

City of Cambridge

PETITION OF *Harvard Square Overlay District* Planning Board Revised
Petition filed with the City Clerk *December 11, 1985*

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

15 days December
31 days January
19 days February
65 days - February 19, 1986

In City Council

December 16, 1985

Referred to the Planning Board for report

December 16, 1985

Planning Board Hearing

Jan. 21, 1986

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be April 21, 1986 .)

10 days Jan
28 days Feb
31 days March
21 days April
90 days = April 21, 1986

City Council hearing published

Hearing before the City Council

Report to the City Council

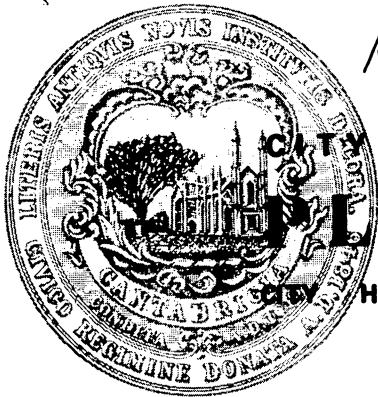
Passed to a second reading
published

Ready for Ordination
. published

COMPLETION DATE:

April 21, 1986

*2/19/86 I laid on file due to
hearing not held in required
time -*



Note Harvard Sq. Overlay

Harvard Sq.

*Overlay Part II
amended petition*

RECEIVED BY
CITY OF CAMBRIDGE, MASSACHUSETTS

1985 DEC 11 PM 4:52
PLANNING BOARD
HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 3, 1985

To the Honorable City Council

Subject: Revised Harvard Square Overlay District

The Planning Board is hereby submitting for consideration by the City Council a revision to the existing Harvard Square Overlay District. This revision is the product of more than two years of discussions with the business community, property owners, and citizen groups concerned about Harvard Square. As proposed, the revision would retain the existing Overlay District boundary with the exception of two modest expansions which are indicated on the accompanying maps.

Although the expansions are minor, the regulatory substance of the District has changed in a number of important ways:

1. A formal advisory review committee is established to replace the required informal review process that now takes place when major development projects are proposed.

2. Relaxation of base zoning district setback requirements (now waived by the Overlay District) is permitted by Special Permit only and provided urban design and other objectives are met.

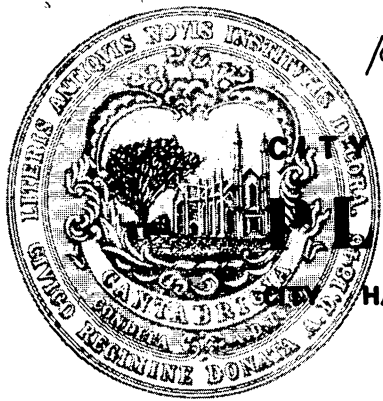
3. New Special Permit provisions allow for the waiver of parking requirements on small lots, and the location of limited retail uses in non-business districts provided the principal objectives of the Overlay District, and in particular the preservation of important existing structures, are met.

4. Height is limited to 60 feet by right as in the present Overlay District. By Special Permit a structure may be built to 80 feet; the present option to build to 110 feet by Special Permit is eliminated.

Note Harvard Sq. Overlay

Harvard Sq.

Overlay Part II



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PLANNING BOARD

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Although the expansions are minor, the regulatory substance of the District has changed in a number of important ways:

1. A formal advisory review committee is established to replace the required informal review process that now takes place when major development projects are proposed.
2. Relaxation of base zoning district setback requirements (now waived by the Overlay District) is permitted by Special Permit only and provided urban design and other objectives are met.
3. New Special Permit provisions allow for the waiver of parking requirements on small lots, and the location of limited retail uses in non-business districts provided the principal objectives of the Overlay District, and in particular the preservation of important existing structures, are met.
4. Height is limited to 60 feet by right as in the present Overlay District. By Special Permit a structure may be built to 80 feet; the present option to build to 110 feet by Special Permit is eliminated.

In addition regulations are for the first time tied, by reference, to documents which identify most of the buildings in Harvard Square worthy of preservation (a proposed National Register Historic District) and define as well a set of general urban design objectives for the Square (Harvard Square Development Guidelines, now in draft form). These documents are intended to guide public agencies required to take formal action as well help private development interests considering building programs within the Overlay District.

As a companion but separate petition a rezoning of a portion of the Residence C-3 base zoning district is recommended along the south side of Mount Auburn Street in an area proposed to be included in the Overlay District.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script that reads "Arthur C. Parris".

Arthur Parris
Chairman

Cambridge, December 3, 19 85

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

The undersigned respectfully pray

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

- A. Amend the text of the Zoning Ordinance by deleting the
existing section 11.50, Harvard Square Overlay District
and creating a new section 11.50 Harvard Square Overlay
District, as follows:

11.50 HARVARD SQUARE OVERLAY DISTRICT

11.51 Establishment and Scope. There is hereby established the Harvard Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.50. It is the intent of this section that these regulations will apply to a single area described generally as the Harvard Square business district and certain abutting portions of the neighborhoods around it.

11.52 General Purpose. It is the purpose of this Section 11.50 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to the Harvard Square area. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Harvard Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Harvard Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.52

11.53 General Provisions

11.531 The Harvard Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Sub-section 11.42, Development Consultation Procedure, shall be subject to the Development Consultation Procedure specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Harvard Square Advisory Committee using procedures as specified in Sub-section 11.541 of this Section 11.50.

11.532 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Harvard Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Harvard Square Development Guidelines, in addition to the requirements of Sections 10.30

(Variances) and 10.40 (Special Permits) and this Section 11.50. These guidelines are also intended to assist in shaping any contemplated physical change within the Harvard Square Overlay District.

11.54

DETAILED PROVISIONS

11.541

Harvard Square Advisory Committee

There shall be established a Harvard Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities and membership.

- a. Purpose. It is the intent of this Sub-section 11.541 that the Committee shall in its official actions fulfill the following purposes.
 1. To establish a formal, on-going body that will review all major development actions in Harvard Square.
 2. To provide a forum within which a wide range of perspectives on development actions can be heard.
 3. To establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development or planning proposal and suggest avenues of research which might be pursued to resolve identified conflicts or make the project better fulfill both public and private objectives for Harvard Square
- b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Harvard Square Overlay District for review and comment. In addition the Committee may comment on any preliminary proposal for which any public agency or private interest may wish to receive advice and recommendations.
- c. Procedure. Within six months of any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Harvard Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Harvard Square Advisory Committee for

their review and comment. Within 30 days of that submittal (or within up to 60 days with the consent of the applicant) the committee shall, in a report, outline the urban design and development issues raised by the proposal. The Committee may suggest, the areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private objectives or which might help to shape the project to better serve those objectives. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance. The Community Development Department shall serve as staff the Committee.

- d. 1. Membership.
 - a. Two members having recognized qualifications as: architect or landscape architect.
 - b. One member having recognized qualifications as: real estate development or financing expert.
 - c. One member who operates a business within the Overlay District.
 - d. One member owning commercial property within the Overlay District.
 - e. Two members representing residents of the abutting Cambridge neighborhoods.
 - f. One member representing an institution owning institutional property in the Overlay District.
2. Terms. Committee members shall be appointed for a terms of three years each. Initial appointment shall however be staggered such that two members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.542

Building Height Limitations. The maximum as-of-right height of buildings in the Harvard Square Overlay District shall be governed by the requirements of this Section 11.542; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be sixty (60) feet.

b. Special Permit for Additional Height. The maximum allowable height in the district may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the buildings may extend to eighty (80) feet in height provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° sky exposure planes, unless otherwise permitted by the Planning Board. A 45° sky exposure plane shall be an imaginary inclined plane beginning 55 feet above any streetline in the districts and rising over one or more lots at a 45° angle.

11.543

Retail Business and Consumer Service Establishments (Section 4.35) in Office and Residential Districts.

The Planning Board may allow by special permit the retail use of a lot or structure all or partially within the Harvard Square Overlay District and in a residential or office base-district where retail uses are not permitted under the provisions of Section 4.30 - Table of Use Regulations provided the following conditions are met or findings made:

a. For lots not abutting Massachusetts Avenue

1. The general purposes of this Section 11.50 are met;
2. The use will be located in a structure in existence as of June 1, 1985 and will not involve significant new construction.
3. The addition of such use(s) will specifically advance the objective of preservation of a building individually listed or determined eligible for the National Register of Historic Places (National register building) or that are contributing buildings in a listed or eligible National Register District (contributing building); or will advance the objective of preservation of important open space; by increasing the economic feasibility of maintaining such features.

4. The preservation of the buildings and open space identified in (3) above is assured through an approved mechanism for the full period the special permit is in force and effect.
5. The proposed use will not significantly alter the outward appearance of the structure or open space.
6. In its operation the use will not impact the district significantly differently than the uses permitted in the district.
7. The use is completely contained within the structure.
8. The use will be patronized substantially by pedestrians and will, if required by the Planning Board, function adequately without additional off-street parking or loading facilities and will in any case not generate vehicular traffic in quantity and type substantially different from that generated by permitted uses;
9. The applicant can demonstrate a need for the use(s) as a service to adjacent residential communities or the academic community and can demonstrate that for economic or other reasons the use cannot easily be located in existing business or office districts where the use is permitted. In addition the applicant must demonstrate that either the use has been displaced as a result of redevelopment elsewhere in the Overlay District; or that the use is important in its contribution to the variety, continuity, or uniqueness of the Harvard Square Overlay District.
10. The following uses however are specifically prohibited:
 - 4.35e (Lunchroom, restaurant, cafeteria);
 - f. (Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided);
 - g. (Bar or other establishment where alcoholic beverages are sold and where dancing is provided);
 - j. (Mortuary, undertaking or funeral establishment);

1. (Veterinary establishment, kennel, pet shop);
 - m. (Sales place for new and used cars);
 - o. (Fast order food establishment);
 - p. (Massage establishment)
- b. For lots abutting Massachusetts Avenue
1. The use is permitted in the Business B District.
 2. The public entrance to the establishment is on Massachusetts Avenue.
 3. Where the use is to be located in an existing structure the preservation objectives identified in 11.543 a (3) and (4) shall be advanced should the building be identified as a National Register or contributing building.
 4. Where the use is to be located in a new or substantially rehabilitated structure no National Register or contributing building existed on the site in the five (5) years preceding the application and which has been so altered as to change its designation or demolished prior to the application
 5. The uses in paragraph 11.543 a(10) above are specifically prohibited.

11.544

Parking and Loading Requirements

Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

- a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as National Register or contributing building; or
- b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a Special permit by the Planning Board provided:

- (1) The total development authorized on the site is reduced from the maximum permitted on the lot (but in no case shall it be required to be less than 80% of the gross floor area normally permitted on the site); or a cash contribution is made to the Harvard Square Improvement Fund in an amount equal to 50% of the cost of construction of the spaces not provided, said contribution to be used for one or more of the following capital improvements in the Harvard Square Overlay District:
- a. Provision of public parking, preferably for short-term users;
 - b. Improvements to public parks, or restoration of historic structures, monuments and other features owned by the city or other public agency or a non-profit organization;
 - c. Extension throughout the District of the surface improvements installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall receive and make comment on any proposal for the expenditure of such cash contributions. To the extent practicable the provision of public parking facilities shall be the first priority of any expenditure.

The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

- (2) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).
- (3) The Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (4) No existing National Register or contributing building is demolished or so altered as to change its designation as a National Register or contributing building; and
- (5) No National Register or contributing building existed on the site in the five (5) years preceding the application and which has been so altered as to change its designation or demolished prior to the application.

11.545

Building Setbacks

Maintenance of the District's positive diversity of building form and scale and its variety of open spaces, yards and courtyards is encouraged throughout the District. It is therefore desirable to permit design flexibility to allow any physical change in the District to reflect the character of the area within which it is located. To this end any building in the Harvard Square Overlay District shall be exempt from the yard requirements as specified in Section 5:30, except where such yard abuts a lot (but not a public way) outside the Overlay District, under the following conditions:

- a. For any building in existence as of July 1, 1985; or
- b. For any new building in any Business, Office or Residence C-3 base zoning district, after the issuance of a Special Permit by the Planning Board, provided:
 1. The design of the new structure is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.
 2. No existing National Register or contributing building is demolished or so altered as to change its designation as a National Register or contributing building; and
 3. No National Register or contributing building previously existed on the site in the preceding five (5) years and which has been so altered as to change its designation or demolished prior to the application.

11.546

No conservation district under Ordinance 1002 or historic district under Chapter 40c, Massachusetts General Laws shall be established within the Overlay District. However, a place, structure, feature or object may be designated as a protected landmark under applicable legislation.

B. Amend the Zoning Map of the City of Cambridge by deleting the existing Harvard Square Overlay District and substituting therefor a new Harvard Square Overlay District as described below:

- 1.0 That the Zoning Ordinances of the City of Cambridge be amended as necessary to reflect or create, whichever is appropriate, an overlay zone designated "Harvard Square Overlay District" over the existing district designations for the following described area of land;

Beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Church Street;

- 1.1 Thence, running westerly along the centerline of Church Street 240 feet more or less to a point, said point being the intersection of the western lot line of lot numbered 79 of Assessor's Plat numbered 169;
- 1.2 Thence turning and proceeding in a northerly direction along the westerly lot line of lot numbered 79 on Assessor's Plat numbered 169, for a distance of approximately 70 feet to a point, said point being the intersection with the northern lot line of lots numbered 8, 67, and 68 of Assessor's Plat numbered 169;
- 1.3 Thence turning and proceeding in a westerly direction along the northern lot line of lots numbers 8, 67, and 68 on Assessor's Plat numbered 169, for a distance of approximately 147 feet to a point said point being the intersection of the northerly lot line of lot numbered 10 on Assessor's Plat numbered 169;
- 1.4 Thence turning and proceeding in a northerly direction along the easterly lot line of lot numbered 10 on Assessor's Plat numbered 169, for a distance of approximately 127 feet to a point said point being the intersection of the easterly lot line of lot numbered 10 on Assessor's Plat numbered 169 and the southerly lot line of lots numbered 19, 18, 17, 16, 15, and 14 of Assessor's Plat numbered 169;
- 1.5 Thence turning and proceeding in a westerly direction along the southerly lot lines of lots numbered 19, 18, 17, 16, 15, and 14 of Assessor's Plat numbered 169, for a distance of approximately 290 feet to a point said point being the intersection with a line parallel to and 100 feet from the north-easterly sideline of Brattle Street;
- 1.6 Thence turning and proceeding in a northerly direction along a line 100 feet from and parallel to the northeasterly sideline of Brattle Street for a distance of approximately 95 feet to a point said point being the intersection with the centerline of Farwell Place;

- 1.7 Thence turning and proceeding in a southwesterly direction along the centerline of Farwell Place for a distance of approximately 135 feet to a point said point being the intersection of the centerline of Farwell Place and the centerline of Brattle Street;
- 1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Brattle Street for a distance of approximately 55 feet to a point said point being the intersection of a line 100 feet from and parallel to the northwesterly sideline of Story Street;
- 1.9 Thence turning and proceeding in a westerly direction along a line 100 feet from and parallel to the northwesterly sideline of Story Street for a distance of approximately 130 feet to a point said point being the intersection of a line 100 feet from and parallel to the southwesterly sideline of Brattle Street;
- 1.10 Thence turning and proceeding in a southerly direction along a line 100 from and parallel to the southwesterly sideline of Brattle Street for a distance of approximately 115 feet to a point said point being the intersection with the centerline of Story Street;
- 1.11 Thence turning and proceeding in a southwesterly direction along the centerline of Story Street for a distance of approximately 235 feet to a point said point being the intersection of the centerline of Story Street and a line 100 from and parallel to the northeasterly sideline of Mount Auburn Street;
- 1.12 Thence turning and proceeding in a northwesterly direction along a line 100 feet from and parallel to the northeasterly sideline of Mount Auburn Street for a distance of approximately 255 feet to a point said point being the intersection of the above line and the centerline of Hilliard Street;
- 1.13 Thence turning and proceeding in a southwesterly direction along the centerline of Hilliard Street for a distance of approximately 120 feet to a point said point being the intersection of the centerlines of Mount Auburn Street and Hilliard Street;
- 1.14 Thence turning and proceeding in a northwesterly direction along the centerline of Mount Auburn Street for a distance of approximately 50 feet to a point said point being the intersection of the centerlines of Mount Auburn Street and Gerry Street;
- 1.15 Thence turning and proceeding in a southwesterly direction along the centerline of Gerry Street for a distance of approximately 193 feet to a point said point being the intersection of the centerlines of Gerry Street and Revere Street;

- 1.16 Thence turning and proceeding southeasterly along the centerline of Revere Street and an extension thereof for a distance of approximately 135 feet to a point said point being the intersection of the extension of the centerline of Revere Street and the southwesterly extension of the southeasterly lot line of lots numbered 35 and 37 on Assessor's Plat numbered 166;
- 1.17 Thence turning and porceeding southwesterly along the southwesterly extension of the southeasterly lot line of lots numbered 35 and 37, and along the northeasterly extension of the southeasterly lot line of lot numbered 61 and along the southeasterly lot line of lot numbered 61 as shown on Assessor's Plat numbered 166 for a distance of approximately 446 feet to a point said point being the intersection of the extension of the southeasterly lot line of lot numbered 61 on Assessor's Plat numbered 166 and the centerline of Memorial Drive;
- 1.18 Thence turning and proceeding in a southerly direction along the centerline of Memorial Drive to a point said point being the intersection of the centerline of Memorial Drive and the southerly extension of the southeasterly lot lines of lots numbered 51 and 52 on Assessor's Plat numbered 165;
- 1.19 Thence turning and proceeding in a northerly direction along the southeasterly lot lines of lots numbered 51 and 52 and extension thereof on Assessor's Plat numbered 165 for a distance of approximately 830 feet to a point said point being the intersection of the easterly extension of the southeasterly lot line of lot numbered 51 on Assessor's Plat numbered 165 and the centerline Bennett Street;
- 1.20 Thence turning and proceeding southeasterly along the centerline of Bennett Street and an extension thereof for a distance of approximately 95 feet to a point said point being the intersection of the centerlines of Bennett Street and Eliot Street;
- 1.21 Thence turning and proceeding southeasterly along the centerline of Eliot Street and an extension thereof for a distance of approximately 370 feet to a point said point being the intersection of the centerlines of Eliot Street and John F. Kennedy Street;
- 1.22 Thence turning and proceeding in a northeasterly direction along the centerline of John F. Kennedy Street for a distance of approximately 85 feet to a point said point being the intersection of the centerline of John F. Kennedy Street and the extension of the centerline of South Street;
- 1.23 Thence turning and proceeding in a southeasterly direction along the centerline of South Street to the point of intersection with the centerline of Dunster Street;
- 1.24 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street to the point of intersection with the centerline of Winthrop Street for a distance of approximately 200 feet;

- 1.25 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street to the centerline of Holyoke Street for a distance of approximately 230 feet;
- 1.26 Thence continuing in a southeasterly direction along the centerline of Holyoke Place and its southeasterly extension to a point of intersection with the centerline of Plympton Street for a distance of approximately 460 feet;
- 1.27 Thence turning and proceeding in a northeasterly direction along the centerline of Plympton Street to the point of intersection with the centerline of Mount Auburn Street for a distance of approximately 125 feet;
- 1.28 Thence turning and proceeding in a southeasterly direction along the centerline of Mount Auburn Street for a distance of approximately 789 feet to a point said point being the intersection of the centerline of Mount Auburn Street and the northerly extension of the centerline of Banks Street;
- 1.29 Thence turning and proceeding in a southwesterly direction along the centerline of Banks Street for a distance of approximately 125 feet to a point said point being the intersection of the centerline of Banks Street and a line 100 feet from and parallel to the southerly sideline of Mount Auburn Street;
- 1.30 Thence turning and proceeding in a southeasterly direction along a line 100 feet from and parallel to the southerly sideline of Mount Auburn Street for a distance of approximately 493 feet to a point said point being the intersection of the line and the southeasterly lot line of lot numbered 2 on Assessor's Plat numbered 121;
- 1.31 Thence turning and proceeding in a northeasterly direction along the southeasterly lot line of lot numbered 2 on Assessor's Plat numbered 121 and its northeasterly extension for a distance of approximately 268 feet to its intersection with a line 100 feet from and parallel to the northeasterly sidelines of Massachusetts Avenue;
- 1.32 Thence turning and proceeding in a northwesterly direction along a line 100 feet from and parallel to the northerly sideline of Massachusetts Avenue for a distance approximately 675 feet to a point said point being the intersection of a line 100 feet from the northerly sideline of Massachusetts Avenue and the southeastern lot line of lot numbered 1 on Assessor's Plat numbered 134;
- 1.33 Thence turning and proceeding in a northeasterly direction along the southeasterly lot line of lot numbered 1 on Assessor's Plat numbered 134 for a distance of approximately 120 feet to a point said point being the intersection of the above line and the centerline of Harvard Street;

- 1.34 Thence turning and proceeding in a northwesterly direction along the centerline of Harvard Street for a distance of approximately 367 feet to a point said point being the intersection of the centerlines of Harvard Street and Massachusetts Avenue;
- 1.35 Thence continuing in a northwesterly direction along the centerline of Massachusetts Avenue for a distance of approximately 1338 feet to a point said point being the intersection of the centerlines of Massachusetts Avenue and Church Street to the point of origin.

1.01 Premises shown on the Assessor's Plat numbered 160:

Even numbers 1268-1392 Massachusetts Avenue, even numbers 2-42 and odd numbers 1-41 John F. Kennedy Street, even numbers 10-36 Brattle Street, odd numbers 57-101 Mount Auburn Street, even numbers 2A-36 and odd numbers 5-35 Dunster Street, even numbers 2-26 and 11-23 Holyoke Street, even numbers 8-14 and odd numbers 3-9 Linden Street, odd numbers 1-35 Plympton Street, and odd numbers 47-57 Bow Street which includes all or parts of lots numbered 57, 63, 64, 66, 71, 72, 69, 70, 67, 68, 58, 59, 11, 14, 15, 22, 21, 75, 16, 52, 51, 80, 81, 23, 24, 25, 26, 27, 74, 78, 79, 54, 38, 55, 37, 83, 84, 36, 30, 53, 76, 77, 48, 46, 60, and 61.

1.02 Premises shown on the Assessor's Plat numbered 133:

Even numbers 4-44 Plympton Street, even numbers 6-42 and odd numbers 1-43 Bow Street, odd numbers 1A-53 Mount Auburn Street, even numbers 1086-1256 Massachusetts Avenue, even numbers 4-24 and odd numbers 17-23 Bow Street which includes all or parts of lots numbered 53, 52, 51, 56, 10, 9, 55, 5, 8, 7, 6, 4, 11, 12, 48, 49, 14, 15, 21, 43, 41, 42, 20, 50, 47, 40, 39, 23, 24, 38, 37, 36, 25, 26, 27, 28, 29, 38, 31, 35, 45, 44, 32, and 33.

1.03 Premises shown on the Assessor's Plat numbered 134:

Odd numbers 1039-1191 Massachusetts Avenue, 4 and 6 and 7 Trowbridge Street, 6 and 5 Remington Street which includes all or parts of lots numbered 1, 2, 8, 7, 6, 56, 50, 33, 34, and 32.

1.04 Premises shown on the Assessor's Plat numbered 168:

Even numbers 38A-52 Brattle Street even numbers 4-18 and odd number 17 Story Street, odd numbers 109-133 Mount Auburn Street, even numbers 20 and 22 Hilliard Street and even numbers 8-20 and 5-19 Mifflin Place.

1.05 Premises shown on the Assessor's Plat numbered 169:

Even numbers 1394-1442 Massachusetts Avenue, even numbers 2-66 and odd numbers 21-67 Church Street, odd numbers 1-51 Brattle Street, and even numbers 2-32 and odd numbers 1-35 Palmer Street, which includes all or parts of lots numbered 14, 86, 85, 12, 11, 10, 67, 68, 7, 8, 99, 100, 81, 71, 97, 93, 50, 101, 98, 84, 47, and 46.

1.06 Premises shown on the Assessor's Plat numbered 132:

Even numbers 2-10 Mount Auburn Street, even numbers 18 and 20 Banks Street, odd numbers 3-11 Putnam Avenue which includes all or parts of lots numbered 97, 135, 122, 131, 138 and 98.

1.07 Premises shown on the Assessor's Plat numbered 121:

Even numbers 1044-1056 Massachusetts Avenue, number 9 Putnam Avenue and 12 Putnam Avenue which includes all or parts of lots numbered 1 and 2.

1.08 Premises shown on the Assessor's Plat numbered 161:

Even numbers 52-72 Mount Auburn Street, even numbers 28 and 30 Holyoke Street, even numbers 2-36 and odd numbers 1-35 Holyoke Place and odd numbers 57-61 Plympton Street which includes all or parts of lots numbered 1, 2, 3, 4, 5, 93, 91, 92, 81, and 83.

1.09 Premises shown on the Assessor's Plat numbered 162:

Even numbers 74-104 Mount Auburn Street, even numbers 44-60 and odd numbers 53-65 John F. Kennedy Street, even numbers 2-28 Eliot Street, even numbers 56-106 and odd numbers 39-107 Winthrop Street, even numbers 44-56 and odd numbers 43-77 Dunster Street and 25-33 Holyoke Street which includes all or parts of lots numbered 57, 58, 59, 69, 75, 74, 17, 29, 64, 65, 26, 18, 19, 54, 66, 4, 5, 68, 67, 9, 47, 48, 7, 72, 73, 36, 35, 51, 52, 53, 32, 31, 16, 71, 10, 11, 62, 49, 50, and 63.

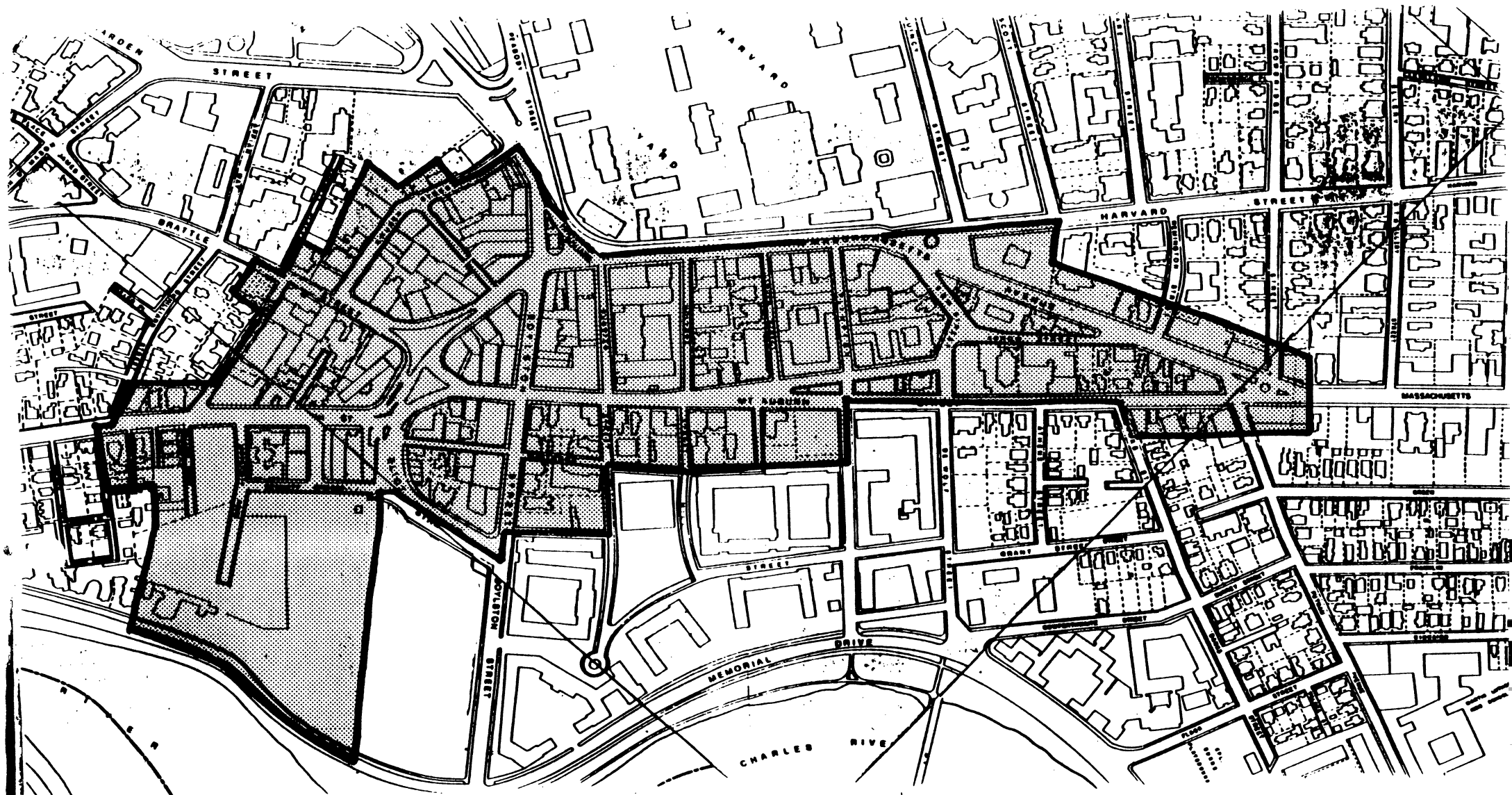
1.010 Premises shown on the Assessor's Plat numbered 165:

Even numbers 108-128 Mount Auburn Street, even numbers 2-12 and odd number 3 University Road, and 976, 977, and 978 Memorial Drive which includes all or parts of lots numbered 24, 26, 54, 53, 40, 39, 42, 58, 41, 28, 29, 15, 34, 51, and 52.

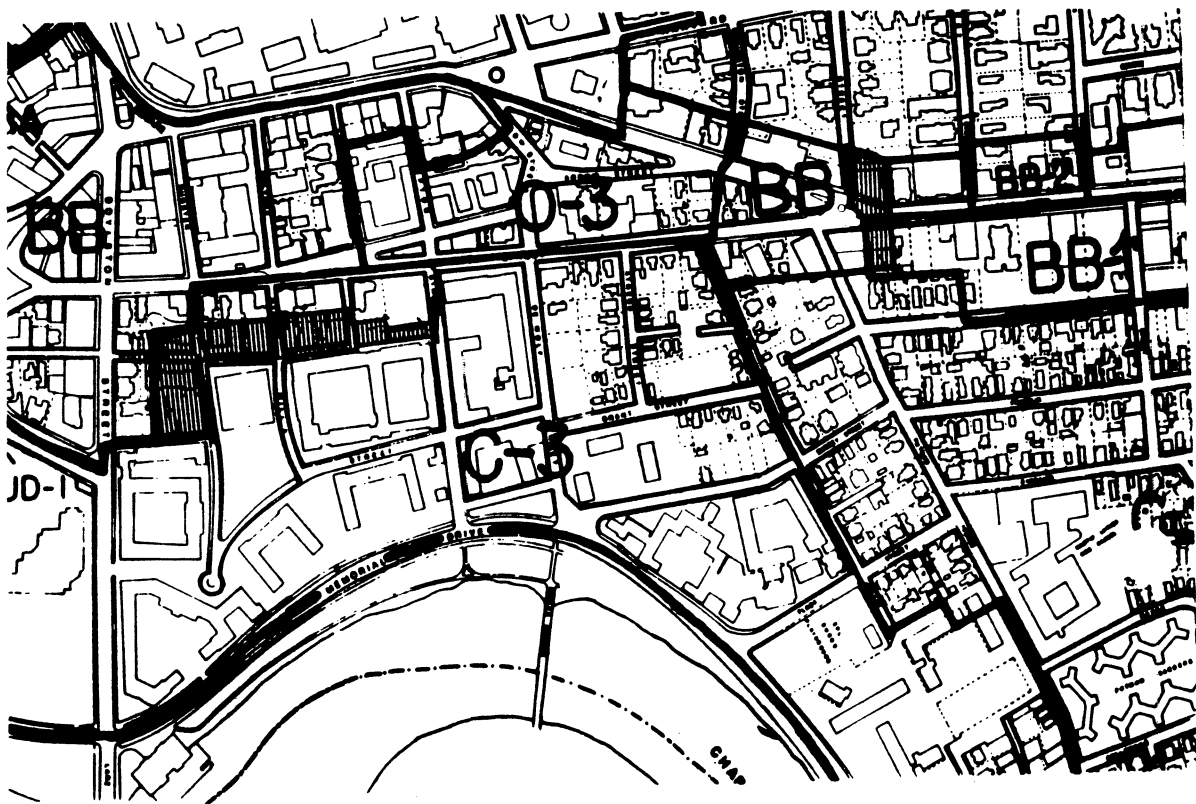
1.011 Premises shown on the Assessor's Plat numbered 166:

Even numbers 132-138 Mount Auburn Street, even numbers 2-8 Gerry Street, even number 10 and odd numbers 3-9 Revere Street, and 979, 980, 981, and 982 Memorial Drive which includes all or parts of lots numbered 33, 34, 77, 78, 83, 35, 37, 73, 80, and 82.

Recommended Revised Harvard Square Overlay District



Recommended Extensions to the Harvard Square Overlay District



Harvard Sq. Advisory Panel II

Cambridge, December 3, 1988

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

The undersigned respectfully pray

Amend the Zoning Map of the City of Cambridge by rezoning an
area currently designated Business B and Residence C-3 to
Residence C-2 as described below:

- 3.0 Rezone to Residence C-2 that area presently zoned Residence C-3 and Business B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Plympton Street and Mount Auburn Street,
- 3.1 Thence turning and proceeding in a northwesterly direction along the centerline of Mount Auburn Street to the northeasterly extension of the northeasterly sideline of lot number 68 on Assessor's Plat numbered 161, for a distance of approximately 750 feet,
- 3.2 Thence turning and proceeding in a southwesterly direction along the northeasterly sideline of lot numbered 68, Assessor's Plat numbered 161, to its intersection with a line 100 ft. distant from and parallel to the southwesterly sideline of Mount Auburn Street;
- 3.3 Thence turning and proceeding in a northwesterly direction to a point 100 feet from the sideline of John F. Kennedy Street along a line 100 feet from and parallel to the sideline of Mount Auburn Street for a distance of approximately 29 feet,
- 3.4 Thence turning and proceeding in a southwesterly direction along a line 100 feet from and parallel to John F. Kennedy Street to a point of intersection with the centerline of South Street for a distance of approximately 300 feet,
- 3.5 Thence turning and proceeding in a southeasterly direction along the centerline of South Street to the point of intersection with the centerline of Dunster Street for a distance of approximately 180 feet,
- 3.6 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street to the point of intersection with the center line of Winthrop Street for a distance of approximately 200 feet,
- 3.7 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street to the centerline of Holyoke Street for a distance for approximately 230 feet,
- 3.8 Thence continuing in a southeasterly direction along the centerline of Holyoke Place and its extension to a point of intersection with the centerline of Plympton Street, for a distance of approximately 460 feet;
- 3.9 Thence turning and proceeding in a northeasterly direction along the centerline of Plympton Street to the point of origin for a distance of approximately 200 feet.
- 3.01 Premises shown on Assessor's Plat numbered 161:

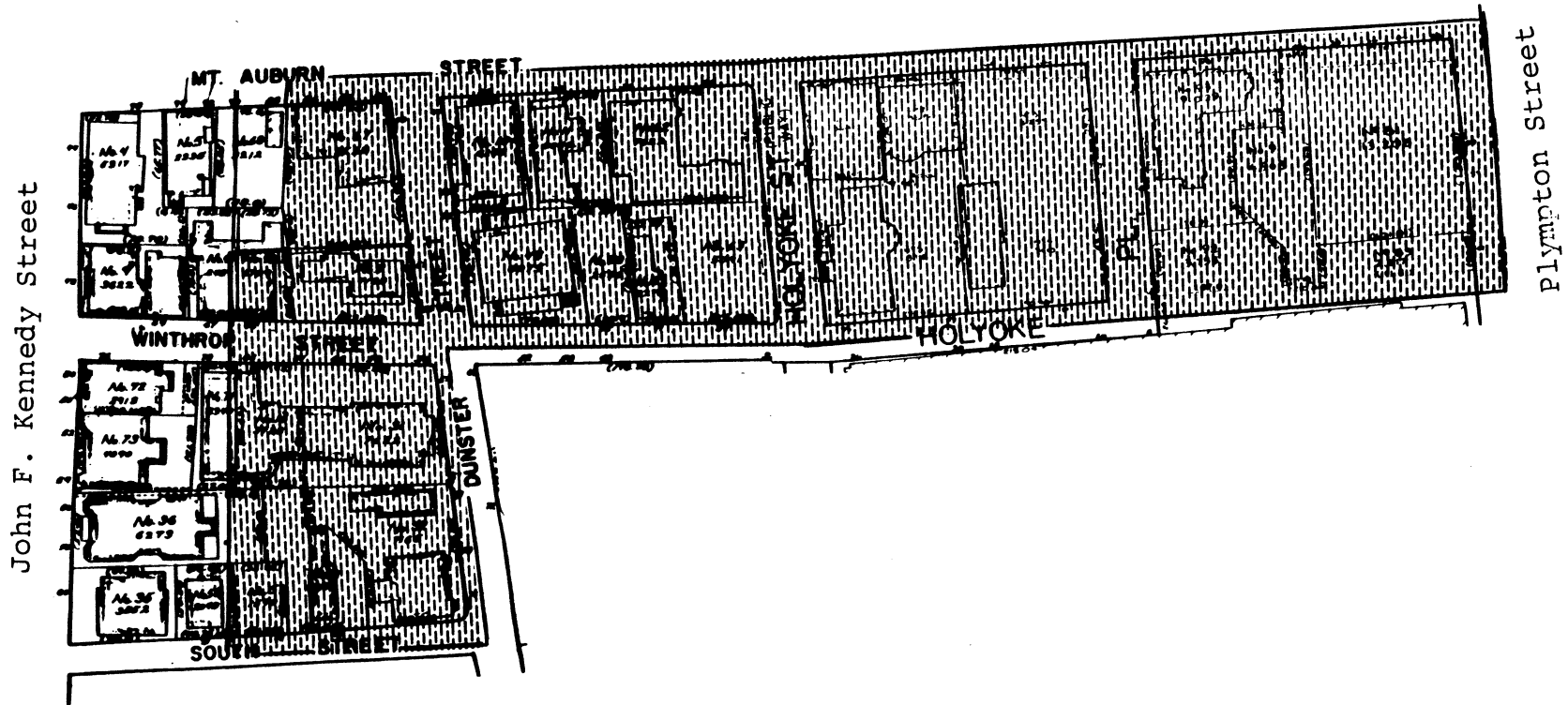
Odd numbers 57-61 Plympton Street, even number 52-72 Mount Auburn Street, even numbers 2-26 Holyoke Place, 1-35 Holyoke

Place, and 28-30 Holyoke Street which includes all or parts of lots numbered 81, 83, 84, 82, 76, 4, 3, 2, 1, and 5.

3.02 Premises shown on the Assessor's Plat numbered 162:

Even numbers 74-86 Mount Auburn Street, odd numbers 25-33 Holyoke Street, 39-67 and 38-70 Winthrop Street, 43-77 and 44-56 Dunster Street, and 17-21 South Street, which includes all or parts of lots numbered 62, 11, 10, 49, 50, 14, 63, 67, 48, 7, 71, 16, 31, 36, 52, 51, 53, and 32.

Business B and Residence C-3 to Residence C-2





498-9034

CITY OF CAMBRIDGE
RECEIVED BY
OFFICE OF CITY CLERK
COMMUNITY DEVELOPMENT DEPARTMENT

1985 DEC 3 PM 4:53
City Hall Annex 11th Floor - Broadway - Cambridge, Mass. 02139

CAMBRIDGE MA.

December 3, 1985

Dear Paul:

I will be sending additional copies to you tomorrow.



RECEIVED BY
OFFICE OF CITY CLERK

DEC 3 1985

CITY OF CAMBRIDGE, MASSACHUSETTS PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

*original submitted
I see revised/overruled
submitted December 11, 1985*

December 3, 1985

To the Honorable City Council

Subject: Revised Harvard Square Overlay District

The Planning Board is hereby submitting for consideration by the City Council a revision to the existing Harvard Square Overlay District. This revision is the product of more than two years of discussions with the business community, property owners, and citizen groups concerned about Harvard Square. As proposed, the revision would retain the existing Overlay District boundary with the exception of two modest expansions which are indicated on the accompanying maps.

Although the expansions are minor, the regulatory substance of the District has changed in a number of important ways:

1. A formal advisory review committee is established to replace the required informal review process that now takes place when major development projects are proposed.
2. Relaxation of base zoning district setback requirements (now waived by the Overlay District) is permitted by Special Permit only and provided urban design and other objectives are met.
3. New Special Permit provisions allow for the waiver of parking requirements on small lots, and the location of limited retail uses in non-business districts provided the principal objectives of the Overlay District, and in particular the preservation of important existing structures, are met.
4. Height is limited to 60 feet by right as in the present Overlay District. By Special Permit a structure may be built to 80 feet; the present option to build to 110 feet by Special Permit is eliminated.

In addition regulations are for the first time tied, by reference, to documents which identify most of the buildings in Harvard Square worthy of preservation (a proposed National Register Historic District) and define as well a set of general urban design objectives for the Square (Harvard Square Development Guidelines, now in draft form). These documents are intended to guide public agencies required to take formal action as well help private development interests considering building programs within the Overlay District.

As a companion but separate petition a rezoning of a portion of the Residence C-3 base zoning district is recommended along the south side of Mount Auburn Street in an area proposed to be included in the Overlay District.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script that reads "Arthur C. Parris".

Arthur Parris
Chairman

Cambridge, December 3 19 85

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

The undersigned respectfully pray

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

- A. Amend the text of the Zoning Ordinance by deleting the
existing section 11.50, Harvard Square Overlay District
and creating a new section 11.50 Harvard Square Overlay
District, as follows:

11.50 HARVARD SQUARE OVERLAY DISTRICT

11.51 Establishment and Scope. There is hereby established the Harvard Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.50. It is the intent of this section that these regulations will apply to a single area described generally as the Harvard Square business district and certain abutting portions of the neighborhoods around it.

11.52 General Purpose. It is the purpose of this Section 11.50 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to the Harvard Square area. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Harvard Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Harvard Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.52

11.53 General Provisions

11.531 The Harvard Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Sub-section 11.42, Development Consultation Procedure, shall be subject to the Development Consultation Procedure specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Harvard Square Advisory Committee using procedures as specified in Sub-section 11.541 of this Section 11.50.

11.532 Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Harvard Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Harvard Square Development Guidelines, in addition to the requirements of Sections 10.30

(Variances) and 10.40 (Special Permits) and this Section 11.50. These guidelines are also intended to assist in shaping any contemplated physical change within the Harvard Square Overlay District.

11.54

DETAILED PROVISIONS

11.541

Harvard Square Advisory Committee

There shall be established a Harvard Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities and membership.

- a. Purpose. It is the intent of this Sub-section 11.541 that the Committee shall in its official actions fulfill the following purposes.
 1. To establish a formal, on-going body that will review all major development actions in Harvard Square.
 2. To provide a forum within which a wide range of perspectives on development actions can be heard.
 3. To establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development or planning proposal and suggest avenues of research which might be pursued to resolve identified conflicts or make the project better fulfill both public and private objectives for Harvard Square
- b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Harvard Square Overlay District for review and comment. In addition the Committee may comment on any preliminary proposal for which any public agency or private interest may wish to receive advice and recommendations.
- c. Procedure. Within six months of any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Harvard Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Harvard Square Advisory Committee for

their review and comment. Within 30 days of that submittal (or within up to 60 days with the consent of the applicant) the committee shall, in a report, outline the urban design and development issues raised by the proposal. The Committee may suggest, the areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private objectives or which might help to shape the project to better serve those objectives. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance. The Community Development Department shall serve as staff the Committee.

- d. 1. Membership.
 - a. Two members having recognized qualifications as: architect or landscape architect.
 - b. One member having recognized qualifications as: real estate development or financing expert.
 - c. One member who operates a business within the Overlay District.
 - d. One member owning commercial property within the Overlay District.
 - e. Two members representing residents of the abutting Cambridge neighborhoods.
 - f. One member representing an institution owning institutional property in the Overlay District.
2. Terms. Committee members shall be appointed for a terms of three years each. Initial appointment shall however be staggered such that two members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.542

Building Height Limitations. The maximum as-of-right height of buildings in the Harvard Square Overlay District shall be governed by the requirements of this Section 11.542; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be sixty (60) feet.

b. Special Permit for Additional Height. The maximum allowable height in the district may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the buildings may extend to eighty (80) feet in height provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° sky exposure planes, unless otherwise permitted by the Planning Board. A 45° sky exposure plane shall be an imaginary inclined plane beginning 55 feet above any streetline in the districts and rising over one or more lots at a 45° angle.

11.543

Retail Business and Consumer Service Establishments (Section 4.35) in Office and Residential Districts.

The Planning Board may allow by special permit the retail use of a lot or structure all or partially within the Harvard Square Overlay District and in a residential or office base-district where retail uses are not permitted under the provisions of Section 4.30 - Table of Use Regulations provided the following conditions are met or findings made:

- a. For lots not abutting Massachusetts Avenue
1. The general purposes of this Section 11.50 are met;
 2. The use will be located in a structure in existence as of June 1, 1985 and will not involve significant new construction.
 3. The addition of such use(s) will specifically advance the objective of preservation of a building individually listed or determined eligible for the National Register of Historic Places (National register building) or that are contributing buildings in a listed or eligible National Register District (contributing building); or will advance the objective of preservation of important open space; by increasing the economic feasibility of maintaining such features.

4. The preservation of the buildings and open space identified in (3) above is assured through an approved mechanism for the full period the special permit is in force and effect.
5. The proposed use will not significantly alter the outward appearance of the structure or open space.
6. In its operation the use will not impact the district significantly differently than the uses permitted in the district.
7. The use is completely contained within the structure.
8. The use will be patronized substantially by pedestrians and will, if required by the Planning Board, function adequately without additional off-street parking or loading facilities and will in any case not generate vehicular traffic in quantity and type substantially different from that generated by permitted uses;
9. The applicant can demonstrate a need for the use(s) as a service to adjacent residential communities or the academic community and can demonstrate that for economic or other reasons the use cannot easily be located in existing business or office districts where the use is permitted. In addition the applicant must demonstrate that either the use has been displaced as a result of redevelopment elsewhere in the Overlay District; or that the use is important in its contribution to the variety, continuity, or uniqueness of the Harvard Square Overlay District.
10. The following uses however are specifically prohibited:
 - 4.35e (Lunchroom, restaurant, cafeteria);
 - f. (Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided);
 - g. (Bar or other establishment where alcoholic beverages are sold and where dancing is provided);
 - j. (Mortuary, undertaking or funeral establishment);

1. (Veterinary establishment, kennel, pet shop);
 - m. (Sales place for new and used cars);
 - o. (Fast order food establishment);
 - p. (Massage establishment)
- b. For lots abutting Massachusetts Avenue
1. The use is permitted in the Business B District.
 2. The public entrance to the establishment is on Massachusetts Avenue.
 3. Where the use is to be located in an existing structure the preservation objectives identified in 11.543 a (3) and (4) shall be advanced should the building be identified as a National Register or contributing building.
 4. Where the use is to be located in a new or substantially rehabilitated structure no National Register or contributing building existed on the site in the five (5) years preceding the application and which has been so altered as to change its designation or demolished prior to the application
 5. The uses in paragraph 11.543 a(10) above are specifically prohibited.

11.544

Parking and Loading Requirements

Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

- a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as National Register or contributing building; or
- b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a Special permit by the Planning Board provided:

- (1) The total development authorized on the site is reduced from the maximum permitted on the lot (but in no case shall it be required to be less than 80% of the gross floor area normally permitted on the site); or a cash contribution is made to the Harvard Square Improvement Fund in an amount equal to 50% of the cost of construction of the spaces not provided, said contribution to be used for one or more of the following capital improvements in the Harvard Square Overlay District:
- a. Provision of public parking, preferably for short-term users;
 - b. Improvements to public parks, or restoration of historic structures, monuments and other features owned by the city or other public agency or a non-profit organization;
 - c. Extension throughout the District of the surface improvements installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall receive and make comment on any proposal for the expenditure of such cash contributions. To the extent practicable the provision of public parking facilities shall be the first priority of any expenditure.

The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

- (2) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).
- (3) The Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (4) No existing National Register or contributing building is demolished or so altered as to change its designation as a National Register or contributing building; and
- (5) No National Register or contributing building existed on the site in the five (5) years preceding the application and which has been so altered as to change its designation or demolished prior to the application.

11.545

Building Setbacks

Maintenance of the District's positive diversity of building form and scale and its variety of open spaces, yards and courtyards is encouraged throughout the District. It is therefore desirable to permit design flexibility to allow any physical change in the District to reflect the character of the area within which it is located. To this end any building in the Harvard Square Overlay District shall be exempt from the yard requirements as specified in Section 5:30, except where such yard abuts a lot (but not a public way) outside the Overlay District, under the following conditions:

- a. For any building in existence as of July 1, 1985; or
- b. For any new building in any Business, Office or Residence C-3 base zoning district, after the issuance of a Special Permit by the Planning Board, provided:
 1. The design of the new structure is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.
 2. No existing National Register or contributing building is demolished or so altered as to change its designation as a National Register or contributing building; and
 3. No National Register or contributing building previously existed on the site in the preceding five (5) years and which has been so altered as to change its designation or demolished prior to the application.

11.546

No conservation district under Ordinance 1002 or historic district under Chapter 40c, Massachusetts General Laws shall be established within the Overlay District. However, a place, structure, feature or object may be designated as a protected landmark under applicable legislation.

B. Amend the Zoning Map of the City of Cambridge by deleting the existing Harvard Square Overlay District and substituting therefor a new Harvard Square Overlay District as described below:

- 1.0 That the Zoning Ordinances of the City of Cambridge be amended as necessary to reflect or create, whichever is appropriate, an overlay zone designated "Harvard Square Overlay District" over the existing district designations for the following described area of land; all references being to official city maps accurate as of September 1, 1978:

Beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Church Street;

- 1.1 Thence, running westerly along the centerline of Church Street 240 feet more or less to a point, said point being the intersection of the western lot line of lot numbered 79 of Assessor's Plat numbered 169;
- 1.2 Thence turning and proceeding in a northerly direction along the westerly lot line of lot numbered 79 on Assessor's Plat numbered 169, for a distance of approximately 70 feet to a point, said point being the intersection with the northern lot line of lots numbered 8, 67, and 68 of Assessor's Plat numbered 169;
- 1.3 Thence turning and proceeding in a westerly direction along the northern lot line of lots numbers 8, 67, and 68 on Assessor's Plat numbered 169, for a distance of approximately 147 feet to a point said point being the intersection of the northerly lot line of lot numbered 10 on Assessor's Plat numbered 169;
- 1.4 Thence turning and proceeding in a northerly direction along the easterly lot line of lot numbered 10 on Assessor's Plat numbered 169, for a distance of approximately 127 feet to a point said point being the intersection of the easterly lot line of lot numbered 10 on Assessor's Plat numbered 169 and the southerly lot line of lots numbered 19, 18, 17, 16, 15, and 14 of Assessor's Plat numbered 169;
- 1.5 Thence turning and proceeding in a westerly direction along the southerly lot lines of lots numbered 19, 18, 17, 16, 15, and 14 of Assessor's Plat numbered 169, for a distance of approximately 290 feet to a point said point being the intersection with a line parallel to and 100 feet from the northeasterly sideline of Brattle Street;
- 1.6 Thence turning and proceeding in a northerly direction along a line 100 feet from and parallel to the northeasterly sideline of Brattle Street for a distance of approximately 95 feet to a point said point being the intersection with the centerline of Farwell Place;

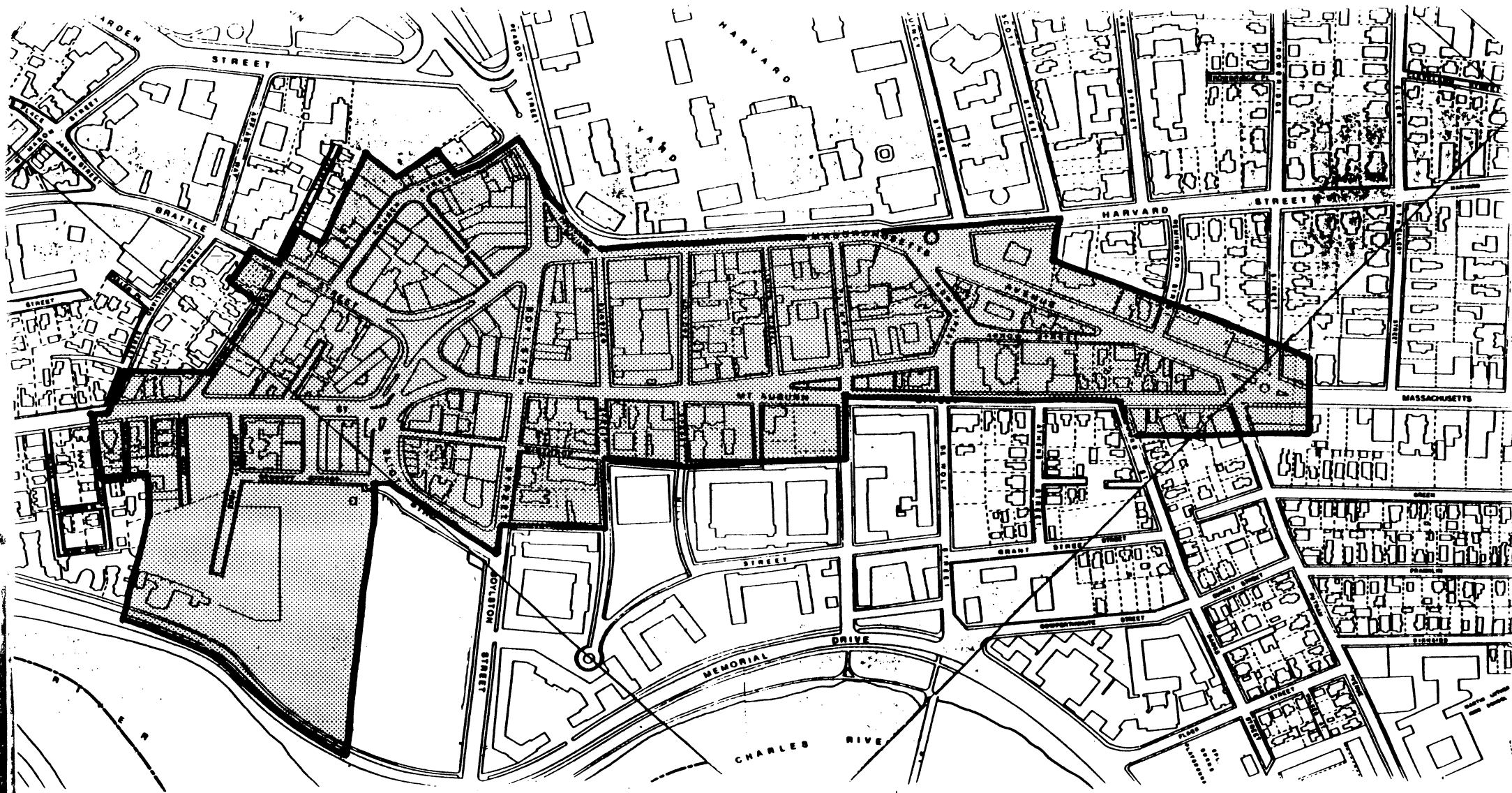
- 1.7 Thence turning and proceeding in a southwesterly direction along the centerline of Farwell Place for a distance of approximately 135 feet to a point said point being the intersection of the centerline of Farwell Place and the centerline of Brattle Street;
- 1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Brattle Street for a distance of approximately 55 feet to a point said point being the intersection of a line 100 feet from and parallel to the northwesterly sideline of Story Street;
- 1.9 Thence turning and proceeding in a westerly direction along a line 100 feet from and parallel to the northwesterly sideline of Story Street for a distance of approximately 130 feet to a point said point being the intersection of a line 100 feet from and parallel to the southwesterly sideline of Brattle Street;
- 1.10 Thence turning and proceeding in a southerly direction along a line 100 feet from and parallel to the southwesterly sideline of Brattle Street for a distance of approximately 115 feet to a point said point being the intersection with the centerline of Story Street;
- 1.11 Thence turning and proceeding in a southwesterly direction along the centerline of Story Street for a distance of approximately 235 feet to a point said point being the intersection of the centerline of Story Street and a line 100 feet from and parallel to the northeasterly sideline of Mount Auburn Street;
- 1.12 Thence turning and proceeding in a northwesterly direction along a line 100 feet from and parallel to the northeasterly sideline of Mount Auburn Street for a distance of approximately 255 feet to a point said point being the intersection of the above line and the centerline of Hilliard Street;
- 1.13 Thence turning and proceeding in a southwesterly direction along the centerline of Hilliard Street for a distance of approximately 120 feet to a point said point being the intersection of the centerlines of Mount Auburn Street and Hilliard Street;
- 1.14 Thence turning and proceeding in a northwesterly direction along the centerline of Mount Auburn Street for a distance of approximately 50 feet to a point said point being the intersection of the centerlines of Mount Auburn Street and Gerry Street;
- 1.15 Thence turning and proceeding in a southwesterly direction along the centerline of Gerry Street for a distance of approximately 193 feet to a point said point being the intersection of the centerlines of Gerry Street and Revere Street;

- 1.16 Thence turning and proceeding southeasterly along the centerline of Revere Street and an extension thereof for a distance of approximately 135 feet to a point said point being the intersection of the extension of the centerline of Revere Street and the southeasterly lot line of lot numbered 41 on Assessor's Plat numbered 166;
- 1.17 Thence turning and proceeding southwesterly along the southeasterly lot lines of lots numbered 41, 43, 44, and 61 and extension thereof as shown on Assessor's Plat numbered 166 for a distance of approximately 446 feet to a point said point being the intersection of the extension of the southwesterly lot line 61 on Assessor's Plat numbered 166 and the centerline of Memorial Drive;
- 1.18 Thence turning and proceeding in a southerly direction along the centerline of Memorial Drive to a point said point being the intersection of the centerline of Memorial Drive and the southerly extension of the southeasterly lot line of lot numbered 47 on Assessor's Plat numbered 165;
- 1.19 Thence turning and proceeding northerly along the southeasterly lot line of lot number 47 and extension thereof on Assessor's Plat numbered 165 for a distance of approximately 830 feet to a point said point being the intersection of the easterly extension of the southeasterly lot line of lot numbered 47 on Assessor's Plat numbered 165 and the centerline of Bennett Street;
- 1.20 Thence turning and proceeding southeasterly along the centerline of Bennett Street and an extension thereof for a distance of approximately 95 feet to a point said point being the intersection of the centerlines of Bennett Street and Eliot Street;
- 1.21 Thence turning and proceeding southeasterly along the centerline of Eliot Street and an extension thereof for a distance of approximately 370 feet to a point said point being the intersection of the centerlines of Eliot Street and John F. Kennedy Street;
- 1.22 Thence turning and proceeding in a northeasterly direction along the centerline of John F. Kennedy Street for a distance of approximately 85 feet to a point said point being the intersection of the centerline of John F. Kennedy Street and the extension of the centerline of South Street;
- 1.23 Thence turning and proceeding in a southeasterly direction along the centerline of South Street to the point of intersection with the centerline of Dunster Street;
- 1.24 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street to the point of intersection with the centerline of Winthrop Street for a distance of approximately 200 feet;

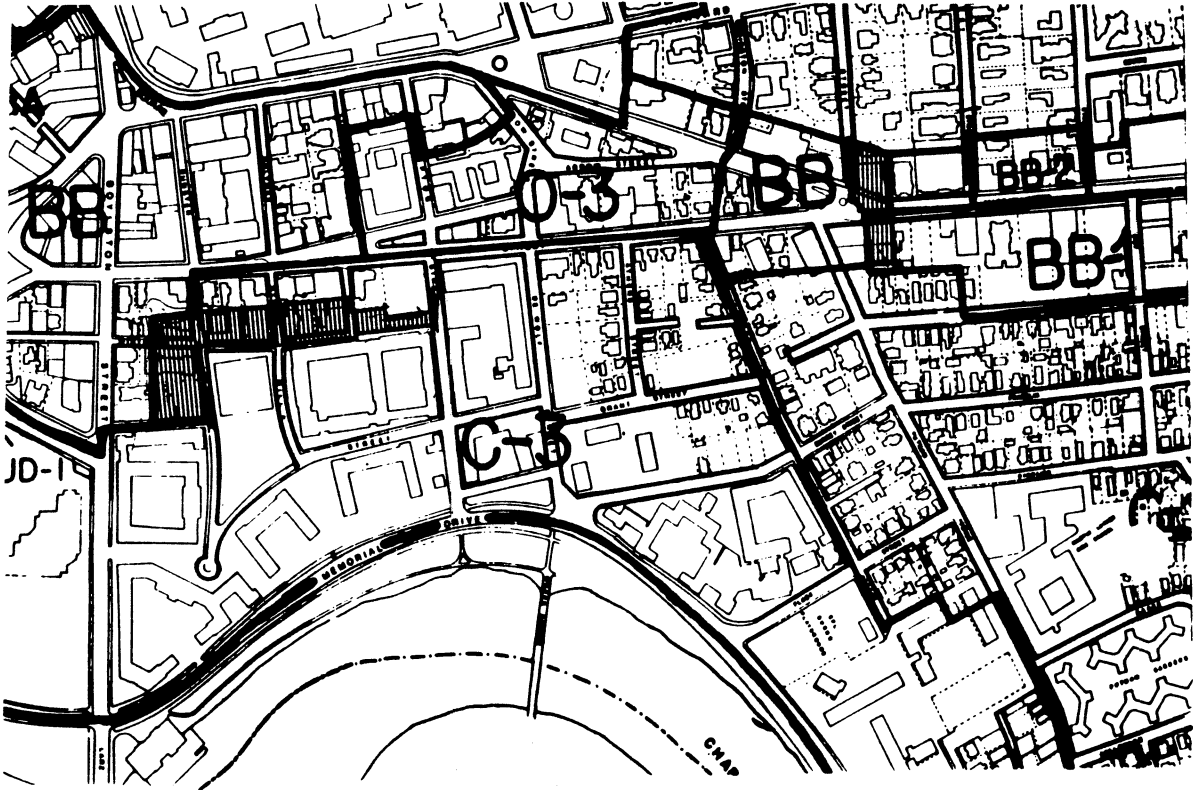
- 1.25 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street to the centerline of Holyoke Street for a distance of approximately 230 feet;
- 1.26 Thence continuing in a southeasterly direction along the centerline of Holyoke Place and continuing in a southeasterly direction 180 feet from and parallel to the southwesterly sideline of Mount Auburn Street to a point of intersection with the centerline of Plympton Street for a distance of approximately 460 feet;
- 1.27 Thence turning and proceeding in a northeasterly direction along the centerline of Plympton Street to the point of intersection with the centerline of Mount Auburn Street for a distance of approximately 125 feet;
- 1.28 Thence turning and proceeding in a southeasterly direction along the centerline of Mount Auburn Street for a distance of approximately 789 feet to a point said point being the intersection of the centerline of Mount Auburn Street and the northerly extension of the centerline of Banks Street;
- 1.29 Thence turning and proceeding in a southwesterly direction along the centerline of Banks Street for a distance of approximately 125 feet to a point said point being the intersection of the centerline of Banks Street and a line 100 from and parallel to the southerly sideline of Mount Auburn Street;
- 1.30 Thence turning and proceeding in a southeasterly direction along a line 100 feet from and parallel to the southerly sideline of Mount Auburn Street for a distance of approximately 493 feet to a point said point being the intersection of the line and the southeasterly lot line of lot numbered 2 on Assessor's Plat numbered 121;
- 1.31 Thence turning and proceeding in a northeasterly direction along the southeasterly lot line of lot numbered 2 on Assessor's Plat numbered 121 for a distance of approximately 268 feet to a point said point being 100 feet from the northeasterly sideline of Massachusetts Avenue and 100 feet from the easterly sideline of Trowbridge Street;
- 1.32 Thence turning and proceeding in a northwesterly direction along a line 100 from and parallel to the northerly sideline of Massachusetts Avenue for a distance approximately 675 feet to a point said point being the intersection of line 100 feet from the northerly sideline of Massachusetts Avenue and the southeastern lot line of lot numbered 1 on Assessor's Plat numbered 134;
- 1.33 Thence turning and proceeding in a northeasterly direction along the southeasterly lot line of lot numbered 1 on Assessor's Plat numbered 134 for a distance of approximately 120 feet to a point said point being the intersection of the above line and the centerline of Harvard Street;

- 1.34 Thence turning and proceeding in a northwesterly direction along the centerline of Harvard Street for a distance of approximately 367 feet to a point said point being the intersection of the centerlines of Harvard Street and Massachusetts Avenue;
- 1.35 Thence continuing in a northwesterly direction along the centerline of Massachusetts Avenue for a distance of approximately 1338 feet to a point said point being the intersection of the centerlines of Massachusetts Avenue and Church Street to the point of origin.

Recommended Revised Harvard Square Overlay District



Recommended Extensions to the Harvard Square Overlay District



Cambridge, December 3, 19 85

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

The undersigned respectfully pray

Amend the Zoning Map of the City of Cambridge by rezoning an
area currently designated Business B and Residence C-3 to
Residence C-2 as described below:

- 3.0 Rezone to Residence C-2 that area presently zoned Residence C-3 and Business B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Plympton Street and Mount Auburn Street,
- 3.1 Thence turning and proceeding in a northwesterly direction along the centerline of Mount Auburn Street to the northeasterly extension of the northeasterly sideline of lot number 68 on Assessor's Plat numbered 161, for a distance of approximately 750 feet,
- 3.2 Thence turning and proceeding in a southwesterly direction along the northeasterly sideline of lot numbered 68, Assessor's Plat numbered 161, to its intersection with a line 100 ft. distant from and parallel to the southwesterly sideline of Mount Auburn Street;
- 3.3 Thence turning and proceeding in a northwesterly direction to a point 100 feet from the sideline of John F. Kennedy Street along a line 100 feet from and parallel to the sideline of Mount Auburn Street for a distance of approximately 29 feet,
- 3.4 Thence turning and proceeding in a southwesterly direction along a line 100 feet from and parallel to John F. Kennedy Street to a point of intersection with the centerline of South Street for a distance of approximately 300 feet,
- 3.5 Thence turning and proceeding in a southeasterly direction along the centerline of South Street to the point of intersection with the centerline of Dunster Street for a distance of approximately 180 feet,
- 3.6 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street to the point of intersection with the center line of Winthrop Street for a distance of approximately 200 feet,
- 3.7 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street to the centerline of Holyoke Street for a distance for approximately 230 feet,
- 3.8 Thence continuing in a southeasterly direction along the centerline of Holyoke Place and its extension to a point of intersection with the centerline of Plympton Street, for a distance of approximately 460 feet;
- 3.9 Thence turning and proceeding in a northeasterly direction along the centerline of Plympton Street to the point of origin for a distance of approximately 200 feet.

3.01 Premises shown on Assessor's Plat numbered 161:

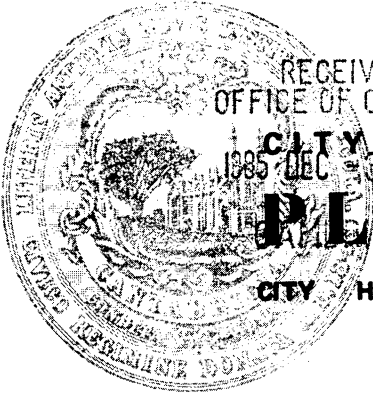
Odd numbers 57-61 Plympton Street, even number 52-72 Mount Auburn Street, even numbers 2-26 Holyoke Place, 1-35 Holyoke

Place, and 28-30 Holyoke Street which includes all or parts of lots numbered 81, 83, 84, 82, 76, 4, 3, 2, 1, and 5.

3.02 Premises shown on the Assessor's Plat numbered 162:

Even numbers 74-86 Mount Auburn Street, odd numbers 25-33 Holyoke Street, 39-67 and 38-70 Winthrop Street, 43-77 and 44-56 Dunster Street, and 17-21 South Street, which includes all or parts of lots numbered 62, 11, 10, 49, 50, 14, 63, 67, 48, 7, 71, 16, 31, 36, 52, 51, 53, and 32.

*Original Submittal
See revised/amended version*



RECEIVED BY
OFFICE OF CITY CLERK

CITY OF CAMBRIDGE, MASSACHUSETTS

1985 DEC 3 PM 4:53

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 3, 1985

To the Honorable City Council

Subject: Revised Harvard Square Overlay District

The Planning Board is hereby submitting for consideration by the City Council a revision to the existing Harvard Square Overlay District. This revision is the product of more than two years of discussions with the business community, property owners, and citizen groups concerned about Harvard Square. As proposed, the revision would retain the existing Overlay District boundary with the exception of two modest expansions which are indicated on the accompanying maps.

Although the expansions are minor, the regulatory substance of the District has changed in a number of important ways:

1. A formal advisory review committee is established to replace the required informal review process that now takes place when major development projects are proposed.
2. Relaxation of base zoning district setback requirements (now waived by the Overlay District) is permitted by Special Permit only and provided urban design and other objectives are met.
3. New Special Permit provisions allow for the waiver of parking requirements on small lots, and the location of limited retail uses in non-business districts provided the principal objectives of the Overlay District, and in particular the preservation of important existing structures, are met.
4. Height is limited to 60 feet by right as in the present Overlay District. By Special Permit a structure may be built to 80 feet; the present option to build to 110 feet by Special Permit is eliminated.

In addition regulations are for the first time tied, by reference, to documents which identify most of the buildings in Harvard Square worthy of preservation (a proposed National Register Historic District) and define as well a set of general urban design objectives for the Square (Harvard Square Development Guidelines, now in draft form). These documents are intended to guide public agencies required to take formal action as well help private development interests considering building programs within the Overlay District.

As a companion but separate petition a rezoning of a portion of the Residence C-3 base zoning district is recommended along the south side of Mount Auburn Street in an area proposed to be included in the Overlay District.

Respectfully submitted for the Planning Board,



Arthur Parris
Chairman

Cambridge,.....December 3.....19 85

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

The undersigned respectfully pray

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

- A. Amend the text of the Zoning Ordinance by deleting the
existing section 11.50, Harvard Square Overlay District
and creating a new section 11.50 Harvard Square Overlay
District, as follows:

11.50

HARVARD SQUARE OVERLAY DISTRICT

11.51

Establishment and Scope. There is hereby established the Harvard Square Overlay District which shall be governed by the regulations and procedures specified in this Section 11.50. It is the intent of this section that these regulations will apply to a single area described generally as the Harvard Square business district and certain abutting portions of the neighborhoods around it.

11.52

General Purpose. It is the purpose of this Section 11.50 to augment existing zoning regulations to respond to the unique problems and pressures for change particular to the Harvard Square area. The regulations in said section provide for more careful public scrutiny of development proposals that may alter the established urban form of the Harvard Square area. These regulations are intended to channel the extreme development pressures in ways which will preserve and enhance the unique functional environment and visual character of Harvard Square; to mitigate the functional impacts of new development on adjacent residential neighborhoods; to maintain the present diversity of development and open space patterns and building scales and ages; and to provide sufficient regulatory flexibility to advance the general purposes of this Section 11.52

11.53

General Provisions

11.531

The Harvard Square Overlay District shall be considered an area of special planning concern.

Development proposals listed in Sub-section 11.42, Development Consultation Procedure, shall be subject to the Development Consultation Procedure specified in Section 11.40 except that any Large Project Review (new buildings of 2000 sq. ft. or more) shall be conducted by the Harvard Square Advisory Committee using procedures as specified in Sub-section 11.541 of this Section 11.50.

11.532

Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances.

In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Harvard Square Advisory Committee shall be guided by the objectives and criteria contained in the publication Harvard Square Development Guidelines, in addition to the requirements of Sections 10.30

(Variances) and 10.40 (Special Permits) and this Section 11.50. These guidelines are also intended to assist in shaping any contemplated physical change within the Harvard Square Overlay District.

11.54

DETAILED PROVISIONS

11.541

Harvard Square Advisory Committee

There shall be established a Harvard Square Advisory Committee, with members appointed by the City Manager, which shall have the following duties, responsibilities and membership.

- a. Purpose. It is the intent of this Sub-section 11.541 that the Committee shall in its official actions fulfill the following purposes.
 1. To establish a formal, on-going body that will review all major development actions in Harvard Square.
 2. To provide a forum within which a wide range of perspectives on development actions can be heard.
 3. To establish a citizen/professional body which can advise both public agencies and private interests as to the development and urban design issues raised by a development or planning proposal and suggest avenues of research which might be pursued to resolve identified conflicts or make the project better fulfill both public and private objectives for Harvard Square
- b. Responsibilities. The Committee shall undertake all Large Project Reviews and shall receive all applications for variances and special permits for activities within the Harvard Square Overlay District for review and comment. In addition the Committee may comment on any preliminary proposal for which any public agency or private interest may wish to receive advice and recommendations.
- c. Procedure. Within six months of any application for (1) a building permit for any project subject to a Large Project Development Consultation Review or (2) a special permit or variance for any project within the Harvard Square Overlay District, the graphic and other material required in Section 11.45 - Large Project Submittal Requirements shall be submitted to the Harvard Square Advisory Committee for

their review and comment. Within 30 days of that submittal (or within up to 60 days with the consent of the applicant) the committee shall, in a report, outline the urban design and development issues raised by the proposal. The Committee may suggest, the areas within which additional exploration of alternatives might be sought or factual information gathered which might help to resolve potential conflicts between public and private objectives or which might help to shape the project to better serve those objectives. The report shall be forwarded to the applicant and shall be included in any application for a building permit, special permit or variance. The Community Development Department shall serve as staff the Committee.

- d. 1. Membership.
 - a. Two members having recognized qualifications as: architect or landscape architect.
 - b. One member having recognized qualifications as: real estate development or financing expert.
 - c. One member who operates a business within the Overlay District.
 - d. One member owning commercial property within the Overlay District.
 - e. Two members representing residents of the abutting Cambridge neighborhoods.
 - f. One member representing an institution owning institutional property in the Overlay District.
2. Terms. Committee members shall be appointed for a terms of three years each. Initial appointment shall however be staggered such that two members shall have terms of one year, three members shall have terms of two years, and three members shall have terms of three years each.

11.542

Building Height Limitations. The maximum as-of-right height of buildings in the Harvard Square Overlay District shall be governed by the requirements of this Section 11.542; however, at locations where the base zoning district establishes a more restrictive height limitation, the more restrictive shall apply.

a. As-of-Right Height Limitations. The maximum height of any building shall be sixty (60) feet.

b. Special Permit for Additional Height. The maximum allowable height in the district may be increased up to 80 feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the buildings may extend to eighty (80) feet in height provided that those portions in excess of 60 feet are set back from the street line at least 10 feet and that those portions are also set back from one or more 45° sky exposure planes, unless otherwise permitted by the Planning Board. A 45° sky exposure plane shall be an imaginary inclined plane beginning 55 feet above any streetline in the districts and rising over one or more lots at a 45° angle.

11.543

Retail Business and Consumer Service Establishments (Section 4.35) in Office and Residential Districts.

The Planning Board may allow by special permit the retail use of a lot or structure all or partially within the Harvard Square Overlay District and in a residential or office base-district where retail uses are not permitted under the provisions of Section 4.30 - Table of Use Regulations provided the following conditions are met or findings made:

a. For lots not abutting Massachusetts Avenue

1. The general purposes of this Section 11.50 are met;
2. The use will be located in a structure in existence as of June 1, 1985 and will not involve significant new construction.
3. The addition of such use(s) will specifically advance the objective of preservation of a building individually listed or determined eligible for the National Register of Historic Places (National register building) or that are contributing buildings in a listed or eligible National Register District (contributing building); or will advance the objective of preservation of important open space; by increasing the economic feasibility of maintaining such features.

4. The preservation of the buildings and open space identified in (3) above is assured through an approved mechanism for the full period the special permit is in force and effect.
5. The proposed use will not significantly alter the outward appearance of the structure or open space.
6. In its operation the use will not impact the district significantly differently than the uses permitted in the district.
7. The use is completely contained within the structure.
8. The use will be patronized substantially by pedestrians and will, if required by the Planning Board, function adequately without additional off-street parking or loading facilities and will in any case not generate vehicular traffic in quantity and type substantially different from that generated by permitted uses;
9. The applicant can demonstrate a need for the use(s) as a service to adjacent residential communities or the academic community and can demonstrate that for economic or other reasons the use cannot easily be located in existing business or office districts where the use is permitted. In addition the applicant must demonstrate that either the use has been displaced as a result of redevelopment elsewhere in the Overlay District; or that the use is important in its contribution to the variety, continuity, or uniqueness of the Harvard Square Overlay District.
10. The following uses however are specifically prohibited:
 - 4.35e (Lunchroom, restaurant, cafeteria);
 - f. (Establishments where alcoholic beverages are sold and consumed and where no dancing or entertainment is provided);
 - g. (Bar or other establishment where alcoholic beverages are sold and where dancing is provided);
 - j. (Mortuary, undertaking or funeral establishment);

1. (Veterinary establishment, kennel, pet shop);
 - m. (Sales place for new and used cars);
 - o. (Fast order food establishment);
 - p. (Massage establishment)
- b. For lots abutting Massachusetts Avenue
1. The use is permitted in the Business B District.
 2. The public entrance to the establishment is on Massachusetts Avenue.
 3. Where the use is to be located in an existing structure the preservation objectives identified in 11.543 a (3) and (4) shall be advanced should the building be identified as a National Register or contributing building.
 4. Where the use is to be located in a new or substantially rehabilitated structure no National Register or contributing building existed on the site in the five (5) years preceding the application and which has been so altered as to change its designation or demolished prior to the application
 5. The uses in paragraph 11.543 a(10) above are specifically prohibited.

11.544

Parking and Loading Requirements

Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

- a. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as National Register or contributing building; or
- b. The use is contained in a new structure or new addition to a structure identified in (a) above, after the issuance of a Special permit by the Planning Board provided:

- (1) The total development authorized on the site is reduced from the maximum permitted on the lot (but in no case shall it be required to be less than 80% of the gross floor area normally permitted on the site); or a cash contribution is made to the Harvard Square Improvement Fund in an amount equal to 50% of the cost of construction of the spaces not provided, said contribution to be used for one or more of the following capital improvements in the Harvard Square Overlay District:
- a. Provision of public parking, preferably for short-term users;
 - b. Improvements to public parks, or restoration of historic structures, monuments and other features owned by the city or other public agency or a non-profit organization;
 - c. Extension throughout the District of the surface improvements installed by the MBTA as part of the Red Line subway extension.

The Harvard Square Advisory Committee shall receive and make comment on any proposal for the expenditure of such cash contributions. To the extent practicable the provision of public parking facilities shall be the first priority of any expenditure.

The value of the cash contribution shall be determined by the Community Development Department assuming equivalent structured parking spaces and using generally accepted cost estimation methods customarily used by architects and engineers or using actual construction costs for comparable contemporary parking construction in Cambridge.

- (2) The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 sq. ft. a specific finding shall be made that this objective has been met).
- (3) The Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.

- (4) No existing National Register or contributing building is demolished or so altered as to change its designation as a National Register or contributing building; and
- (5) No National Register or contributing building existed on the site in the five (5) years preceding the application and which has been so altered as to change its designation or demolished prior to the application.

11.545

Building Setbacks

Maintenance of the District's positive diversity of building form and scale and its variety of open spaces, yards and courtyards is encouraged throughout the District. It is therefore desirable to permit design flexibility to allow any physical change in the District to reflect the character of the area within which it is located. To this end any building in the Harvard Square Overlay District shall be exempt from the yard requirements as specified in Section 5:30, except where such yard abuts a lot (but not a public way) outside the Overlay District, under the following conditions:

- a. For any building in existence as of July 1, 1985; or
- b. For any new building in any Business, Office or Residence C-3 base zoning district, after the issuance of a Special Permit by the Planning Board, provided:
 1. The design of the new structure is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.
 2. No existing National Register or contributing building is demolished or so altered as to change its designation as a National Register or contributing building; and
 3. No National Register or contributing building previously existed on the site in the preceding five (5) years and which has been so altered as to change its designation or demolished prior to the application.

11.546

No conservation district under Ordinance 1002 or historic district under Chapter 40c, Massachusetts General Laws shall be established within the Overlay District. However, a place, structure, feature or object may be designated as a protected landmark under applicable legislation.

B. Amend the Zoning Map of the City of Cambridge by deleting the existing Harvard Square Overlay District and substituting therefor a new Harvard Square Overlay District as described below:

- 1.0 That the Zoning Ordinances of the City of Cambridge be amended as necessary to reflect or create, whichever is appropriate, an overlay zone designated "Harvard Square Overlay District" over the existing district designations for the following described area of land; all references being to official city maps accurate as of September 1, 1978:

Beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Church Street;

- 1.1 Thence, running westerly along the centerline of Church Street 240 feet more or less to a point, said point being the intersection of the western lot line of lot numbered 79 of Assessor's Plat numbered 169;
- 1.2 Thence turning and proceeding in a northerly direction along the westerly lot line of lot numbered 79 on Assessor's Plat numbered 169, for a distance of approximately 70 feet to a point, said point being the intersection with the northern lot line of lots numbered 8, 67, and 68 of Assessor's Plat numbered 169;
- 1.3 Thence turning and proceeding in a westerly direction along the northern lot line of lots numbers 8, 67, and 68 on Assessor's Plat numbered 169, for a distance of approximately 147 feet to a point said point being the intersection of the northerly lot line of lot numbered 10 on Assessor's Plat numbered 169;
- 1.4 Thence turning and proceeding in a northerly direction along the easterly lot line of lot numbered 10 on Assessor's Plat numbered 169, for a distance of approximately 127 feet to a point said point being the intersection of the easterly lot line of lot numbered 10 on Assessor's Plat numbered 169 and the southerly lot line of lots numbered 19, 18, 17, 16, 15, and 14 of Assessor's Plat numbered 169;
- 1.5 Thence turning and proceeding in a westerly direction along the southerly lot lines of lots numbered 19, 18, 17, 16, 15, and 14 of Assessor's Plat numbered 169, for a distance of approximately 290 feet to a point said point being the intersection with a line parallel to and 100 feet from the northeasterly sideline of Brattle Street;
- 1.6 Thence turning and proceeding in a northerly direction along a line 100 feet from and parallel to the northeasterly sideline of Brattle Street for a distance of approximately 95 feet to a point said point being the intersection with the centerline of Farwell Place;

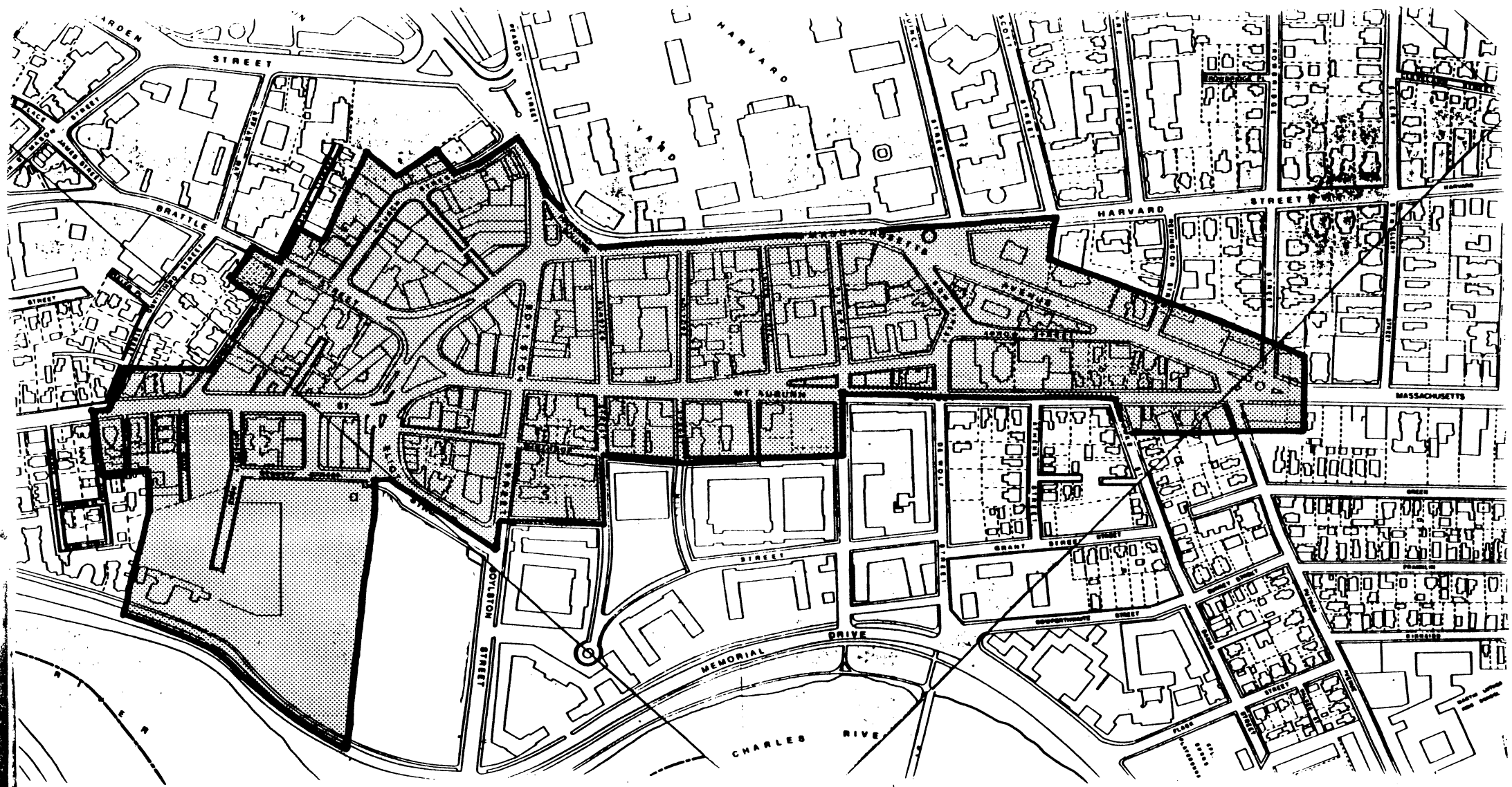
- 1.7 Thence turning and proceeding in a southwesterly direction along the centerline of Farwell Place for a distance of approximately 135 feet to a point said point being the intersection of the centerline of Farwell Place and the centerline of Brattle Street;
- 1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Brattle Street for a distance of approximately 55 feet to a point said point being the intersection of a line 100 feet from and parallel to the northwesterly sideline of Story Street;
- 1.9 Thence turning and proceeding in a westerly direction along a line 100 feet from and parallel to the northwesterly sideline of Story Street for a distance of approximately 130 feet to a point said point being the intersection of a line 100 feet from and parallel to the southwesterly sideline of Brattle Street;
- 1.10 Thence turning and proceeding in a southerly direction along a line 100 from and parallel to the southwesterly sideline of Brattle Street for a distance of approximately 115 feet to a point said point being the intersection with the centerline of Story Street;
- 1.11 Thence turning and proceeding in a southwesterly direction along the centerline of Story Street for a distance of approximately 235 feet to a point said point being the intersection of the centerline of Story Street and a line 100 from and parallel to the northeasterly sideline of Mount Auburn Street;
- 1.12 Thence turning and proceeding in a northwesterly direction along a line 100 feet from and parallel to the northeasterly sideline of Mount Auburn Street for a distance of approximately 255 feet to a point said point being the intersection of the above line and the centerline of Hilliard Street;
- 1.13 Thence turning and proceeding in a southwesterly direction along the centerline of Hilliard Street for a distance of approximately 120 feet to a point said point being the intersection of the centerlines of Mount Auburn Street and Hilliard Street;
- 1.14 Thence turning and proceeding in a northwesterly direction along the centerline of Mount Auburn Street for a distance of approximately 50 feet to a point said point being the intersection of the centerlines of Mount Auburn Street and Gerry Street;
- 1.15 Thence turning and proceeding in a southwesterly direction along the centerline of Gerry Street for a distance of approximately 193 feet of a point said point being the intersection of the centerlines of Gerry Street and Revere Street;

- 1.16 Thence turning and proceeding southeasterly along the centerline of Revere Street and an extension thereof for a distance of approximately 135 feet to a point said point being the intersection of the extension of the centerline of Revere Street and the southeasterly lot line of lot numbered 41 on Assessor's Plat numbered 166;
- 1.17 Thence turning and proceeding southwesterly along the southeasterly lot lines of lots numbered 41, 43, 44, and 61 and extension thereof as shown on Assessor's Plat numbered 166 for a distance of approximately 446 feet to a point said point being the intersection of the extension of the southwesterly lot line 61 on Assessor's Plat numbered 166 and the centerline of Memorial Drive;
- 1.18 Thence turning and proceeding in a southerly direction along the centerline of Memorial Drive to a point said point being the intersection of the centerline of Memorial Drive and the southerly extension of the southeasterly lot line of lot numbered 47 on Assessor's Plat numbered 165;
- 1.19 Thence turning and proceeding northerly along the southeasterly lot line of lot number 47 and extension thereof on Assessor's Plat numbered 165 for a distance of approximately 830 feet to a point said point being the intersection of the easterly extension of the southeasterly lot line of lot numbered 47 on Assessor's Plat numbered 165 and the centerline of Bennett Street;
- 1.20 Thence turning and proceeding southeasterly along the centerline of Bennett Street and an extension thereof for a distance of approximately 95 feet to a point said point being the intersection of the centerlines of Bennett Street and Eliot Street;
- 1.21 Thence turning and proceeding southeasterly along the centerline of Eliot Street and an extension thereof for a distance of approximately 370 feet to a point said point being the intersection of the centerlines of Eliot Street and John F. Kennedy Street;
- 1.22 Thence turning and proceeding in a northeasterly direction along the centerline of John F. Kennedy Street for a distance of approximately 85 feet to a point said point being the intersection of the centerline of John F. Kennedy Street and the extension of the centerline of South Street;
- 1.23 Thence turning and proceeding in a southeasterly direction along the centerline of South Street to the point of intersection with the centerline of Dunster Street;
- 1.24 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street to the point of intersection with the centerline of Winthrop Street for a distance of approximately 200 feet;

- 1.25 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street to the centerline of Holyoke Street for a distance of approximately 230 feet;
- 1.26 Thence continuing in a southeasterly direction along the centerline of Holyoke Place and continuing in a southeasterly direction 180 feet from and parallel to the southwesterly sideline of Mount Auburn Street to a point of intersection with the centerline of Plympton Street for a distance of approximately 460 feet;
- 1.27 Thence turning and proceeding in a northeasterly direction along the centerline of Plympton Street to the point of intersection with the centerline of Mount Auburn Street for a distance of approximately 125 feet;
- 1.28 Thence turning and proceeding in a southeasterly direction along the centerline of Mount Auburn Street for a distance of approximately 789 feet to a point said point being the intersection of the centerline of Mount Auburn Street and the northerly extension of the centerline of Banks Street;
- 1.29 Thence turning and proceeding in a southwesterly direction along the centerline of Banks Street for a distance of approximately 125 feet to a point said point being the intersection of the centerline of Banks Street and a line 100 from and parallel to the southerly sideline of Mount Auburn Street;
- 1.30 Thence turning and proceeding in a southeasterly direction along a line 100 feet from and parallel to the southerly sideline of Mount Auburn Street for a distance of approximately 493 feet to a point said point being the intersection of the line and the southeasterly lot line of lot numbered 2 on Assessor's Plat numbered 121;
- 1.31 Thence turning and proceeding in a northeasterly direction along the southeasterly lot line of lot numbered 2 on Assessor's Plat numbered 121 for a distance of approximately 268 feet to a point said point being 100 feet from the northeasterly sideline of Massachusetts Avenue and 100 feet from the easterly sideline of Trowbridge Street;
- 1.32 Thence turning and proceeding in a northwesterly direction along a line 100 from and parallel to the northerly sideline of Massachusetts Avenue for a distance approximately 675 feet to a point said point being the intersection of line 100 feet from the northerly sideline of Massachusetts Avenue and the southeastern lot line of lot numbered 1 on Assessor's Plat numbered 134;
- 1.33 Thence turning and proceeding in a northeasterly direction along the southeasterly lot line of lot numbered 1 on Assessor's Plat numbered 134 for a distance of approximately 120 feet to a point said point being the intersection of the above line and the centerline of Harvard Street;

- 1.34 Thence turning and proceeding in a northwesterly direction along the centerline of Harvard Street for a distance of approximately 367 feet to a point said point being the intersection of the centerlines of Harvard Street and Massachusetts Avenue;
- 1.35 Thence continuing in a northwesterly direction along the centerline of Massachusetts Avenue for a distance of approximately 1338 feet to a point said point being the intersection of the centerlines of Massachusetts Avenue and Church Street to the point of origin.

Recommended Revised Harvard Square Overlay District



Recommended Extensions to the Harvard Square Overlay District



Cambridge, December 8, 19 85

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

The undersigned respectfully pray

Amend the Zoning Map of the City of Cambridge by rezoning an
area currently designated Business B and Residence C-3 to
Residence C-2 as described below:

- 3.0 Rezone to Residence C-2 that area presently zoned Residence C-3 and Business B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Plympton Street and Mount Auburn Street,
- 3.1 Thence turning and proceeding in a northwesterly direction along the centerline of Mount Auburn Street to the northeasterly extension of the northeasterly sideline of lot number 68 on Assessor's Plat numbered 161, for a distance of approximately 750 feet,
- 3.2 Thence turning and proceeding in a southwesterly direction along the northeasterly sideline of lot numbered 68, Assessor's Plat numbered 161, to its intersection with a line 100 ft. distant from and parallel to the southwesterly sideline of Mount Auburn Street;
- 3.3 Thence turning and proceeding in a northwesterly direction to a point 100 feet from the sideline of John F. Kennedy Street along a line 100 feet from and parallel to the sideline of Mount Auburn Street for a distance of approximately 29 feet,
- 3.4 Thence turning and proceeding in a southwesterly direction along a line 100 feet from and parallel to John F. Kennedy Street to a point of intersection with the centerline of South Street for a distance of approximately 300 feet,
- 3.5 Thence turning and proceeding in a southeasterly direction along the centerline of South Street to the point of intersection with the centerline of Dunster Street for a distance of approximately 180 feet,
- 3.6 Thence turning and proceeding in a northeasterly direction along the centerline of Dunster Street to the point of intersection with the center line of Winthrop Street for a distance of approximately 200 feet,
- 3.7 Thence turning and proceeding in a southeasterly direction along the centerline of Winthrop Street to the centerline of Holyoke Street for a distance for approximately 230 feet,
- 3.8 Thence continuing in a southeasterly direction along the centerline of Holyoke Place and its extension to a point of intersection with the centerline of Plympton Street, for a distance of approximately 460 feet;
- 3.9 Thence turning and proceeding in a northeasterly direction along the centerline of Plympton Street to the point of origin for a distance of approximately 200 feet.

3.01 Premises shown on Assessor's Plat numbered 161:

Odd numbers 57-61 Plympton Street, even number 52-72 Mount Auburn Street, even numbers 2-26 Holyoke Place, 1-35 Holyoke

Place, and 28-30 Holyoke Street which includes all or parts of lots numbered 81, 83, 84, 82, 76, 4, 3, 2, 1, and 5.

3.02 Premises shown on the Assessor's Plat numbered 162:

Even numbers 74-86 Mount Auburn Street, odd numbers 25-33 Holyoke Street, 39-67 and 38-70 Winthrop Street, 43-77 and 44-56 Dunster Street, and 17-21 South Street, which includes all or parts of lots numbered 62, 11, 10, 49, 50, 14, 63, 67, 48, 7, 71, 16, 31, 36, 52, 51, 53, and 32.

Comm. from Paul E. Healy, City Clerk, transmitting a petition from the Planning Board to amend the Zoning Ordinances in Section 11.50 by revision to the existing Harvard Square Overlay District. ~~Harvard Sq.~~

~~Overlay Part II~~

12/16/85

To Planning Board and Ordinance Committee for Report

In connection with this Petition C.D. Sullivan noted

that it will be refiled at a later date for action by the In City Council, New City Council

December 16, 1985

2/19/86 Placed on file due to hearing not held in required time

note: original petition submitted 12/13/85. Revised version (within) submitted 12/11/85

copy sent to Leo Barber, Planning Board 12/18/85. Copy to C.D. Sullivan, Ordinance Committee Chair Friday 12/27/85 mh