA
Ta Chien	5/17	Richard J.	16 ELIOT CAMBRIDGE MA.
Mrs. Miller's H. J. F. Inc	5/17	Richard J.	18 ELIOT CAMBRIDGE MA.
Charlie's	5/17	Wayne J. Spring	14A ELIOT ST Cambridge, MA.
Ave. Televisions	5/17	Clark Campbell	10 ELIOT ST Cambridge
Pier 2	5/17	James G. Zahra	8 ELIOT ST CAMBRIDGE
Hi Stylus	5/17	Gregory Delaney	14 ELIOT ST Cambridge MA
Uddelson Real Estate	5/18	Jim Nham	126 ELIOT ST. Cambridge MA
	5/19	Charles Dawson	The DUCKER SHOP 22 Holyoke St.

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<u>Date</u>	<u>Name of Owner or Agent</u>	<u>Property Address(s)</u>
5/19/88	O'Neil INCORP	124 Mt. Auburn St. 1R0 Commercial
5/19/88	George E. Johnson	15 Mt. Auburn St. Johnson & Company
5/19/88	Alden Howell	1488 Mass. Ave. (HARVARD COOP)
5/19/88	Rand L. Friedman	975 Memorial Dr.
5/17/88	J. Myers	J. BOANETT ST CHUR.
5/19/88	Debra	1R0 Commercial 124 Mt. Auburn
5/19/88	Shirley Johnson	AGRAM RENTAL & BLDG. INC
5/19/88	Mark A. Wallace	Ingram Realty & Bldg. Inc.

June 3, 1988

Mr. Joseph Connarton
City Clerk for the
Cambridge City Council
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02138

Dear Mr. Connarton:

In opposing the petition of Mary Conlon et al. which proposes to downzone Harvard Square to an FAR of 2.0, I wish to express my concerns as a property manager in Harvard Square.

Harvard Square, as we know it today, has evolved through a process of endless effort by countless people over many generations. The changes in Harvard Square have not been quick or without community involvement. Over a quarter of a century ago, the Historical District was created in an effort to preserve the nature and character of the Square.

It seems obvious to me that we don't need another coalition to defend Harvard Square. What we need are people who are not afraid to face each other across the table and work out their differences in an attempt to achieve their common goals.

The Coalition's proposal seems to send a signal that the governing bodies aren't doing their job.

Furthermore, through this proposal, the Coalition will bring about a dramatic change in the Square. Changes not only to the physical shape of buildings, but to the total use of the Square by introducing the new dimension of residential housing into an area that has existed for hundreds of years as a strictly commercial area.

It should be emphasized again that the laws of supply and demand will prevail. Because of this, retail space will become even more desirable as the supply remains static. Retail shops will experience even greater turnover, as the shops we have all come to appreciate as the very essence of Harvard Square will be forced to look for more affordable space elsewhere. Replacing them will be larger chain stores which will be more generic in nature and common to all the other shopping areas throughout New England.

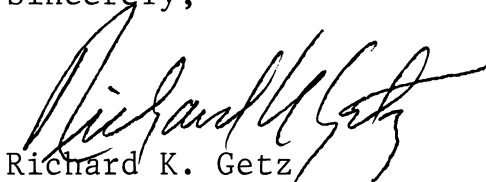
People don't come to Harvard Square to look at the buildings per se. We all come because the Square supplies our needs. We come because we enjoy doing business with the Sandy Cahaly's and the Charlie Sages and all the other store owners who add vitality and personality to the Harvard Square we all know and care for.

Issues like taxes must not be overlooked. These small businesses pay almost two and a half times the amount of tax the residential community pays. Reducing development means reducing tax revenue from the business community...a reduction which will also cause a reduction in community services and programs. If services are to be maintained, taxes must come from the residential sector.

The Coalition's proposal brings in another new element...that of residential housing. It is mentioned that this concept may have worked in California. The Coalition is giving us examples of areas which were primarily residential areas first and commercial areas second. This isn't the case here. Streets and sidewalks will become the playground and storefronts will become the drawing boards. Store owners will be forced to install security shutters over their windows.

In closing, I am against this proposal and the adverse effect it will have on Harvard Square.

Sincerely,



Richard K. Getz
Agent for JFK and Brattle street properties

RECEIVED BY
OFFICE OF CITY CLERK

1988 MAY 26 PM 5:07

CAMBRIDGE MA.

MAY 26, 1988

TO: JOSEPH E. CONNARTON
CITY CLERK
KM

FROM: KEVIN T. MCDEVITT, CHAIRMAN
BOARD OF ASSESSORS

IN REPLY TO YOUR MEMO OF MAY 23, 1988, PLEASE BE ADVISED
THAT WE HAVE, THIS DAY, FORWARDED TO JOAN LASTOVICA, CITY
ENGINEER, THE WRITTEN PROTESTS FOR THE MARY CONLAN ZONING
PETITION.

*Area & Boundary
of petition on Joan's
assessor's plan, which
she will provide*



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Nancy Carney
Assessors Dept.

Date May 23, 1988

From Joseph E. Connarton
City Clerk

Reference

Subject

Written protest to the Mary Conlan petition.

Enclosed you will find two copies of the written protest to the Mary Conlan, et al zoning petition.

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

Your kind attention in this matter will be greatly appreciated.

*Richard O'Brien
+ Ben O'Brien*

RECEIVED BY
CITY CLERK

MAY 20 AM 8:33

CAMBRIDGE MA.

PETITION OF PROTEST TO PROPOSED ZONING AMENDMENT

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

Dear Mr. Connarton:

As Cambridge land owners, we oppose in its entirety the proposed changes in the Cambridge Zoning Ordinance set forth in the "Amendment Petition" proposed by The Coalition for Harvard Square, Mary Conlan, R. Philip Dowds, Jean Lorentz, John Pitkin, Webb Nichols, Jonathan S. Myers, Gladys P. Gifford, and others dated March, 1988, which, among other things, proposes to reduce the size of buildings that can be built as-of-right in the Harvard Square Overlay District (a) by cutting the maximum FAR in half to 2.0 and (b) by reducing the maximum allowable building height to 40 feet.

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

We are owners of real estate which will be affected by the Amendment Petition and we now so file such a protest.

Only two years ago the Harvard Square Overlay District was the subject of a comprehensive review process which involved the active participation of a broad coalition of residents, property owners, city officials, businesses, and institutions and resulted in the passage of a significant number of amendments designed to strengthen and clarify the existing Overlay District regulations. The new zoning provided further constraints to protect those areas of Harvard Square which all agreed should be preserved, while at the same time allowing for responsible development to occur on appropriate sites.

These recent changes created the Harvard Square Overlay District Advisory Committee whose membership includes 13 members,

most of which represent neighborhood and public interests. All proposed buildings over 2000 square feet must be reviewed by the Committee and the Committee must hold public hearings to provide a public forum for citizens to express their concerns about the proposed development. Development is also subject to the Harvard Square Development Guidelines of the Cambridge Planning Board. These procedures give extensive controls over development in Harvard Square and together with the existing historic regulations, conservation district regulations, rent control regulations, design review regulations, and environmental regulations, already provide sufficient controls on development projects and the impact of these projects on neighborhoods surrounding Harvard Square. We oppose the Amendment Petition because further regulation such as that proposed by the Amendment Petition constitutes an unreasonable loss of property value and creates an undue hardship on anyone trying to build in Harvard Square.

Diminution of development is not an effective way to encourage affordable housing although the Amendment Petition attempts to do this. Realistic incentives rather than unrealistic disincentives are needed. In the Harvard Square Overlay District there are over 400 residential units and more than 60% of them have rents which are controlled by local, state, or federal governmental regulations. The issue of affordable housing is not a Harvard Square issue but one to be looked at citywide.

We oppose the Amendment Petition's proposed changes to the Cambridge Zoning Ordinance because the changes will not serve the best interests of the City of Cambridge or the people who live, work, and shop in Harvard Square.

<u>Date</u>	<u>Name of Owner or Agent</u>	<u>Property Address(s)</u>
12/2/88	Yak Kouti	47 Thardelo St
4/2/88	Riedel to Beeh	4 Riedel Avenue
11/2/88	BLAKE P. ALLISON	159 Mt. Auburn St.
"	"	18 BRATTLE ST
"	"	1-8 BRATTLE ST.
"	"	17-41A BRATTLE ST.
"	"	1-7 JFK ST.
"	"	9-23 JFK ST.
"	"	18-24 BRATTLE ST.
7/22/88	Edward P. Kelly	26 BRATTLE ST
	Charles DAVIDSON	22 Holyoke ST.
	Joe T. Maynard	28 Brattle St
	RICHARD M. OLKEN	3, 5, 7 Bow STREET

ADDENDUM]

CITY CLERK
MAY 20 AM 8 33
CAMBRIDGE MA.

Tom
Please sign on the
1st line. *Sally Pearson*

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

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We are owners of real estate which will be affected by the Amendment Petition and we now so file such a protest.

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CAMBRIDGE MA.

Low
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1st line.

Sally Row

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+ Ben New

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most of which represent neighborhood and public interests. All proposed buildings over 200 Committee and the Committee public forum for citizens proposed development. Deve Square Development Guideli These procedures give ex Harvard Square and together conservation district regul review regulations, and en sufficient controls on deve projects on neighborhoods s Amendment Petition because by the Amendment Petition property value and creates build in Harvard Square.

N.B.
Two additional
Signatures on
attached copies
of petition.

S.A.

be reviewed by the arings to provide a concerns about the ject to the Harvard lge Planning Board. ver development in istoric regulations, regulations, design ons, already provide l the impact of these square. We oppose the such as that proposed nreasonable loss of on anyone trying to

Diminution of developm affordable housing althou do this. Realistic incen disincentives are needed. In the Harvard Square Overlay District there are over 400 residential units and more than 60% of them have rents which are controlled by local, state, or federal governmental regulations. The issue of affordable housing is not a Harvard Square issue but one to be looked at citywide.

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1/20/88	Richard K. Beeh	4 Piedmont Avenue
1/30/88	BLAKE P. ALLISON	159 Mt. Auburn St.
1/24/88	Richard K. Beeh	18 BRATTLE ST.
"	"	1-8 BRATTLE ST.
"	"	17-41A BRATTLE ST.
"	"	1-7 JFK ST.
"	"	9-23 JFK ST.
"	"	18-24 BRATTLE ST.
4/22/88	Edward P. ...	20 BRATTLE ST.
	Charles DAVIDSON	22 Holyoke St.
	John ...	38 Brattle St.
	RICHARD M. OLKEN	3, 5, 7 Bow Street

ADDENDUM]

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	Joe ...	38 Brattle St.
	RICHARD M. OLKEN	3, 5, 7 Bow Street

ADDENDUM]

MAY 24, 1988

TO: JOSEPH E. CONNARTON
CITY CLERK

FROM: KEVIN T. MCDEVITT, CHAIRMAN
BOARD OF ASSESSORS

IN REPLY TO YOUR MEMO OF MAY 16, 1988, PLEASE BE ADVISED
THAT WE HAVE, THIS DAY, FORWARDED TO JOAN LASTOVICA, CITY
ENGINEER, THE WRITTEN PROTESTS FOR THE MARY CONLAN PETITION.

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1988 MAY 24 PM 2:22
CAMBRIDGE MA.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Nancy Carney
Board of Assessors

Date May 16, 1988

From Joseph E. Connarton *JEC*
City Clerk

Reference

Subject

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1988 MAY 13 PM 12: 16

CAMBRIDGE MA.

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4/20/88	BLAKE P. ALLISON	159 MT. AUBURN ST.
4/21/88	Richard K. Setz - agent	18 BRATTLE ST. ^{BRATTLE ST}
"	"	1-8 BRATTLE ST.
"	"	17-41A BRATTLE ST.
"	"	1-7 J.F.I.L. ST.
"	"	9-23 J.F.I.L. ST.
"	"	18-24 BRATTLE ST.
4/22/88	Edward P. Keenan	26 - BRATTLE ST
	Charles DAVIDSON	22 Holyoke ST.
	Joe T. Magrath	38 Brattle St

Date Name of Owner or Agent Property Address(s)

4/28/88 *Wm. T. Dana, Treasurer* 47-49 Brattle St.
M. Dana & Sons, Inc. 1380-90 Massachusetts Ave. E.
Agent for Justin L. Hyman, Tr. 2-14 John F. Kennedy St.
et al

Blank lined area for additional entries.

HARVARD'S TOTAL
LAND AREA IN THE
HARVARD SQ OVERLAY
DISTRICT:

662,000 SQFT.

Owner (s)	Assessor		Address	LAND AREA
	Map Reference Number	Lot		
PFHC	132	65	28 Banks	5640
PFHC	133	3	9 Bow	6355
PFHC	133	5	13 Bow	7967
PFHC	133	4	13 Bow	11552
PFHC	133	7	31 Bow	3210
PFHC	133	6	31 Bow	11707
PFHC	160	60	47 Bow	47036
PFHC	169	14	51 Brattle	14951
PFHC	169	8	21 Church	1536
PFHC	169	10	35 Church	8743
PFHC	169	82	36 Church	5072
PFHC	169	11	41 Church	6526
PFHC	169	12	53 Church	16505
PFHC	162	32	77 Dunster	7165
PFHC	162	49	52 Dunster	6075
PFHC	162	7	55 Dunster	4138
PFHC	132	128	691 Green	11400
PFHC	160	74	6 Holyoke	966
PFHC	160	38	12 Holyoke	9356
PFHC	160	37	16 Holyoke	6997
PFHC	161	1	28 Holyoke	3640
PFHC	162	63	29 Holyoke	5091
PFHC	161	4	9 Holyoke Pl	7410
PFHC	162	35	60 JFK	3552
PFHC	160	54	5 Linden	5970
PFHC (Gulf Stat	134	1	1175 Mass. Ave	30902
PFHC (Hampden)	133	53	1244 Mass. Ave	9347
PFHC	160	27	1300 Mass. Ave	4056
PFHC	160	26	1310 Mass. Ave	2800
PFHC	160	25	1312 Mass. Ave	2260
PFHC	160	23	1326 Mass. Ave	1064
PFHC	160	81	1350 Mass. Ave	8806
PFHC	160	75	1350 Mass. Ave	9828
PFHC	160	52	1350 Mass. Ave	9348
PFHC	160	22	1350 Mass. Ave	8280
PFHC	160	16	1350 Mass. Ave	8940
PFHC	160	21	1350 Mass. Ave	8956
PFHC	160	14	1350 Mass. Ave	4617
PFHC	160	82	1350 Mass. Ave	3958
PFHC	160	51	1350 Mass. Ave	4926
PFHC	160	80	1350 Mass. Ave	2410
PFHC	160	15	1350 Mass. Ave	4556
PFHC	160	47	1350 Mass. Ave	288
PFHC (land)	132	138	2 Mt. Auburn	14810
PFHC	132	122	4 Mt. Auburn	4517
PFHC	132	135	8 Mt. Auburn	9947
PFHC	132	97	11 Mt. Auburn	7759
PFHC	160	30	63 Mt. Auburn	14347
PFHC	162	11	78 Mt. Auburn	4000
PFHC	162	68	88 Mt. Auburn	3212
PFHC	162	5	92 Mt. Auburn	2335
PFHC	165	34	108 Mt. Auburn	17578

5/12/88

Owner (s)	Assessor		Address	LAND AREA
	Map Reference Number	Lot		
FFHC	165	42	122 Mt. Auburn	3830
FFHC	165	40	122 Mt. Auburn	3591
FFHC	165	41	122 Mt. Auburn	3769
FFHC	165	38	122 Mt. Auburn	3550
FFHC	165	39	122 Mt. Auburn	4010
FFHC	165	50	124 Mt. Auburn	139868
FFHC	166	35	134 Mt. Auburn	3312
FFHC	161	81	52 Mt. Auburn	13208
FFHC	161	3	66 Mt. Auburn	6239
FFHC	166	73	2 Nutting	2760
FFHC	133	56	10 Plympton	524
FFHC	133	54	12 Plympton	507
FFHC	133	8	22 Plympton	4616
FFHC	161	83	61 Plympton	2617
FFHC	132	51	21 Putnam	4880
FFHC	166	37	2 Revere	1488
FFHC	166	51	7 Revere	1159
FFHC	160	36	Ridgely Court	2863
FFHC	162	53	17 South	4387
FFHC	162	51	19 South	1590
FFHC	162	52	21 South	2040
FFHC	168	60	4 Story	7382
FFHC	168	55	8 Story	4500
FFHC	168	56	12 Story	3500
FFHC	162	14	41 Winthrop	2270
FFHC	162	48	65 Winthrop	2709
FFHC	162	47	67 Winthrop	2489
FFHC	162	18	98 Winthrop	3405
FFHC	162	50	45 Winthrop	2530

5/12/88

RECEIVED BY
OFFICE OF CITY CLERK

1988 JUN 24 PM 12:00

CAMBRIDGE MA.

PETITION OF PROTEST TO PROPOSED ZONING AMENDMENT

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

*refile
w/
2 sig*

Dear Mr. Connarton:

As Cambridge land owners, we oppose in its entirety the proposed changes in the Cambridge Zoning Ordinance set forth in the "Amendment Petition" proposed by The Coalition for Harvard Square, Mary Conlan, R. Philip Dowds, Joan Lorentz, John Pitkin, Webb Nichols, Jonathan S. Myers, Gladys P. Gifford, and others dated March, 1988, which, among other things, proposes to reduce the size of buildings that can be built as-of-right in the Harvard Square Overlay District (a) by cutting the maximum FAR in half to 2.0 and (b) by reducing the maximum allowable building height to 40 feet.

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

We are owners of real estate which will be affected by the Amendment Petition and we now so file such a protest.

Only two years ago the Harvard Square Overlay District was the subject of a comprehensive review process which involved the active participation of a broad coalition of residents, property owners, city officials, businesses, and institutions and resulted in the passage of a significant number of amendments designed to strengthen and clarify the existing Overlay District regulations. The new zoning provided further constraints to protect those areas of Harvard Square which all agreed should be preserved, while at the same time allowing for responsible development to occur on appropriate sites.


These recent changes created the Harvard Square Overlay District Advisory Committee whose membership includes 13 members,

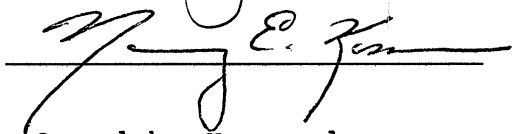
most of which represent neighborhood and public interests. All proposed buildings over 2000 square feet must be reviewed by the Committee and the Committee must hold public hearings to provide a public forum for citizens to express their concerns about the proposed development. Development is also subject to the Harvard Square Development Guidelines of the Cambridge Planning Board. These procedures give extensive controls over development in Harvard Square and together with the existing historic regulations, conservation district regulations, rent control regulations, design review regulations, and environmental regulations, already provide sufficient controls on development projects and the impact of these projects on neighborhoods surrounding Harvard Square. We oppose the Amendment Petition because further regulation such as that proposed by the Amendment Petition constitutes an unreasonable loss of property value and creates an undue hardship on anyone trying to build in Harvard Square.

Diminution of development is not an effective way to encourage affordable housing although the Amendment Petition attempts to do this. Realistic incentives rather than unrealistic disincentives are needed. In the Harvard Square Overlay District there are over 400 residential units and more than 60% of them have rents which are controlled by local, state, or federal governmental regulations. The issue of affordable housing is not a Harvard Square issue but one to be looked at citywide.

We oppose the Amendment Petition's proposed changes to the Cambridge Zoning Ordinance because the changes will not serve the best interests of the City of Cambridge or the people who live, work, and shop in Harvard Square.

PRESIDENT AND FELLOWS OF
HARVARD COLLEGE

by 

by 

See Attached List of Properties Owned by Harvard

Harvard-Owned Property in the Harvard Square Overlay District

Address	Owner (s)	Area	Assessors Map Number	Block	Lot
9 Bow	PFHC	6355	133	C	3
13 Bow	PFHC	11552	133	C	4
13 Bow	PFHC	7967	133	C	5
31 Bow	PFHC	3210	133	C	7
31 Bow	PFHC	11707	133	C	6
47 Bow	PFHC	47036	160	B	60
51 Brattle	PFHC	14951	169	C	14
21 Church	PFHC	1536	169	C	8
32 Church	PFHC	5072	169	B	82
35 Church	PFHC	31774	169	C	10
51 Dunster	PFHC	4138	162	C	7
52 Dunster	PFHC	6075	162	E	49
69 Dunster	PFHC	7165	162	D	32
12 Holyoke	PFHC	9356	160	C	38
16 Holyoke	PFHC	6997	160	C	37
28 Holyoke	PFHC	3640	161	A	1
31 Holyoke	PFHC	5091	162	E	63
1 Holyoke Pl	PFHC	6239	161	A	3
9 Holyoke Pl	PFHC	7410	161	A	4
60 JFK	PFHC	3552	162	D	35
5 Linden	PFHC	5970	160	C	54
1328 Mass. Ave	PFHC	2029	160	C	23
1350 Mass. Ave	PFHC	74913	160	D	14
1201 Mass. Ave	PFHC	30902	134	B	1
1256 Mass. Ave	PFHC	9347	133	C	53
1304 Mass. Ave	PFHC	9116	160	C	27
2 Mt. Auburn	PFHC	14810	132	A	138
6 Mt. Auburn	PFHC	4493	132	A	122
8 Mt. Auburn	PFHC	9947	132	A	135
10 Mt. Auburn	PFHC	7759	132	A	97
56 Mt. Auburn	PFHC	15865	161	B	81
63 Mt. Auburn	PFHC	14347	160	C	30
78 Mt. Auburn	PFHC	4000	162	E	11
90 Mt. Auburn	PFHC	3212	162	C	68
92 Mt. Auburn	PFHC	2335	162	C	5
110 Mt. Auburn	PFHC	17578	165	B	34
122 Mt. Auburn	PFHC	18750	165	B	41
124 Mt. Auburn	PFHC	65338	165	B	38
134 Mt. Auburn	PFHC	3312	166	B	35
2 Nutting	PFHC	2760	166	B	73
12 Plympton	PFHC	507	133	C	56
12 Plympton	PFHC	507	133	C	54
22 Plympton	PFHC	4616	133	C	8
61 Plympton	PFHC	2617	161	B	83
Ridgely Court	PFHC	2863	160	C	36
17 South	PFHC	4387	162	D	53
19 South	PFHC	1590	162	D	51
21 South	PFHC	2040	162	D	52
12 Story	PFHC	15382	168	B	56
41 Winthrop	PFHC	4800	162	E	14
65 Winthrop	PFHC	2489	162	C	48
67 Winthrop	PFHC	2489	162	C	47
98 Winthrop	PFHC	3405	162	A	18

RECEIVED BY
OFFICE OF CITY CLERK

June 20, 1988

1988 JUN 20 PM 1:31

CAMBRIDGE MA.

TO: Joseph E. Connarton
City Clerk *KM*

FROM: Kevin T. McDevitt, Chairman
Board of Assessors

In reply to your memo of June 14, 1988, please be advised that we have, this day, forwarded to Joan Lastovice, City Engineer, the written protests for the Mary Conlan, et al zoning petition.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Nancy Carney
Assessors Dept.

Date June 14, 1988

From Joseph E. Connarton
City Clerk

Reference

Subject Written protest to the Mary Conlan petition

Enclosed you will find two copies of the written protest to the Mary Conlan, et al zoning petition.

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

Your kind attention in this matter will be greatly appreciated.

RECEIVED BY
OFFICE OF CITY CLERK

1988 JUN -9 AM 10:26

SMALL BUSINESS OWNERS OPPOSED TO DOWNZONING HARVARD SQUARE
CAMBRIDGE MA.

We, the undersigned, are opposed to the current initiative to downzone the Harvard Square business district, because we believe that the initiative represents an unrealistic restriction on future development and one which will prevent desirable growth in the supply of rentable space in Harvard Square and ultimately drive up our rents.

We furthermore believe that Harvard Square is the current retail center of Cambridge and that reasonable change and growth increase the market for our goods and services and create the best environment for small businesses such as ours to continue to thrive in Harvard Square.

We oppose the current initiative to downzone Harvard Square because the proposed amendment to the Cambridge Zoning Ordinance will not serve the interests of people who live, work, and shop in Harvard Square.

<u>Date</u>	<u>Name of Owner or Agent</u>	<u>Property Address(s)</u>
5/16/88	INTERCONTINENTAL TRAVEL Carl Keledjian	20 UNIVERSITY RD.
5/16/88	Zabins Clothiers Audrey Zabins	5 Bennett St.
5/16/88	Andrea L. Hudson	20 University Rd Suite 320
5/16/88	John Hudson	20 University Rd Suite 320
5/16/88	F. Jay Hall	20 University Road Suite 510
5/16/88	Richard Cohen	20 University Rd Suite 510
5/16/88	R. J. Daniels, PSDE	20 UNIVERSITY RD
5/17/88	Honore Jewelry Abbe Kaysman	5 Bennett St.
5/17/88	Myron Kellner-Ross (Krom Incorporated)	20 University Rd Suite 300

RECEIVED BY
OFFICE OF CITY CLERK

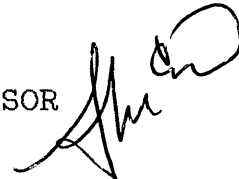
1988 JUN -7 AM 10: 19

CAMBRIDGE MA.

JUNE 7, 1988

TO: JOSEPH E. CONNARTON
CITY CLERK

FROM: FAITH D. MCDONALD, PRIN. ASSESSOR
BOARD OF ASSESSORS



IN REPLY TO YOUR MEMO OF JUNE 2, 1988, PLEASE BE ADVISED
THAT WE HAVE, THIS DAY, FORWARDED TO JOAN LASTOVICA, CITY
ENGINEER, THE WRITTEN PROTESTS FOR THE MARY CONLAN ET AL
ZONING PETITION.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Nancy Carney
Assessors Dept.

Date June 2, 1988

From Joseph E. Connarton
Subject City Clerk

Reference

Written protest to the Mary Conlan petition.

Enclosed you will find two copies of the written protest to the Mary Conlan, et al zoning petition.

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

Your kind attention in this matter will be greatly appreciated.

T H E G U N W Y N C O M P A N Y

47 Thorndike Street

Cambridge, Massachusetts 02141

Telephone 617-577-9666

19 May 1988

To the City of Cambridge Planning Board
and
To the Honorable City Council/Ordinance Committee

RE: Conlon, et al petition to amend the Zoning Ordinance,
Article 11.50 -- Harvard Square Overlay District

We are architects and property owners in Harvard Square who strongly oppose the proposed downzoning petition. We would like to add support to some of the arguments voiced by residents, owners and business people Tuesday night before the Planning Board.

Our most overriding objection is that the petition makes a mockery of a process that the City of Cambridge desperately needed and finally put in place in 1986 with the Revised Overlay District. It also discredits the regulatory bodies that are already in place, including the new Advisory Board as well as yourselves on the Planning Board and City Council.

Real estate is a long-term business. It requires years of planning. Land purchases are made on what can reasonably be expected to be legally built by the time the shovel hits the ground. As the individual from CWT explained Tuesday night, we too would not have bought the properties we did at the east end of the Square if we had had any indication that the zoning in place at that time was going to be dramatically devalued. We bought our properties in 1984 and proposed a new building that met the zoning at that time. We enlisted architects, engineers and consultants, and met with prospective tenants. These professionals made their business plans accordingly. The whole process was arrested when the amended Overlay was proposed. We had to wait 1-1/2 years for the revisions and process for enforcement to be put in place. We discovered that what worked in 1984 no longer worked in 1986 despite the support of the neighborhood groups, the Historic Commission and the Advisory Board.

We have since revised our plans and established a scheme of building preservation that we feel could now work under the revisions of 1986. However, once again, we are confronted with waiting for and fearing changes that would make our

Peter E. Madsen, President

Jan Brodie Richard Backer Bruce White Michael Ch. Roslyn M. Watson Jonathan Haar


property worth one-third of what we paid for it. We have obviously also lost a considerable amount of money in our design and redesign, our innumerable presentations to neighborhood groups and by simply holding on to vacant properties for 4-1/2 years. There is a total lack of respect in the current petition for those who have tried very hard to work with residents and within the system that was created specifically to avoid the very chaos that was evident Tuesday night. Despite the concluding arguments of Mr. Dowds, there are no winners or losers. This is not a game. If the proponents keep "coming back again and again" there will be a perpetual moratorium. Those who are there now will have preserved their interests, but built such a wall to newcomers and businesses that the Square will stagnate.

What is so frustrating is that the regulations and regulators are already in place to listen and evaluate the concerns expressed by the downzoning proponents. No one gets a special permit or variance by luck -- they are issued at the discretion of formal boards and councils. Projects are presented publicly so all community members may contribute in the decision making process. The Advisory Board also reviews all projects; it is made up of a true representation of the very diverse Harvard Square population. If a project gets their support, it is truly a reflection of constructive compromise and a democratic system. If the proponents do not believe these bodies are strong enough then we would suggest directing the energies of all of us in the community to improving what exists. The current petition does not strengthen the controls in place but rather overrides them and says that once again some people have changed their minds.

We are all willing to work within the system. We ask that in the next 90 days you respect and accept the process that exists and consider the importance of consistency.



Peter E. Madsen



Jan A. Brodie

THE GUNWYN COMPANY

47 Thorndike Street

Cambridge, Massachusetts 02141

To the City of Cambridge Planning Board

and

To the Honorable City Council/Ordinance Committee

Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA

ATTN: Mel Gadd, Chairman of the Zoning Board

VIA TAXI

Received in Hand @ 5:59 P.M. 5/19/88



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

May 19, 1988

City Ordinance Committee
City of Cambridge
Cambridge, Massachusetts

Dear Ladies/Gentlemen:

I am presenting this statement as representative of the ownership of the Charles Square project in Cambridge, one of the largest, private tax payers in the City. When Charles Square was conceived in 1976, it spurred a great deal of controversy and public review. In the anticipation of development in the Southwest Sector, an award winning study was done in 1975 by Monacelli Associates for the City of Cambridge. This study was used in the planning and development of Charles Square in anticipation of the acceptance of the recommendations as well as other subsequent studies by Professor Vigier and Chadbourne in 1984 and Lane Frenchman and Associates in 1986, all leading up to the present Harvard Square Overlay District guidelines and eventual zoning as adopted in the winter of 1986.

One of the original foundations of design considerations for Charles Square was, in fact, the Monacelli study, whose focus was on the development of the Southwest Sector of the Square. The study emphasized the linking of the River and the Common, "These areas should be linked to the core by pedestrian ways, landscape treatment, and building development." Charles Square was the forerunner of that consideration which helped create the pedestrian walkway now leading to the Kennedy Park, and in its creation made available funds for the implementation and amenities now found in the Park. The study also encouraged development in this area to continue the "extensive street walls of two to six stories - walls should be continued in a 60- to 80-foot height limit imposed in the core". "The parallel street walls should lead to triangular open spaces." As with the forecourt of Charles Square, the Vigier Study further emphasized the need to be site-specific rather than wading in with a heavy legislative hand when it stated, "rather than legislative tools, Brattle Square needs vision of what it might become. Design studies should be conducted to explore alternatives with regard to height, bulk, distribution facade treatments, relationships of

City Ordinance Committee, Cambridge
May 19, 1988
Page 2

the buildings to the street, and use. The consensus as to its (Brattle Square) character can be translated into site-specific design controls."

Lane Frenchman went a step further as this report is totally site-specific, covering all the potential sites of the Square. It even makes suggestions as to the design, bulk, and even architectural characteristics of certain pre-eminent sites."

The studies of these professionals endorse not only the type of development that is proceeding through the Harvard Square Advisory Committee and Planning Board approval but also the processes by which it is happening. We need to let the Harvard Square Overlay District plan continue to be the guideline and architectural sculpture of Harvard Square and not create financial havoc and a no-growth position in the Square by adopting a petition which would allow for one story of retail and two stories of residential as the maximum buildable for all the remaining sites of the Square.

We are emphatically opposed to the petition as presented to the Ordinance Committee and request its defeat; the City should follow the plans already in place and allow the community process of seven years to go forward. The unhealthy economic situation which would result from adoption of this petition has been put forth by others, but it is just as important that the characteristics of the Square, which are ones of diversity - not standardization of materials or heights, be allowed to continue under this planning effort. It is a misconception to think that Harvard Square is either static economically or culturally. The Square of the 60's is not the Square of the 80's and the Square of the 40's was not the Square of the 60's; times change and what makes the Square unique is its ability to change with the times.

Very truly yours,

CHARLES SQUARE ASSOCIATES



I Jefferson Mckenzie

IJM:LR

19 May 1988

Councillor William H. Walsh, Chairman
Committee on Ordinances
Cambridge City Council
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Harvard Square Overlay District Amendment Petition

Dear Mr. Walsh:

My name is John Hayes. I am the President of The Architects Collaborative, Inc. of 46 Brattle Street. We are an architectural firm, usually called TAC, and we employ 280 people many of whom are Cambridge residents. We wish to go on record as opposing the Harvard Square Overlay District Amendment Petition as proposed by the Coalition for Harvard Square., since we do not believe it is in the best interests of the city or the Cambridge residents who work in our firm.

Our offices have been in Harvard Square since 1945. When I joined TAC thirty years ago, our offices were in a wood frame house at 63 Brattle Street. In the mid sixties, we built our own building at 46 Brattle street, which we still inhabit, and a few years later, we built our second, adjoining building at 8 Story Street to accommodate our expanding staff. About a year ago, we recognized that we really need larger, more open floor areas in which to work, and enough expansion space so that we can continue to grow. With the help of a real-estate consultant, we explored locations in Boston, Charlestown and the suburbs before deciding that we really had our roots in Harvard Square and want to stay here. After exploring possible locations in Harvard Square, we came to agreement with Carpenter and Company to build a new home for ourselves on the site of the Harvard Motor Inn. Initially, we would occupy about sixty percent of the office space in the building and, over a period of ten years, could take over the rest of the space (except the retail space on the street floor) in order to become the sole occupant of the office portions of the building. This would allow us to stay in Harvard Square with space designed to allow us to work effectively, and enough expansion space to allow us to stay together in that building for the foreseeable future.

The Harvard Square Overlay District Amendment Petition as proposed by the Coalition for Harvard Square would make it impossible for us to go ahead with our plan to establish our new home in Harvard Square since it would reduce the size of the new building to a space even smaller than our existing building, leaving us no possibility of future expansion.

We also oppose the Amendment because we believe that, in its current form, it will not achieve a better urban environment for Harvard Square.

We offer this statement both objectively, from our experience as planners and urban designers, and, subjectively, as members of the Harvard Square community and architects and prospective occupants of one of the projects that would be affected by the amendment. TAC has been a part of the Harvard Square community for over forty years and, although we work on a national and international basis, our home and the work we do is tied essentially into the Square.

Harvard Square is special because of its diversity. In an area of just a few blocks, there is a mixture of academic, commercial, residential, retail and office uses. The current guidelines of the Overlay District, developed after many years of careful study, have been in place since only 1986. Their focus has been to approve development on a project by project basis to retain and enhance the unique qualities of the Square. The process currently in place has been successful in allowing thoughtful new development to proceed while preserving the intrinsic characteristics of the Square. We support continued application of the current guidelines and their implementation through the Harvard Square Advisory Committee.

We believe that our new building at One Eliot Square as currently designed, reflecting community input through the Harvard Square Advisory Committee, would enhance the Square and would enable us to continue to contribute to the community of Cambridge.

We feel that TAC contributes to the diversity of the community by its presence in the Square. In addition to being an employer of Cambridge residents, we are a center for architectural work, a link between the Graduate School of Design at Harvard and the School of Architecture and Planning at MIT and the architectural community. We serve both schools as teachers, guest critics, and employers of students and it is essential to our work that we be nearby. We have designed many local projects for Harvard and the Cambridge community, including the Harkness Graduate Center, the Harvard Athletic Facility on Soldiers Field Road, additions to the Kennedy School of Government, the mixed use development at Mifflin Place and the condominiums to be built at the St. Paul's Rectory. We work with several local architectural and engineering firms; our firm's large presence in the Square bolsters local businesses including architectural supply and photocopying stores and, of course, restaurants. Our continued presence in the Square will be a substantial benefit for Cambridge.

The proposed amendment would affect the planned project for TAC's new headquarters in several ways. Our experience as planners leads us to believe it will not achieve its stated objectives. To the contrary, we feel it will encourage the very kinds of uses and abuses of the Square which generated the concern motivating the proposed amendment.


1. The ordinance is directed at limiting an FAR for any project to 2. The economic reality is that such a low FAR would limit the amount of revenue to be gained from any new development and would encourage the high cash flow, high turnover businesses that detract from the diversity of the Square. The Square should be a place to serve the citizens of Cambridge primarily rather than the tourists or transients.

2. The ordinance would limit the City's flexibility in adapting the parking requirements to the particular site. Although the plans for the TAC headquarters would affect the existing parking under the Harvard Square Motor Inn, our plans call for increasing the percentage of parking we currently have available for our own employees and there will be additional parking available for cars for the public.

3. While the proposed amendment attempts to limit congestion in the Square, generally, it is important to note that the proposed TAC building would replace the existing Motor Inn. There is simply no comparison between a motel catering to transients which generates traffic throughout the day and an office building for an architectural practice. The proposed amendment would discourage a positive use of the site, with a stable, quiet office tenant, and allow a potentially negative use to continue.

The current guidelines for the Harvard Square Overlay District were put in place in 1986 after careful and extensive study. They take into account the realities of the business climate, the needs of the community, and the advantage to the City of thoughtful growth. They establish a process for review of proposed projects which allows for community participation at crucial points in the development of a project and allows Cambridge to tailor developments to the unique characteristics of particular sites. This process works and we believe it serves the community's interest. We, therefore, urge continued support of the existing guidelines for the Overlay District and rejection of the proposed amendment.

Sincerely,



John F. Hayes, FAIA
President

SMALL BUSINESS OWNERS OPPOSED TO DOWNZONING HARVARD SQUARE

We, the undersigned, are opposed to the current initiative to downzone the Harvard Square business district, because we believe that the initiative represents an unrealistic restriction on future development and one which will prevent desirable growth in the supply of rentable space in Harvard Square and ultimately drive up our rents.

We furthermore believe that Harvard Square is the current retail center of Cambridge and that reasonable change and growth increase the market for our goods and services and create the best environment for small businesses such as ours to continue to thrive in Harvard Square.

We oppose the current initiative to downzone Harvard Square because the proposed amendment to the Cambridge Zoning Ordinance will not serve the interests of people who live, work, and shop in Harvard Square.

<u>Date</u>	<u>Name of Owner or Agent</u>	<u>Property Address(s)</u>
5-13-88	Alexander M. Kovaly	8, LAWLEY, INC 35 Brattle St Camb.
5-13-88	Paul St. Berni Paul Lombardi	35 - J.F.K. - Cam. - Leo's place Brattle Sq. River St (Florist)
5-16-88	Walter	29 Brattle St. Special Goods (Bread)
5-16-88	Maurice	37-39 Brattle - Jasmine
5/16/88	Philip Neri	Nini's Corner 1394 MASS. AVE. CAMB MA
5/16-88	Seamus O'Hara	1 JFK St Camb MA

SMALL BUSINESS OWNERS OPPOSED TO DOWNZONING HARVARD SQUARE

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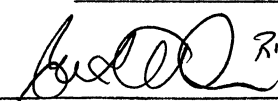
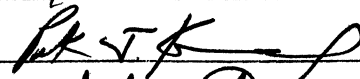
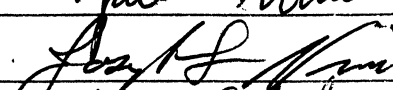
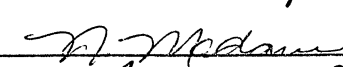
<u>Date</u>	<u>Name of Owner or Agent</u>	<u>Property Address(s)</u>
	<i>Stephen Lussier</i>	<i>THE DUTCH FR. ^{Sunder}</i>
<i>5/16/88</i>	<i>Suchinda Mehta</i>	<i>Taj Banquets</i>
	<i>C. Bolander</i>	<i>Colonial Drug</i>
<i>5/14/88</i>	<i>J. [unclear]</i>	<i>Billings & Stover, Inc.</i>
<i>1/1/88</i>	<i>Edward P. [unclear]</i>	<i>Hibson Bus Co.</i>
	<i>[Signature]</i>	<i>2/7/88</i>

SMALL BUSINESS OWNERS OPPOSED TO DOWNZONING HARVARD SQUARE

We, the undersigned, are opposed to the current initiative to downzone the Harvard Square business district, because we believe that the initiative represents an unrealistic restriction on future development and one which will prevent desirable growth in the supply of rentable space in Harvard Square and ultimately drive up our rents.

We furthermore believe that Harvard Square is the current retail center of Cambridge and that reasonable change and growth increase the market for our goods and services and create the best environment for small businesses such as ours to continue to thrive in Harvard Square.

We oppose the current initiative to downzone Harvard Square because the proposed amendment to the Cambridge Zoning Ordinance will not serve the interests of people who live, work, and shop in Harvard Square.

<u>Date</u>	<u>Name of Owner or Agent</u>	<u>Property Address(s)</u>
5/13	 RICHARD M. OLKEN	3 Bow St, 5 Bow St, 7 Bow St. (BiEX)
5/17	 PETER T. KERMODE	11 JFK St, 14 BRATTLE ST. (Urban Outfitters)
5/17	Male Drum	7 JFK St Cambridge (Vision Center)
5/19		3 Brattle St. Camb. (Greenhouse Cafe)
5/17	V.M. Cahaly	35-A Brattle St. Camb.
5/17		41 A Brattle St Camb.
5/17/88	Richard K. ... - agent	17-41A BRATTLE ST. 1-7 JFK ST.
		18-24 " " 8-23 " "
5/17/88	Dennis V. ...	CWT - 40 Brattle St

GREENMAN, GROSSMAN & DUFFY

ATTORNEYS AT LAW

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*ALSO ADMITTED IN NY
*ALSO ADMITTED IN DC AND MD

May 19, 1988

Cambridge City Council
Cambridge Planning Board
City Hall
795 Massachusetts Avenue
Cambridge, MA

Re: Harvard Square Overlay District Amendment

Dear Sirs/Mesdames:

I am writing to oppose the proposed Harvard Square Overlay District Amendment petition as filed in March of 1988. My client's property, located at 1430 Massachusetts Avenue is the large commercial and retail structure running from Baybank to Church Street and facing directly onto the Square. The owner has long been committed to preserving the character and appearance of Harvard Square, and for this reason has granted to the Cambridge Historical Commission a permanent easement preserving the appearance of the Mass. Ave facade. This assures that, ultimately, all of the retail storefronts will conform to the historic easement. I write, therefore, as representative of an owner with a proven financial commitment to preservation of the character of the Square which derives from its diverse mix of buildings old and new.

The proposed amendment petition will do nothing to advance the stated goals of the petitioners. The downzoning in Business B district from 4 to 2 will result in substantial diminution in land assessment revenues. The proposed inclusionary housing bonus provision for an increase in floor area ratio from 2 to 3 will act as a disincentive to produce any housing at all. Affordable housing requires substantial subsidies, not penalties in the form of elimination of valuable space. The proposed amendment will not assist the current process but will stop growth entirely by creating substantial impediments to housing, rehabilitation, and to new projects.

GREENMAN, GROSSMAN & DUFFY

Lastly, as business people, we note the new theory advanced here, that limiting supply of retail space will somehow lower rents and lower costs. This unprecedented theory ignores the fact that demand for retail space springs ultimately from spending patterns. As you know, if demand increases while supply decreases, price of space invariably increases.

We urge you to defeat this ill conceived amendment, and support the current planning process which, however complicated, has resulted in a vibrant, active mix of buildings in Harvard Square.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Ratley Beach". The signature is written in dark ink and is positioned above the typed name.

Leslie Ratley Beach, Attorney
For Barbara Murphy, Trustee
Owner of 1430 Massachusetts Avenue

0-43

Compilation of all written protests received to the petition of Mary Conlan, et al to amend the Zoning Ordinances in Section 11.50, Harvard Square Overlay District by creating a new subsection 11.542 with regard to Floor Area Ratios, As-of-Right Limitations, Special Permits for additional FAR & the reduction of maximum height limits presently established. (Conlan petition failed of ordination on July 25, 1988).

July 25, 1988