C. C. 106

Calendar #21

City of Cambridge

MASSACHUSETTS

In City Council 2/14 1983

Motion by Councillor David Sullivan to give Reconsideration of the vote of City Council failing to adopt the Quinton Petition as amended by Comm Dev Dept and City Council

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

Motion to Reconsider - Failed

835 1/31/83

MOTION FOR RECONSIDERATION SUBMITTED BY COUNCILLOR David Sullivan

1/31/83
Date

Councillor David Sullivan has notified the City Clerk of his intention ot move Reconsideration of the vote of the City Council on January 31, 1983, failing to pass to be ordained the Quinton rezoning petition as amended by the draft submitted by the Community Development Department and motions of the City Council.

David E. Sullivan
Signature

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January 31, 1983

Robert W. Healy
City Manager
Cambridge, MA

RE: Cambridgeport Industrial Area Rezoning

Dear Mr. Healy:

Presently before the City Council is a petition for the comprehensive rezoning of that portion of the city known as the Cambridgeport Industrial Area. Public hearings on this petition, as originally filed by Mr. Gary Quinton on behalf of the Simplex Steering Committee, were held by the City Council and the Planning Board on November 4, 1982 and November 9, 1982, respectively. In response to comments made by members of the public and concerns voiced by Councillors and Planning Board members at these two hearings, the City's Community Development Department has drafted amendments to the original "Quinton Petition" which have been presented to the City Council in the form of a "Substitute Petition," to be considered for ordination at the Council's January 31st meeting.

A question has been raised whether the Substitute Petition may be validly ordained without a further public hearing under G.L. c.40A, §5. I am of the opinion that it can, and set forth here reasons for this opinion.

In the past two years, six petitions have been filed with the City Clerk seeking to rezone all or part of the so-called

Cambridgeport Industrial Area.[1] Two[2] of these were limited in scope, but the other four,[3] including the 1982 Quinton proposal now before the City Council, have all been comprehensive in nature, proposing to create a new comprehensive zoning plan to guide the imminent redevelopment of this under-utilized area. Public comments regarding these sundry plans were aired at public hearings before the City Council and Planning Board on at least seven dates in 1981 and 1982. The participants to the ongoing debate have remained largely the same: MIT - owning some 60% of the land affected, smaller commercial and industrial interests, the Simplex Steering Committee - representing existing residential neighborhoods within and adjacent to the area, and the Community Development Department - seeking to strike an acceptable compromise among competing interests. While no two plans have been identical, each has attempted in differing degrees to reconcile the development aspirations of area landowners with existing uses and with the present and future needs of the greater Cambridge community. In other words, the planning issues arising from the Cambridgeport Industrial Area are not new, nor are the opinions of participants concerning the various directions proposed for its redevelopment.

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1. The Cambridge Industrial Area lies roughly between Massachusetts Avenue to the north, the Boston University Bridge rotary to the south, Brookline Street to the west, and the PennCentral Branch railroad tracks west of Vassar Street to the east.

2. A September 10, 1981 filing by Walter Milne on behalf of MIT sought to rezone the immediate Simplex Area - the northerly third of the larger Cambridgeport Industrial Area, bordering on Massachusetts Avenue. A June 29, 1981 filing by Decia Goodwin et al. addressed only the southern tip of the area, from Chestnut Street to the B. U. Bridge.

3. Three filings have originated from either RoseMarie or Gary Quinton et al. on behalf of the Simplex Steering Committee - March 26, 1981, August 3, 1981 and September 30, 1982. A second March 26, 1981 proposal was filed on behalf of the Planning Board.

Although at first glance the Substitute Petition appears almost entirely new, it is in fact substantially similar to the original Quinton Petition. First and foremost, with two minor exceptions, both address in a comprehensive fashion the same area of land - and the exceptions are parcels originally affected by the Quinton Petition but omitted from the Substitute Petition.

Second, the new districts created in the Substitute Petition each contain use and dimensional restrictions similar or identical to those in the new districts of the original Quinton Petition. It will be seen that the Business BB-3 district of the Substitute Petition is almost identical to the new Quinton Business BC-2 district. Each create new and similar Industrial IB2 abd IB3 districts. The Substitute's new Residence C1A is substantially similar to Quinton's C1B, except that its inclusionary housing provisions have been eliminated. Inclusionary housing was also omitted from the Quinton Industrial IA1 district, leaving a district very similar to the IB2 district. Both utilize the existing Business BA1 classification. Overlay districts originally proposed by Quinton have been incorporated into overlay concepts in the Substitute Petition: the Fort Washington Overlay District protections are provided for by special regulations within the Cambridgeport Industrial District Overlay. Similarly, many of the Housing Requirement Overlay provisons have found their way into the PUD-6 district requirements.

Third, review of the zoning maps accompanying each proposal will reveal similar districting concepts. The base and overlay districts of the Substitute Petition impose restrictions analogous to those of the Quinton Petition for most of the area. Where there are differences, the Substitute Petition is less or equally restrictive.

Judicial review of analogous situations in Massachusetts and elsewhere has generated a rule with respect to the need for further notice and hearing where proposed zoning legislation is amended after the required public hearing but prior to enactment. As was stated by our Appeals Court in Carstensen v. Cambridge Zoning Board of Appeals, 1981 Mass.App.Adv.Sh. 315, 416 N.E.2d 522, 526 (1981), "[p]roposed ordinances under consideration by a city council may under go substantial changes or be abandoned entirely" [without further hearing]. Generally speaking, a second or further hearing is required only when the change or amendment to the proposed is "of a fundamental character," or "change[s] the identity of the proposal." Town of Burlington v. Dunn, 318 Mass. 216, 218-20, 61 N.E.2d 243, 244-45 (1945). See also 1 Anderson, American Law of Zoning, §4.15 (1976); 1 Rathkopf, The Law of Zoning and Planning, §10.04 (1982); 7 Rohan, Zoning and Land Use Controls, §50.03[2][c](1982); and cases cited therein. Thus no further hearing was required in the Burlington case where an amendment was proposed by the Planning Board after the public hearing which altered the proposed zoning district lines, adding a number of parcels to a business zone. Nor were further hearings held required in Doliner v. Town Clerk of Millis, 343 Mass. 10, 175 N.E.2d 925 (1961)(changes in zoning district classification of various parcels); Sullivan v. Board of Selectmen of Canton, 291 Mass. 115, 196 N.E.2d 185 (1964)(more than doubling area to be less restrictively zoned); or Johnson v. Town of Framingham, 354 Mass. 750, 242 N.E.2d 420 (1968)(changing uses to be permitted in amended district classification, requiring special permit for use proposed to be allowed as of right, and changing the section of the by-law into which these now provisions would be inserted). In none of these cases was the provision as finally enacted deemed to be of a fundamentally different character from the original amendment proposal.

A different result was reached in Fish v. Town of Canton, 322 Mass. 219, 77 N.E.2d 231 (1948), where the amendment as enacted bore no resemblance whatsoever to the original proposal. The original proposal, as presented to a public hearing conducted by the Planning Board and as contained in the Town Meeting Warrant read: "To see if the town will vote to repeal in its entirety the present zoning by-law of the Town of Canton or take any other action in relation thereto." The Planning Board disapproved this article, and the Town Meeting voted it down, but at an adjourned session an amendment was offered to the article which did not repeal the zoning by-law but amended certain use and dimensional regulations and rezoned certain parcels of land. The Court held this amended article to be of a "truly fundamental" character from that originally proposed and struck down the amendment.

Just as it is clear from a review of the authorities that the test to be applied in such cases is a subjective one, it is also clear that the substitute Cambridgeport rezoning petition does not fall neatly into one line of cases or another. The changes wrought in the original Quinton petition are numerous. In some cases, district lines have been redrawn within the area to be rezoned, and the specific use and dimensional restrictions have been reworked. The essential goals of the two proposals, however, are substantially similar, and most districts in the Quinton petition have a direct analogue in the substitute.

One further and significant point is made by Rathkopf in discussing the need for further hearings where the proposed resoning is a comprehensive one:

> Most of the cases so holding deal with a proposal affecting a single parcel of land or a relatively small area or a regulation affecting few uses or landowners. However, the rule which has evolved in such cases has also been invoked in cases in which there has been a challenge to the manner in which a particular parcel has been rezoned where its rezoning was part of a general comprehensive revision of zoning classifications of large areas of a community, where the prepublic hearing proposals for such parcel differed from the classification accorded it thereafter.
>
> One purpose of a public hearing is to learn what the views of members of the community toward the proposal are. In particular, its purpose is to hear the views of landowners with respect to classification proposed to be given their or their neighbors properties. A public hearing with respect to a proposed general revision of the zoning map may result in many changes in the zoning as originally proposed and each further public hearing on the new proposals would have tendency to promote further objections and further changes. If each change from that proposed, no matter how small in relation to the mapping of the whole, were to require a new notice of public hearing, specifying

> the various manners in which all lands were to be zoned, not only would the legislative process become excessively burdensome and expensive, but the landowners would be left without any definite knowledge of the zoning status of their and their neighbors' properties for long periods of time.
>
> The requirements of due process should be satisfied by a notice of hearing which indicates that a comprehensive revision is to take place, which advises persons interested where and when a map of the proposed rezoning (and accompanying text) may be examined, and that the proposals shown thereon may be changed as a result of further study or of the views expressed at the public hearing, thus imposing the burden upon interested persons to keep themselves informed of changes in the proposal.

Rathkopf, op.cit. at §10.05, p.10-23. There is no doubt that this proposal is comprehensive in nature, seeking to rezone an area containing over 4 million square feet of land (about 100 acres) into a variety of base and overlay districts. Where, as here, there have been numerous public hearings addressing a variety of proposals for the rezoning of the same general area, and where the planning department has made its views known, it must be concluded that the views of members of the community have been made abundantly clear to the City's legislative body. If, following the enactment of the amended proposal some affected individual could establish that he had been adversely prejudiced by the lack of opportunity to comment upon this latest scheme, perhaps the amendment could be invalidated as to that individuals property, but it is difficult to imagine that any Cambridgeport landowner could be unaware of the various proposals placed before the City Council.

In mu opinion, no further public hearing is required before the Substitute Petition for rezoning the Cambridgeport Industrial Area may be ordained. It is my further opinion that if enacted, this comprehensive zoning amendment can survive judicial scrutiny on this point.

Respectfully submitted,

Douglas A. Randall

Douglas A. Randall

DAR/pn

I. PROPOSED AMENDMENT TO THE ZONING ORDINANCE

January 21, 1983

January 24, 1983 (1st. revision)
January 26, 1983 (2nd. revision)
January 31, 1983 (3rd revision) as substituted by City Council

Section I Amendments to the Text
Section II Amendments to the Map

SUBSTITUTE VERSION OF THE CAMBRIDGEPORT PETITION AS AMENDED ON MONDAY, JANUARY 31, 1983.

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

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

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

   19. Business B-3 District

   Renumber existing numbers 19-27 as 20-28.

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

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

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

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

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

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

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

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

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

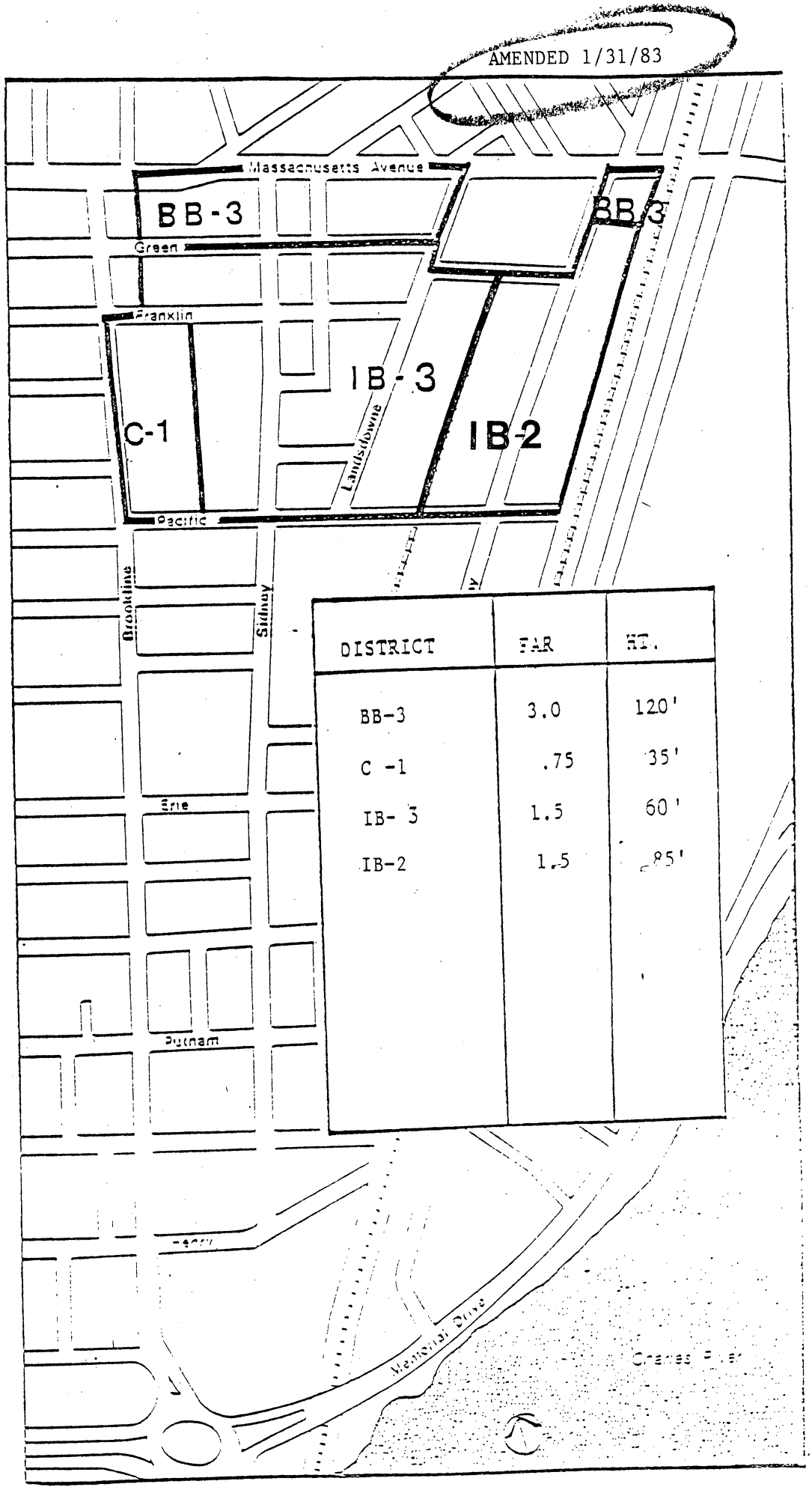
   1. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 22 as follows;

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

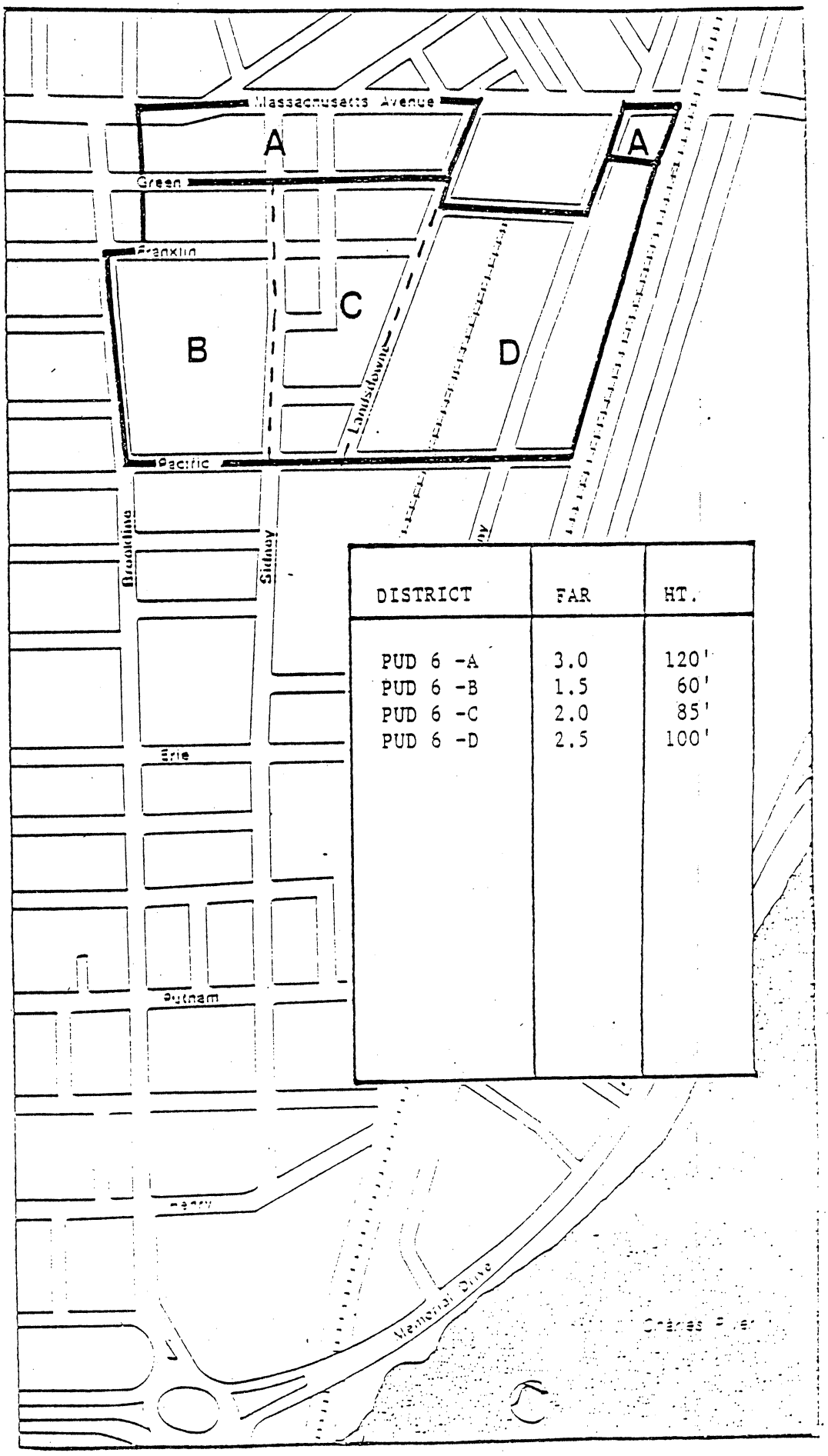
      renumber existing numbers 22 - 28 to 23-29.

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

I. BASE DISTRICTS



DISTRICT	FAR	HT.
BB-3	3.0	120'
C -1	.75	35'
IB- 3	1.5	60'
IB-2	1.5	85'



DISTRICT	FAR	HT.
PUD 6 -A	3.0	120'
PUD 6 -B	1.5	60'
PUD 6 -C	2.0	85'
PUD 6 -D	2.5	100'

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

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

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

51. In the Industry B-3 district permitted only as an accessory use on the same lot as the principal use and subject to the restrictions of Section 4.21g, but the accessory office and laboratory use may occupy as much as 40 percent of the gross floor area.

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

"B-3 1.5 none --- none 0 0(b) 0(b) 60(c) none"

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

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

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

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

13.72 Uses Allowed in the PUD-6 Districts. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board. Where a development parcel or a portion of a development parcel has a base zoning designation of Residence C-1, the base use and dimensional regulations shall apply.

13.721 Residential Uses.

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

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

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

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

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

13.724 Retail Business and Consumer Service Establishments.

(1) Stationery and office supply store.

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

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

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

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

(6) Theater or hall for public gatherings.

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

13.725 Light Industrial Uses.

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

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

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

13.731 The minimum size of the development parcel for PUD-6 Districts shall be one (1) acre. The Planning Board may allow development parcels containing less than one acre, but at least 25,000 square feet if the predominant use of the development is devoted to multi-family or town house use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 districts may contain non-contiguous lots located in any other of the PUD-6 districts.

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

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

13.74 <u>Open Space Requirements in all PUD-6 Districts</u>.

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

13.742 Minimum Open Space Requirements

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

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

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

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

13.743 Where non-residential and residential uses listed in Section 4.31 d, e, f, and g are mixed in a PUD, the required minimum usable open space for those residential uses shall be calculated in relation to the portion of the development parcel which the residential floor area is to the total floor area of the PUD.

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

(1) tot lot/playground activity area.

(2) landscaped sitting area.

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

13.75 Parking and Loading Requirements in all PUD-6 Districts. Development in the PUD-6 districts shall conform to the off-street parking and loading requirements set forth in Article 6.000, including all landscaping requirements.

13.76 Sign Requirements in all PUD-6 Districts. Business signs should not be visually intrusive or dominate the public environment; therefore, signs shall be allowed only in conformance with the requirements of subsection 13.26(Parkway Overlay District).

13.77 Development Review. The Planning Board in reviewing development proposals in the PUD-6 districts shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 districts as stated in Section 13.71 and that the development proposed adequately addresses all of the development objectives of the Cambridgeport Revitalization Plan as summarized in Section 13.7.10.1.

13.78 Required Housing in the PUD-6 Districts.

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

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

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

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

13.784 The housing required in this Section 13.78 may be developed in stages within the time limits specified in the PUD-6 Final Development Plan as approved by the Planning Board.

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

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

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

13.79 Specific District Regulations -

13.791 P.U.D. 6-"A" District

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

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

13.791(3) Residential Density. The minimim land area for each dwelling unit shall be 1200 square feet.

13.792 P.U.D. 6-"B" District -

13.792(1) Building Height - The maximum height of any building shall not exceed 60 feet.

13.792(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 1.5.

13.792(3) Residential Density - The minimum land area for each dwelling unit shall be 1200 square feet.

13.793 P.U.D. 6-"C" District -

13.793(1) Building Height - The maximum height of any building shall not exceed 85 feet, except where the principal use of the building is hotel use, the height may be increased to a maxinum of 150 feet.

13.793(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 2.0.

13.794 P.U.D. 6-"D" District -

13.794(1) Building Height - The maximum height of any building shall not exceed 100 feet.

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

13.70 Special Review Requirements.

13.7.10.1 Development Objectives. In evaluating a development proposal in the PUD-6 Districts the Planning Board shall consider the following development objectives.

13.7.10.1(1) Housing Objectives. The Cambridge Revitalization Plan supports housing construction and rehabilitation to help satisfy housing demands generated by new business development. The location of both residential and business development can be planned to reduce land use conflicts in the Cambridgeport revitalization area. The following objectives support housing that encourages the continued diversity of the neighborhood while remaining compatible with the residential and business community that is now in Cambridgeport.

- New housing should be available for households of all income levels to reflect the neighborhood's diverse population.
- Housing for low- and moderate-income households should be mixed with market-priced housing wherever possible.
- Rehabilitation of existing homes and renovation of former industrial buildings for housing should be encouraged.
- New construction should provide housing units in a range of sizes to accommodate both small and large households.
- Apartments suitable for the elderly should be included in large-scale housing developments.
- Housing for both renters and homeowners is desirable.
- The density of new housing should be similar to that of the adjacent residential neighborhood. Near Massachusetts Avenue, a greater density of development would be appropriate.
- The location and design of new housing should reinforce the existing residential area and reduce the problem of incompatible uses.

13.7.10.1(2) Business Development Objectives. The Cambridgeport Revitalization Plan supports business development by encouraging new firms to move to the revitalization area and established firms to strengthen their investment in the area. The following objectives encourage the kind of business development that will contribute the most to the economy and residents of Cambridge.

- Businesses now in the Cambridgeport revitalization area should be encouraged to remain.

- Both commercial and industrial companies should be recruited to provide a healthy economic base.

- Special emphasis should be placed on attracting businesses that provide Cambridge residents with employment opportunities encompassing a broad range of skill and educational levels.

- Inexpensive office and manufacturing space should be available for companies just getting started.

- Businesses should be located away from residential areas or should provide appropriate buffers to avoid problems arising from incompatible land uses.

- The scale of development should be compatible with nearby structures. In particular, tall buildings and high density development should be located away from residential areas.

13.7.10.1(3) Parks and Open Space Objectives. Improvements in open space and recreational facilities are needed in the Cambridgeport revitalization area to make the physical environment more attractive for the benefit of Cambridgeport residents and employees.

- The appearnace of public ways should be improved by planting trees, repairing or replacing lighting fixtures, and, where possible, relocating utility wires underground.

- Developers should include landscaping and open space areas on their project sites.

- New buildings should be carefully sited and landscaped to avoid the problem of conflicting land uses.

- Existing parks should be upgraded on a regular basis with landscaping and new equipment.

- An on-grade pedestrian crossing of the railroad tracks should be constructed to link the Cambridgeport revitalization area with recreational facilities along the Charles River.

- Land should be acquired for a park with recreational facilities to serve all Cambridge residents.

13.7.10.1(4) Transportation Objectives. Transportation improvements are needed to encourage new development in the revitalization area and to handle the traffic that development will bring.

- Roadways should be repaved or reconstructed where needed throughout the area.

- Motor vehicle access to the area should be improved, particularly at Massachusetts Avenue and Memorial Drive.

- The capacity of the revitalization area to handle traffice should be increased relative to the traffic expected from new development projects. Widening streets, changing traffic signals, and improving intersections will be necessary. The construction of new highways is neither desirable nor financially possible.

- Traffic patterns should be altered to discourage through traffic and the use of residential streets by commuter and truck traffic.

- Additional public transportation through the revitalization area should be provided to alleviate traffic increases from new development. Future use of the railroad corridor for public transportation should be considered.

- Walking and bicycling should be encouraged throughout the area. Access can be improved by repairing and constructing sidewalks and by building an on-grade pedestrian bicycle path across the railroad tracks.

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

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

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

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

D. Create a new Overlay District by amending the Zoning Ordinance as follows:

15.40 CAMBRIDGEPORT INDUSTRIAL OVERLAY DISTRICT - 1/31/83

15.41 Purpose - It is the purpose of this Section 15.40 to augment and alter the existing base zoning regulations in portions of the Cambridgeport industrial area to reflect more precisely the capacity of the area to accommodate new development without undue negative impact on adjacent residential neighborhoods and to encourage the retention or expansion of industrial uses.

15.42 Applicability - Cambridgeport Industrial Overlay District shall be an overlay district on the Zoning Map established by Section 3.20.

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

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

15.431 Building Height Limitations - No building shall exceed a height of sixty (60) feet [illegible]

15.432 Limitations for Uses on Any Lot or Portion of a Lot Within One Hundred Feet of the Property Line of Fort Washington Park -

[illegible] Purpose. It is the purpose of this Section 15.432 [illegible] augment existing zoning regulations in order to encourage development which will (1) recognize the historic significance of Fort Washington, (2) protect and enhance the use and enjoyment of Fort Washington, and (3) articulate Fort Washington as a well-defined urban park.

(5) Land use standards.

1. No building, structure or land subject to subsection 15.432 [illegible] that may be used, erected or designed to be used, in whole or in part, for any use without a special permit from the Planning Board.

2. The Planning Board shall determine that the proposed use will meet the purposes of this Section 15.432 [illegible] that the criteria specified in Section 10.43 will be satisfied.

(6) Dimensional standards. [illegible]

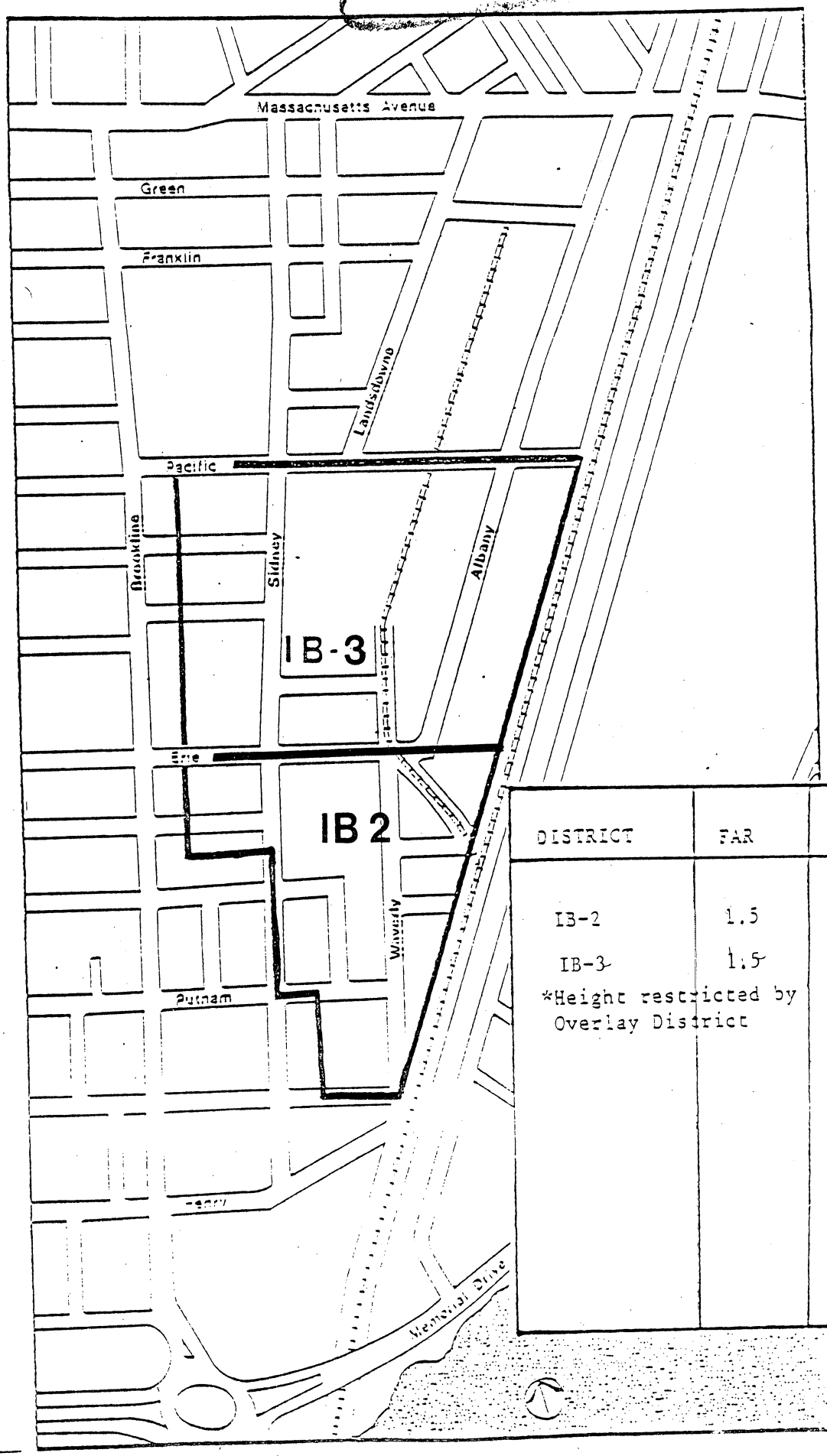
1. Maximum Building Height. The transition from Fort Washington, a public open space, to private development should not be abrupt. Therefore, the maximum height of buildings shall be 35 feet.

2. Any new structure constructed shall be set back at least 50 feet from Fort Washington.

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

II. BASE DISTRICT

Amended 1/31/83

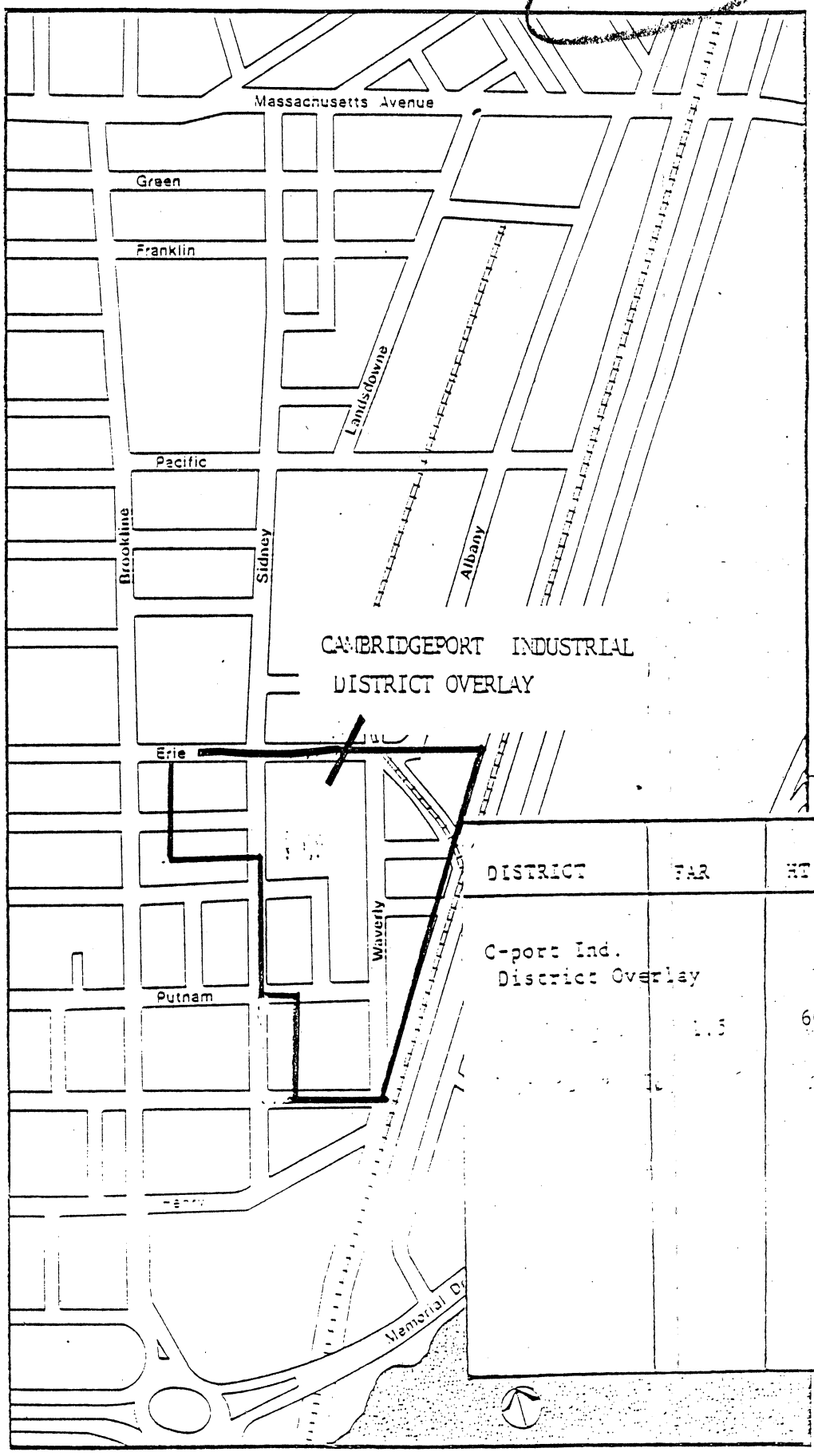


DISTRICT	FAR	HT.
IB-2	1.5	35'*
IB-3	1.5	60'

*Height restricted by Overlay District

17

Amended 1/31/83



DISTRICT	FAR	HT.
C-port Ind. District Overlay	1.5	60'

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

13.80 PUD-7

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

13.82 Uses allowed in the PUD-7 District.

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

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

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

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

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

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

13.83 District Dimensional Regulations.

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

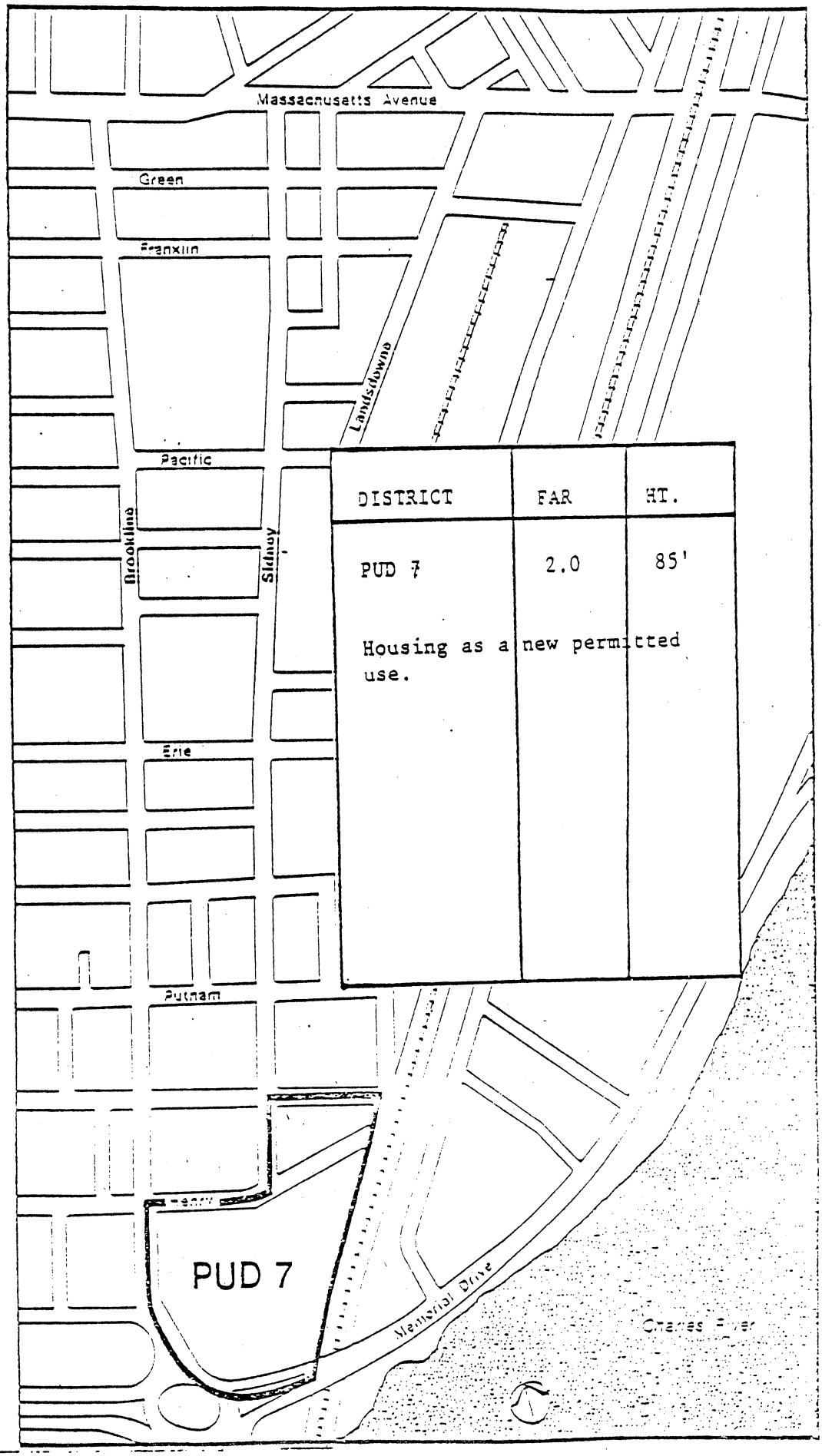
13.832 Maximum ratio of floor area to total area of development parcel shall be 2.0.

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

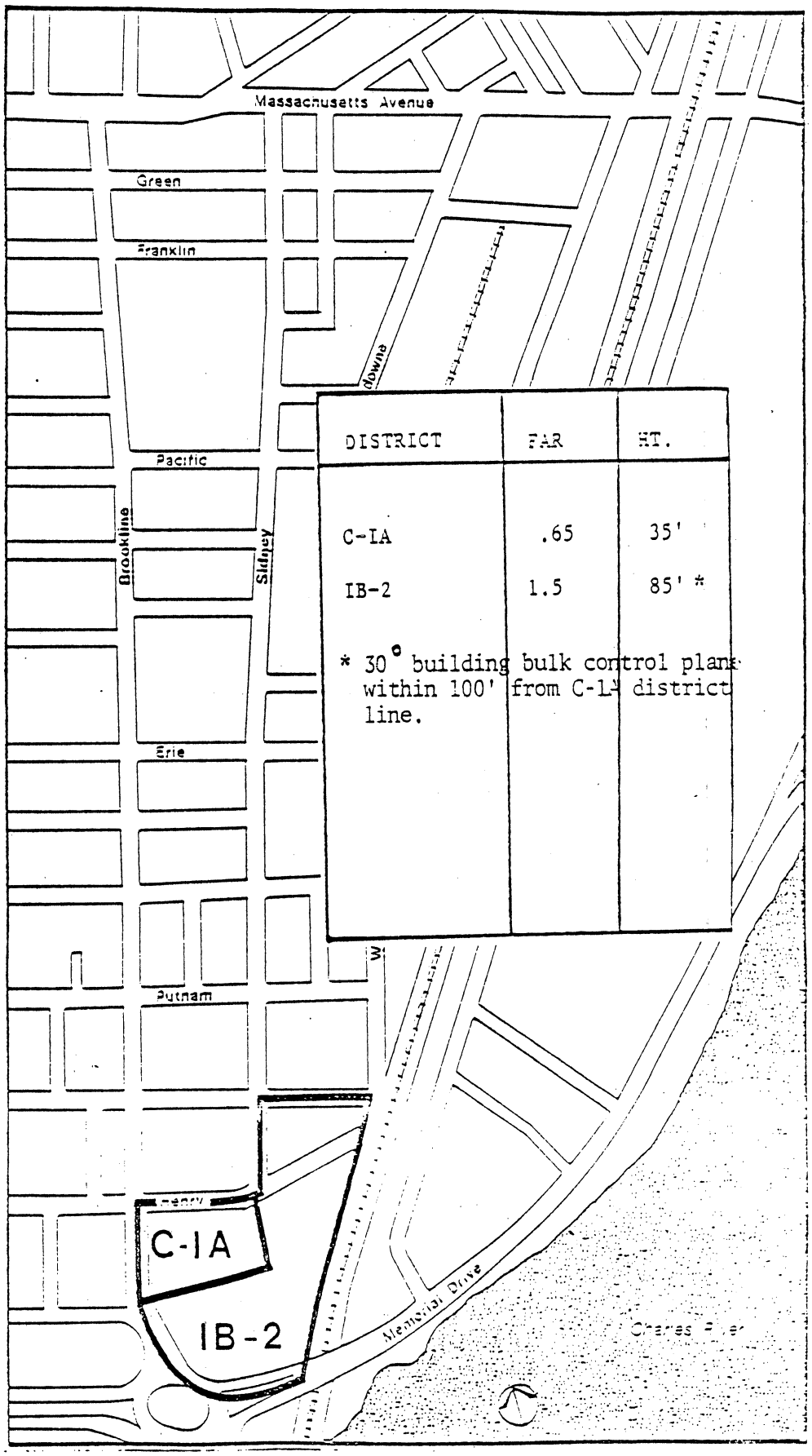
13.834 Maximum height of any building shall be 85 feet.

13.835 There shall be no minimum width for the development parcel, and no minimum width for lots located within the development parcel. There shall be no minimum required front, rear, and side yard requirements for a development parcel or for lots located

III OVERLAY DISTRICTS



DISTRICT	FAR	HT.
PUD 7	2.0	85'
Housing as a new permitted use.		



DISTRICT	FAR	HT.
C-IA	.65	35'
IB-2	1.5	85' *

* 30° building bulk control plane within 100' from C-1A district line.

within a development parcel. The Planning Board shall approve all such building setbacks.

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

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

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

13.87 Special Limitations where the base zoning district is Residence C-1A.

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

13.88 Required Housing in PUD-7 District, Residence C1-A District Area.

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

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

1/31/83

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

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

13.884 The housing required in this Section 13.88 may be developed in stages within time limits specified in a PUD-7 Final Development Plan as approved by the Planning Board.

No approved PUD plan shall allow the total FAR on the subject development parcel to exceed 1.5 until all housing required in this Section 13.88 is constructed. Should the required housing fail to be constructed in conformance with the housing plan as approved by the Planning Board, including any approved schedule of construction, no further construction shall take place within the development parcel that is not in conformance with the applicable base zoning regulations.

1/31/83

G . Create a new Section 11.70

11.70 Low and Moderate Income Household Inclusionary Housing Requirements.

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

11.72 General Requirements for Inclusionary Housing Units.

11. 21 The required low and moderate income units shall be intended and designed for families and shall contain a minimum of two bedrooms. For the purpose of this Section 11.70 a family shall be three or more persons related by blood, marriage or operation of law, or as defined by any public subsidy program employed.

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

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

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

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

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

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

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

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

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

(d) co-tenancy agreements,

(e) limited equity cooperatives, or

(f) any other similar mechanisms.

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

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

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

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

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

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

1/31/83 -

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

13.89 Review Guidelines.

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

(1) The proposal shall be consistent with the development objectives of the Cambridgeport Revitalization Plan as summarized in Section 13.7.10.1.

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

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

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

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

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

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

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

   (2) Residence C-1A .65

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

H . <u>Recodify Article 11.000 Special Regulations as follows</u>:

"Article 11.000 Special Regulations

11.10 Townhouse Development

11.20 Community Residences and Personal Care Lodging

11.30 Fast Order Food Establishments

11.40 Development Consultation Procedure

11.50 Employment Plan Compliance Procedure

11.60 Massage Service Establishments"

11.70 Inclusionary Housing Requirement

I . Create a new Article 15.000 Overlay Districts and recodify old Sections 11.50, 11.60 and 11.70 as new Sections 15.10, 15.20 and 15.30 to read as follows:

"Article 15.000 Overlay Districts

15.10 Harvard Square Overlay District

15.20 Parkway Overlay District

15.30 Flood Plain Overlay District

15.40 Cambridgeport Industrial Overlay District"

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

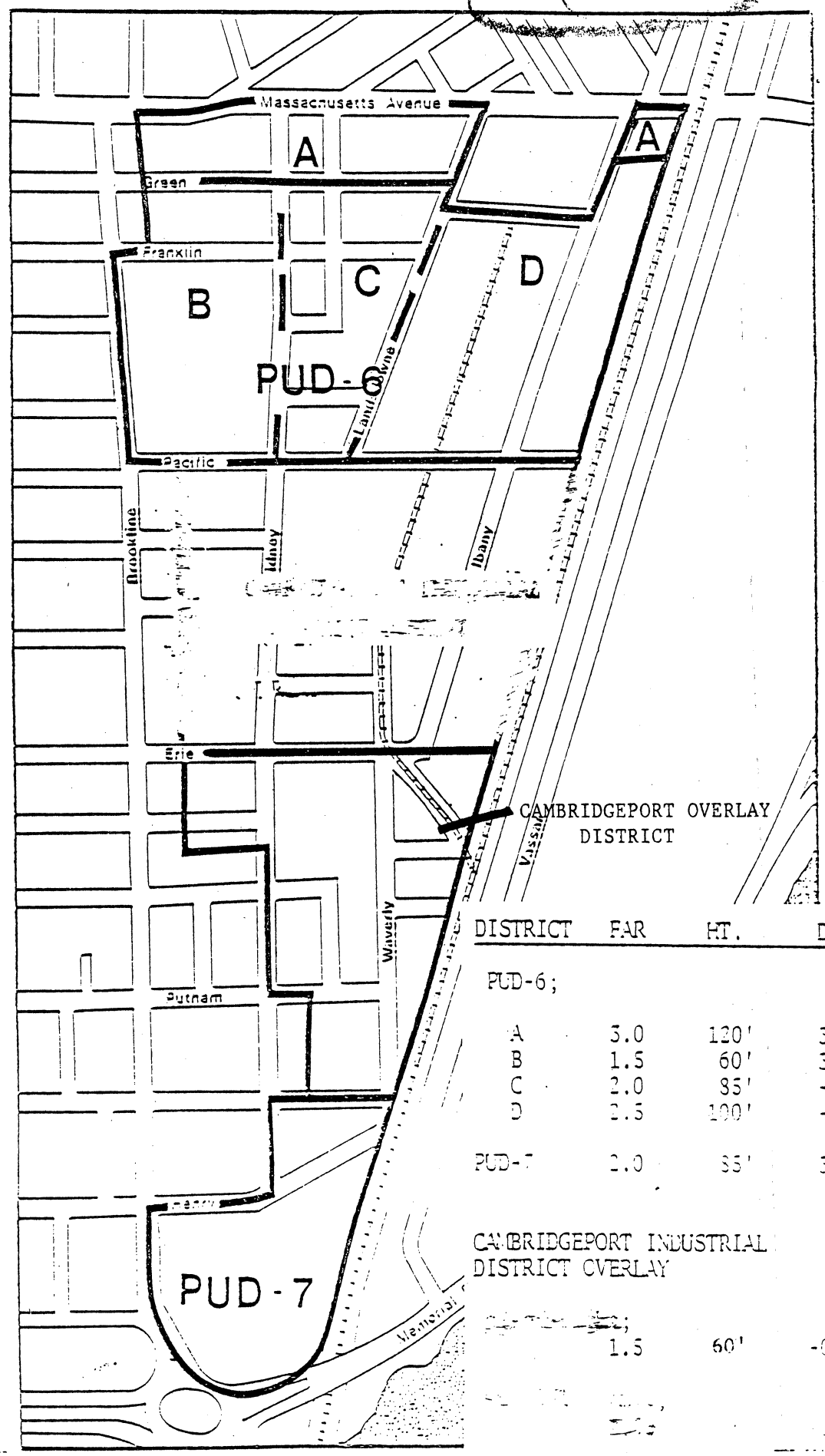
" (c) Where a lot is within 100 feet of a Residence C-1 or Residence C-1A zoning district line, the maximum building height shall be determined by a 30° setback plane beginning at an elevation 35 feet above the Residence C-1 or C-1A zoning district boundary line."

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

II. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS AS FOLLOWS:

(Note: legal descriptions to be provided)

Amended 1/31/83

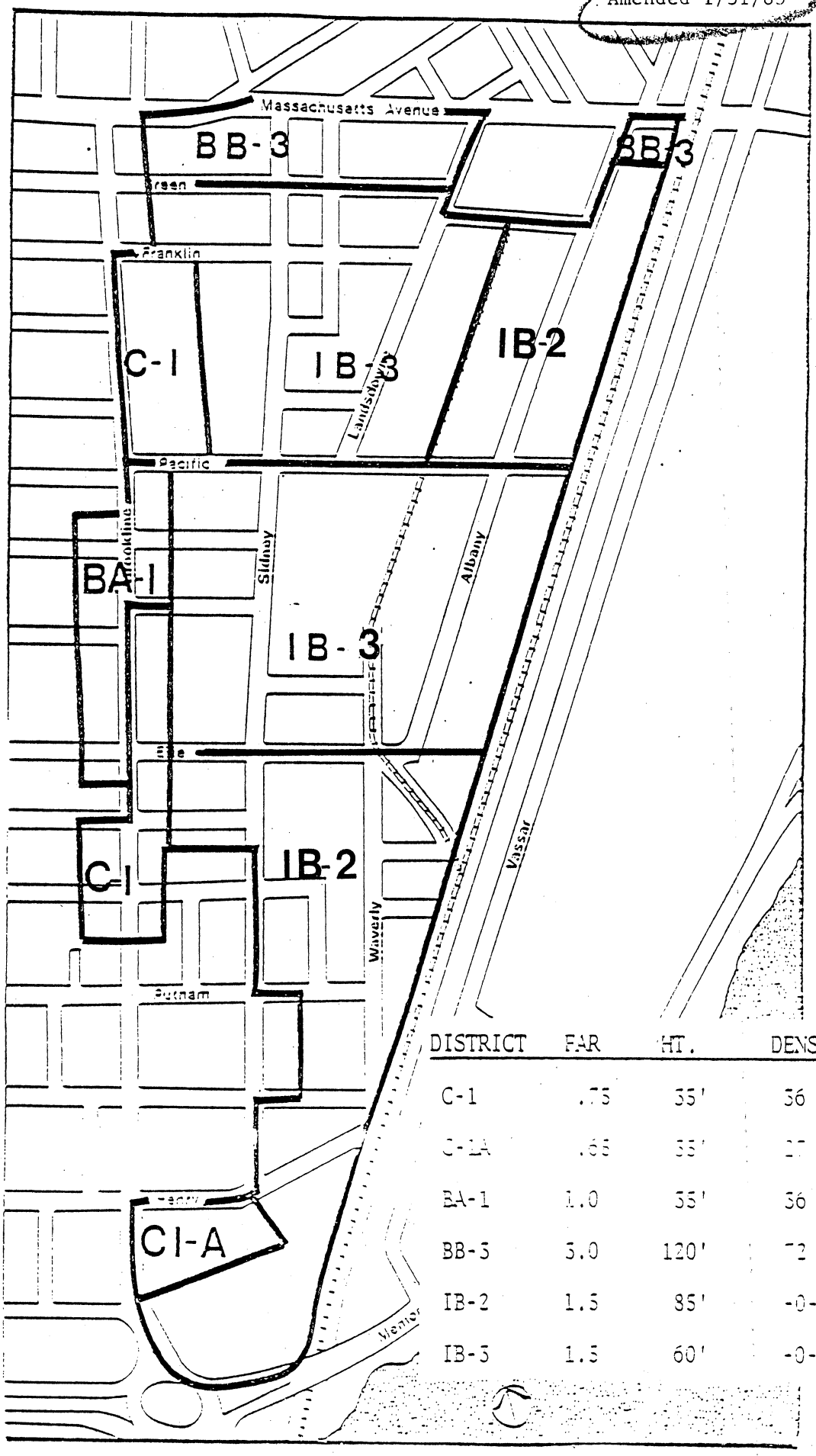


DISTRICT	FAR	HT.	DENSITY
PUD-6;			
A	3.0	120'	36 d.u./acre
B	1.5	60'	36
C	2.0	85'	-0-
D	2.5	100'	-0-
PUD-7	2.0	85'	36
CAMBRIDGEPORT INDUSTRIAL DISTRICT OVERLAY			
[illegible];	1.5	60'	-0-

BASE DISTRICTS

~~31~~ 29

Amended 1/31/83



DISTRICT	FAR	HT.	DENSITY
C-1	.75	35'	36 d.u./acre
C-1A	.65	35'	27
BA-1	1.0	35'	36
BB-3	3.0	120'	72
IB-2	1.5	85'	-0-
IB-3	1.5	60'	-0-

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT TO CHAPTER 40A, SECTION 5, MASSACHUSETTS GENERAL LAWS

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by Gary Quinton, et al dated September 30, 1982, and entitled Cambridgeport Area Rezoning Petition.

The undersigned, being the owners of an area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest and object to said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and say that the proposed rezoning will not promote the health, safety and general welfare of the inhabitants of the City of Cambridge for the following reasons:

1. The proposed amendments do not meet the developments prospects for the area insofar as they fail to provide adequate density and flexibility to guide new development over a twenty year period.

2. The proposed amendments do not recognize the unique ownership pattern, land and development costs and the range of needs of the City and of the adjacent neighborhood.

3. The proposed amendments will result in a pattern of development that will be disruptive internally to the existing industrial operations and one that does not allow a desirable transition from the adjacent neighborhood to the new development.

4. The proposed amendments constitute spot zoning.

Received 1/31/83 at Pastoon

5. The proposed amendments fail to allow for the reasonable use and enjoyment of the undersigneds' land area and unreasonably restricts the future use of said land area.

6. The proposed amendments were not properly publicly advertised concerning the public hearing requirements of Massachusetts General Laws Chapter 40A.

7. The proposed amendments did not receive the proper public hearing required by Massachusetts General Laws Chapter 40A.

8. The proposed amendments are substantially similar to proposed zoning amendments which were unfavorably acted upon within the last two years by the City of Cambridge.

And, the undersigned further hereby protest and object to said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and state that the proposed amendment fails to conform with the provisions for initiating zoning ordinances or by-laws, an amendment, addition or repeal thereof under Chapter 40A of the Massachusetts General Laws.

Joseph S. Junkin, President
California Products Corporation
169 Waverly Street
Cambridge, MA 02139

John Desmond, Trustee
Cox Realty Trust
225 Sidney Street
625 Putnam Avenue
Cambridge, MA 02139

John K. Bissland, President
Treasurer
Wm. S. Simpson, Inc.
300 Sidney Street
20 Chestnut Street
Cambridge, MA 02139

By their attorney,

Lawrence W. Frisoli
FRISOLI & FRISOLI
801 Cambridge Street
Cambridge, MA 02141
(617) 354-2220

Zoning People In, Not Out

"If sound planning of an area allows the rich and middle class, it must also allow the poor. And if the area will accommodate factories, it must also find space for workers." So rules the New Jersey Supreme Court, reaffirming its position that exclusionary suburban zoning violates the state constitution. The unanimous decision, written by Chief Justice Robert Wilentz, blends passion, precision and firmness. It's stirred controversy. It also merits applause.

Eight years ago, the court ruled that developing suburbs could not close their doors to poor people. It ordered the communities to rezone, taking regional as well as local housing needs into account. But the suburban towns made only faint gestures of compliance while their lawyers warred in court against builders and civil rights groups.

In its new ruling, the high court requires that towns *encourage* low- and moderate-income housing by applying for subsidies and providing tax inducements for builders. A state-prepared development plan will determine whether a municipality must abide by this doctrine. Clearly impatient with delay, the court even threatens to hold up all building in a community that fails to comply.

Critics complain that the court intrudes unfairly on home rule. But their argument is shaky. As the court notes, the power to zone is *delegated* to municipalities by the state and must be exercised for the general welfare.

Will the opinion prevail? The answer isn't clear. Aware of the radical implications, the court called for gradual implementation. The troubles of the housing market and shrinking funds for subsidies may frustrate this ruling even more than legal battles frustrated the first. Over time, however, some change seems inevitable — and highly desirable.

Besides denying housing opportunity, exclusionary zoning is a major cause of school segregation. A study by the Joint Center for Political Studies ranks New Jersey's public schools among the nation's most segregated by race, largely because minorities are concentrated in places like Newark, Camden and Trenton.

The court made clear that extreme economic segregation, even if deeply rooted, is constitutionally impermissible. "The decline of our cities and the increasing economic segregation of our population are not just isolated problems for those left behind in the cities but a disease threatening us all."

Times JAN 30

C. C. 108

— Amendment by C Graham — #1

City of Cambridge

MASSACHUSETTS

In City Council 1/31/ 1983

Amendments to Common Due Proposals and Orders of Council

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

C. C. 106

#2 Mayors Amendment Total 20

City of Cambridge

MASSACHUSETTS

In City Council 1/21 1983

MV

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

C. C. 108

Page 6 #3

City of Cambridge

MASSACHUSETTS

In City Council 1/31 1983

Amendment passed as submitted

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓		✓	
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan			✓	
Mr. Wylie	✓			
Mayor Vellucci	✓			
	8	0	1	

C. C. 108

#4

City of Cambridge

MASSACHUSETTS

In City Council 1/31 1983

Compromise Ind. Zoning Amendment

Substitute motion by Wylie offered and carried - friendly amendment accepted by Sullivan

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan			✓	
Mr. Wylie	✓			
Mayor Vellucci	✓			
	8	0	1	

1/ Area East of Erie and RR above Pacific to IB2

2/ To require 40% office limitation in IB3 in both M and L sections

3/ Reduce Ht Erie St south of Erie to 60 feet

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT TO CHAPTER 40A, SECTION 5, MASSACHUSETTS GENERAL LAWS

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1. The proposed amendments do not meet the developments prospects for the area insofar as they fail to provide adequate density and flexibility to guide new development over a twenty year period.

2. The proposed amendments do not recognize the unique ownership pattern, land and development costs and the range of needs of the City and of the adjacent neighborhood.

3. The proposed amendments will result in a pattern of development that will be disruptive internally to the existing industrial operations and one that does not allow a desirable transition from the adjacent neighborhood to the new development.

4. The proposed amendments constitute spot zoning.

Received at City Council Meeting 12/31/83 at 5 P.M.

5. The proposed amendments fail to allow for the reasonable use and enjoyment of the undersigneds' land area and unreasonably restricts the future use of said land area.

6. The proposed amendments were not properly publicly advertised concerning the public hearing requirements of Massachusetts General Laws Chapter 40A.

7. The proposed amendments did not receive the proper public hearing required by Massachusetts General Laws Chapter 40A.

8. The proposed amendments are substantially similar to proposed zoning amendments which were unfavorably acted upon within the last two years by the City of Cambridge.

And, the undersigned further hereby protest and object to said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and state that the proposed amendment fails to conform with the provisions for initiating zoning ordinances or by-laws, an amendment, addition or repeal thereof under Chapter 40A of the Massachusetts General Laws.

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Treasurer
Wm. S. Simpson, Inc.
300 Sidney Street
20 Chestnut Street
Cambridge, MA 02139

By their attorney,

Lawrence W. Frisoli
FRISOLI & FRISOLI
801 Cambridge Street
Cambridge, MA 02141
(617) 354-2220

NUMBERS OF INCLUSIONARY UNITS REQUIRED

INSERT

(6)

page 9 and 24

To clarify the number of housing units required to be built and required to be available to certain income levels.

Amend Sections 13.785 and 13.885 and 13.783 as follows:

"13.785 Inclusionary Housing Requirements. The residential development required in this Section 13.78 shall make provision for units suitable for, affordable by, and available to low and moderate income households in an amount equal to 58 units, 29 units shall be available to low income households and 29 units shall be available to moderate income households. All inclusionary housing units shall meet the requirements of Section 11.70."

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

13.783 ~~Replacement housing~~

Quantity Requirements. Any p.u.d. subject to this section 13.78 shall provide a hsng. plan for the development of 260 units in the northern section of the pet. tract

also requires amendment (7)

failed 3-5-

740

D. Sullivan Compromise industrial zoning amendment

Amend the CDD substitute draft as follows:

a. amend the zoning map by eliminating the C.I.D. overlay, by changing IB-2 to IB-3 between Pacific and Erie Streets (extended), and by inserting the Fort Washington Overlay (including text) as in the Quinton Petition.

b. amend the text on page 4 by inserting after item B.3. the following:

3A. In Section 4.34 (Office and Laboratory Use) of the Table of Use Regulations, add the superscript "52" to the entries for the Ind. B-1, B-2, and B-3 column and add the following footnote in Section 4.40:

52. In the Industry B-3 district permitted only as an accessory use on the same lot as the principal use and subject to the restrictions of Section 4.21g, but the accessory office and laboratory use may occupy as much as 40 percent of the gross floor area.

See Pin Pac #4

Institute Fin Dist

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Three

AN ORDINANCE

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

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

The Zone Map accompanying crdinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinance of the City of Cambridge" is hereby amended by rezoning the Cambridgeport Industrial District. The petition would amend the zoning map by changing the district designations for several areas, as shown on the accompanying map as follows:

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	* Business C-2
2	Business B/Industry B	Industry A-2
3	Business A/Bus. A-1/ Bus. B/Ind. B	* Residence C-1B
4	Industry B	Open Space
5	Business A/Industry B	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	* Residence C-1B
10	Industry B	* Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	*Fort Washington Overlay District
14	Industry A/Office 3	* Industry A-3
15	Residence C-1	Open Space
16	Business B/Industry B	*Housing Requirement Overlay District

(* NEW DISTRICTS)

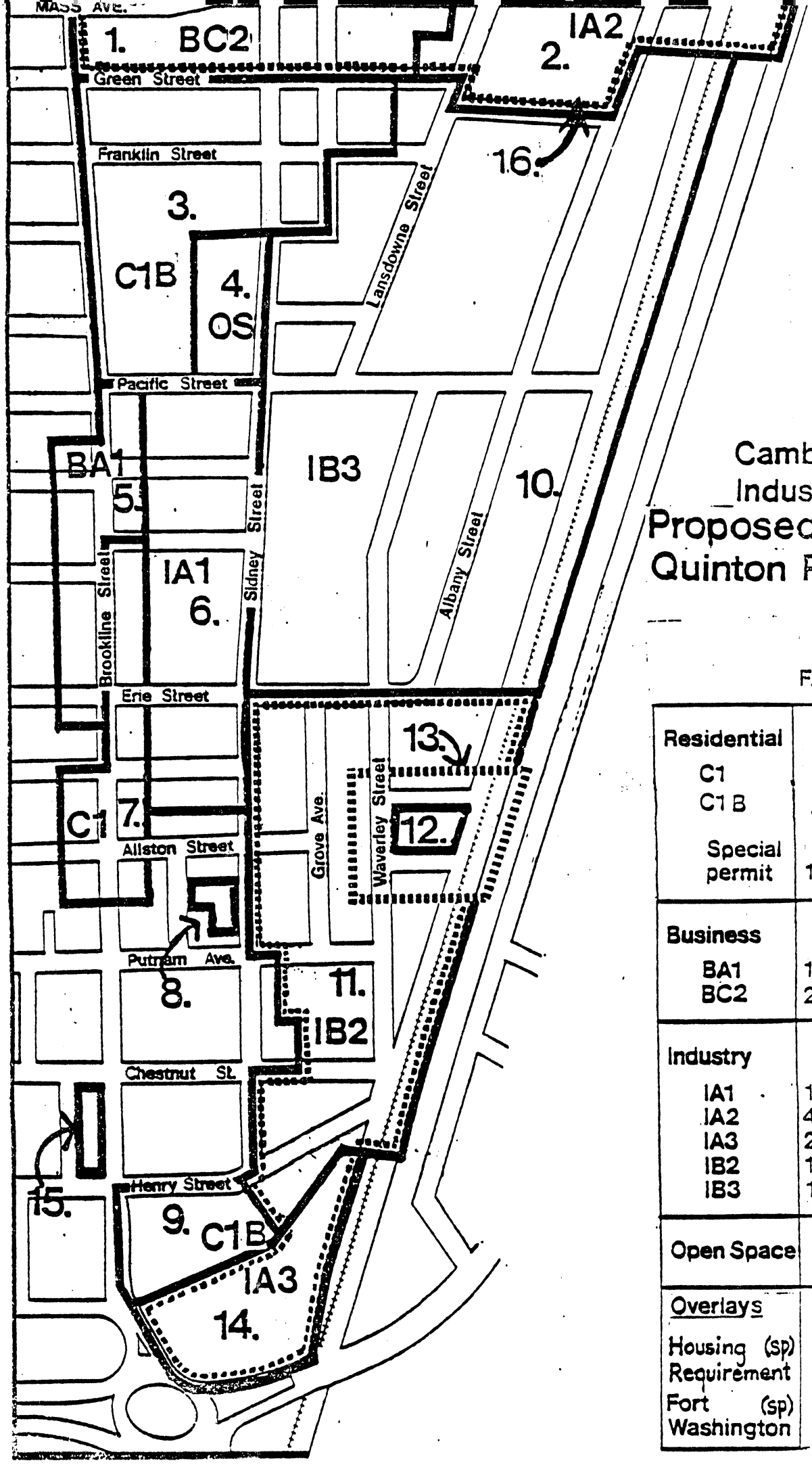
The text of the Zoning Ordinance would be amended by creating six new zoning districts as identified above and modifying certain regulations as noted below:

Subsection 11.82 of Section 11.80, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

A new section 11.90, Low and Moderate Income Housing, is proposed which outlines special regulations for certain higher density residential developments in the Res. C-1B district. It requires a percentage of low and moderate income housing to be provided.

The new Housing Requirement Overlay District mandates the provision of low and moderate income housing simultaneoulsy with the construction of certain commercial developments larger than 20,000 square feet.

Full text and legal description of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.



Cambridgeport Industrial District
Proposed Zoning
Quinton Petition

9-30-82

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1 B	.65	35	27
Special permit	1.0	40	40
Business			
BA1	1.0	35	36
BC2	2.5	75	72
Industry			
IA1	1.25	45	36
IA2	4.0	70	36
IA3	2.0	85	72
IB2	1.5	85	—
IB3	1.5	60	—
Open Space	—	—	—
Overlays			
Housing (sp) Requirement	—	—	—
Fort (sp) Washington	—	35	—

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

December 7, 1982

To the Honorable, the City Council:

SUBJECT: A PETITION TO REZONE THE CAMBRIDGEPORT INDUSTRIAL DISTRICT AND ADJOINING PORTIONS OF THE RESIDENTIAL NEIGHBORHOOD, BY GARY QUINTON, ET AL

The Petition

The petition would rezone all of the Cambridgeport Industrial District using a variety of newly created, as well as existing, zoning districts. In summary it would do the following:

1. Create a new low density residential district in the vicinity of the Simplex site that would allow density bonuses in exchange for the provision of low- and moderate-income housing;

2. Create an exclusively industrial zone over much of the eastern portion of the district;

3. Impose low- and moderate-income housing construction requirements on new commercial development in certain parts of the district;

4. Significantly lower the allowed height and floor area ratio over all of the district.

Recommendation

While in agreement with many of the objectives which give form to the proposal the Planning Board does not recommend its adoption. Rather the Board suggests a rezoning based on the general principles outlined in a memo to the City Manager, dated November 1, 1982, from Kathy Spiegelman, Assistant City Manager and summarized as an enclosure with this recommendation. The Board would be happy to assist in the development of a rezoning package based on such principles should the Council be so disposed.

Findings

The comments and objections to earlier Quinton petitions which the Board has enumerated on previous occasions apply still to the current one.

- The reduction in permitted floor area and height throughout the district is desirable as is new residential development to buffer the existing neighborhood; housing for mixed incomes should be included in all new residential development.

- The balance between residential and commercial/industrial development is inappropriate in the Simplex area.

- The area devoted to exclusively industrial development is too extensive and too restrictive.

- Inclusionary housing may be more appropriately achieved through other than zoning mechanisms.

Public Hearing

The Planning Board held a public hearing on the petition on Tuesday, November 16, 1982, at 7:45 P.M. Mr. William Noble outlined the essential details of the petition. Two principal changes from similar earlier petitions were noted:

1. A new BC-2 district is created along Massachusetts Avenue that significantly reduces FAR and height along the Avenue.

2. A new housing overlay district which mandates inclusionary housing construction in conjunction with commercial development above a certain size.

In response to questions posed to the Board, Chairman Parris indicated that he felt the inclusionary provision of the C1-B district was unworkable without public subsidies, the restriction on office development was too severe, and that the contemplated number of new residential units could be a possible burden on the school system.

Speaking in favor of the petition were Peter Valentine, Gary Quinton and Robert LaTremouille.

Speaking in opposition were Cathy Donaher (MIT) and Miles Caras (40 Pearl Street, 4 Brookline Street).

Development Principles for Cambridgeport Industrial District

Area I - An active mixed use, commercial and residential area that would allow the highest and most dense development in the Cambridgeport Industrial District. A floor area ratio (FAR) of ca. 3.0 with heights of about 10 to 12 stories (100-120') are appropriate in a standard business zoning district.

Area II - A diverse area with low scale residential development along the Brookline Street edge merging into higher density office and research development in new and renovated structures in the bulk of the area.

Land use goals could be achieved by reducing the density of development permitted in the area as-of-right through residential zoning along Brookline Street and a standard office/industrial zone elsewhere in the district. Floor area might range from .75 to 1.5 and height from 35 to 85 feet. Zoning overlay districts could be used to impose additional restrictions or bonuses to ensure gradation in the scale of development from low density (.75 FAR, 35' height) at Brookline Street, somewhat higher densities in the mid section to the most intensive development in the east (ca. 2.5 FAR, 100' height). Height and floor area increases above the as-of-right level might be tied to demonstrated cooperation in the improvement of roadway access at Lafayette Square and Memorial Drive. Desirable mixed income in the residential development could be achieved through the use of agreements with landowners outside the zoning controls.

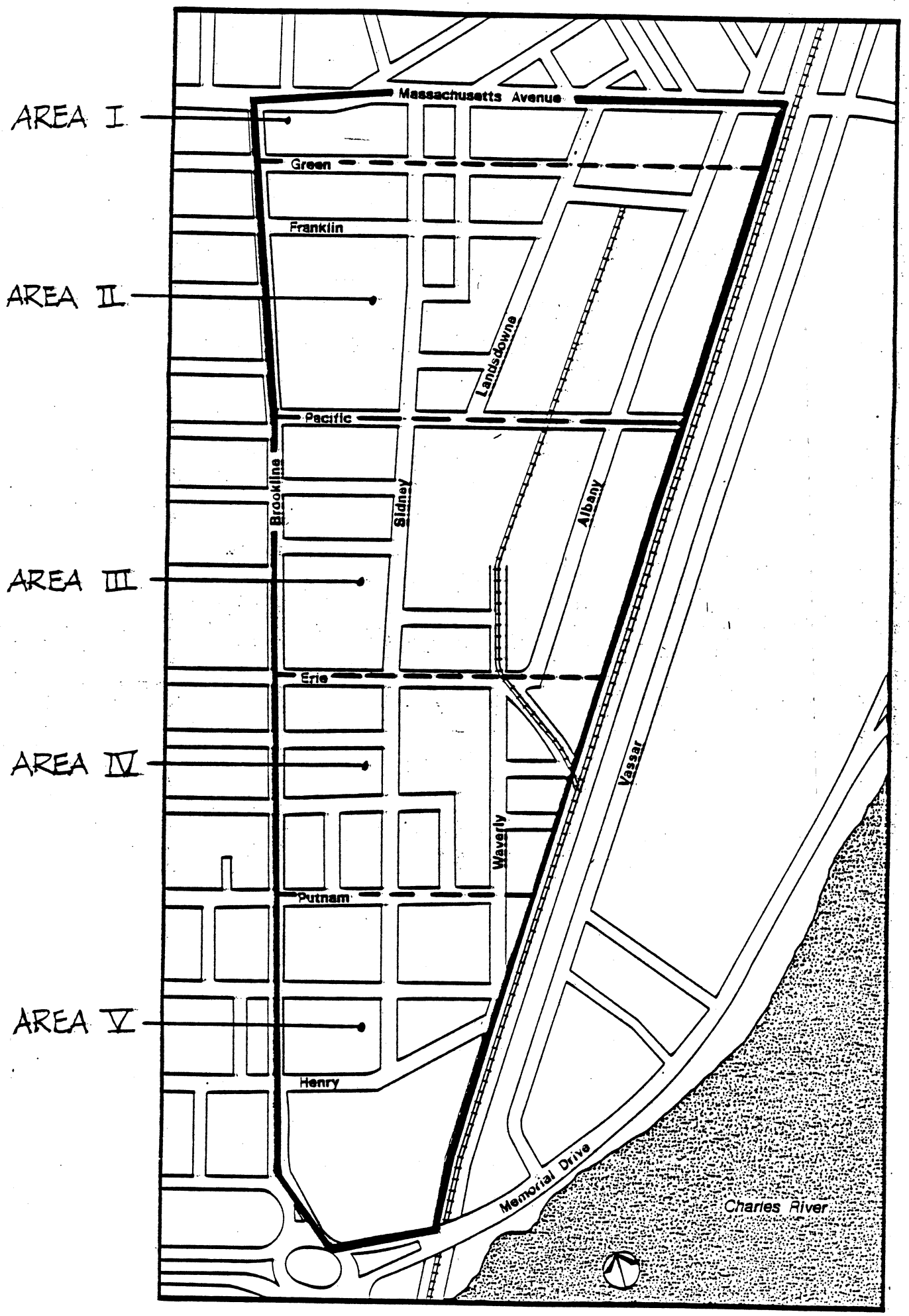
Area III - An existing low scale industrial area with considerable vacant land. The development potential of the area should be reduced (to minimize traffic impacts on adjacent neighborhoods). Industrial uses should be encouraged in preference to exclusive office and research activities. Rezoning might reduce the FAR to 1.5 and limit the height to 60' (modified near residential districts) and in addition limit the amount of office use permitted on any given site.

Area IV - Another low scale industrial area with extensive existing industrial and office/research uses near residential neighborhoods. New zoning should reduce the amount of development potential with an FAR limit of 1.5 and a height of 85' (again modified near residential districts). The existing mixed use nature of the district would be encouraged to continue.

Area V - An area where a new residential buffer to protect and expand the existing residential neighborhood is desirable, where mixed residential/ office reuse of the Ford Assembly Plant building is possible, and where significant roadway improvements serving more intensive development in the upper section closer to Massachusetts Avenue are needed.

Rezoning could create a low-scale, exclusively residential zone along Henry and Sidney Streets and reduce the potential intensity of development at the Ford Assembly Plant site (to 2.0 FAR, 85' height) with residential and office uses permitted. Roadway improvements might be tied to development above a certain threshold (see Area II above).

CAMBRIDGEPORT REVITALIZATION



#8

City of Cambridge

PETITION OF Gary C. Quinton #3

re: Cambridgeport area

Petition filed with the City Clerk Sept. 30, 1982

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

27 days = October
30 days = November
8 days = December
65 days = December 8, 1982 = all hearings

In City Council October 4, 1982

Referred to the Planning Board for report October 4, 1982

Planning Board Hearing November 9, 1982

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be February 7, 1983.)

21 days - Nov.
31 days - Dec.
31 days - Jan.
7 days - Feb.
90 days - February 7, 1983

City Council hearing published - Chronicle - October 24, 1982
October 28 1982

Hearing before the City Council - Thursday - November 4,

Report to the City Council 1/10/83 Removed from Files of Committee

Passed to a second reading published 1/10/83 Passed to 2nd Reading

Ready for Ordination published 1/13/83 Cambridge Chronicle

COMPLETION DATE: February 7, 1983

City of Cambridge

In City Council 1/10/83

The Ordinance *Committee*
comprised of the entire membership of the City Council
to which was referred a petition submitted by Gary C. Quinton, et al to amend the Zoning Ordinances of the City of Cambridge by rezoning the Cambridgeport Industrial District and also by amending the map by changing the district designations for several areas met on Thursday, November 4, 1982 at 7:03 p.m. in the City Council Chamber, City Hall. Councillor Walter Sullivan presided and called for the proponents to appear.

In response to the call of the Chair, the Committee heard from Gary C. Quinton of 5 Newton Street, who submitted a letter dated September 30, 1982 for the consideration of the Ordinance Committee in which he stressed the need of zoning to promote development which would assist and stabilize Cambridge neighborhoods, which in the past had received less consideration than the development of office and commercial zoning areas. In his letter Mr. Quinton requested a change in emphasis and restrictions on unbridled office development and stated his opposition to the expansion of tax exempt conglomerates, resulting from the expansion of institutions such as M.I.T. leading to pressures on homeowners or tenants to sell or move, the loss of jobs and tax revenues provided by local business and industries.

Mr. Quinton further stated that the above issues are addressed in the rezoning plan as submitted to the City Council and requested the Council to act favorably on the petition as submitted. By letter dated October 10, 1982 Gary Quinton submitted a correction to the original petition, in order to make the petition conform to the text of the map as submitted, which corrected page had been referred to the Planning Board for their recommendations.

The Committee heard from William Noble, 38 Green Street who presented a prepared text to the members of the Ordinance Committee dated November 4, 1982 (which is appended to this report as APPENDIX A).

In his discussion before the Committee, Mr. Noble stated that this petition comes from the people and that five hundred members of the community had signed it, recording themselves in favor of the Neighborhood Plan For the Cambridgeport Industrial District because it had the greatest potential for producing affordable housing for low and moderate income families, a diversity of job opportunities, including quality jobs not requiring a college degree, and much needed parks and open space. (The petition was made part of the record as APPENDIX B).

The Committee heard from William Cavelini, 274 Brookline Street who recorded himself in favor of the petition.

REPORT

Committee on Ordinances

Petition of Gary C. Quinton, et al to rezone in the Cambridgeport area.

The Committee was in receipt of a letter from Ronald S. Simons, 76 Egmont Street, Brookline, which the City Clerk read from the rostrum recording himself in favor of the petition as submitted (the communication is appended to the record as APPENDIX C).

The Committee heard from Joseph Aiello, 20 River Street who recorded himself in favor of the petition as submitted.

The Committee heard from Patricia Nagle, 22 Whitney Street, who urged favorable action on the petition and urged that the City Council provide middle class and low-income housing for the people of the area and stressed the fact that the Committee had been ready to compromise in order to produce a well balanced plan for the community.

At 7:37 p.m. the Chair declared the hearing closed for the proponents. The Chair called for the opposition to appear.

In answer to the call of the Chair, the Committee heard from Walter L. Milne, Assistant to the President of M.I.T., who read a prepared statement dated November 4, 1982 (which is appended to the record as APPENDIX D).

In his letter to the Committee, Mr. Milne stated that the petition which is the subject of this hearing is the third version of a petition submitted to the City Council on two previous occasions and that M.I.T. supported fully in June of 1981 a zoning petition which had been submitted to the Planning Board and based on an extensive study by the Community Development Department. He further stated that these petitions provided a mixed use development that would serve well the Cambridgeport area and the entire City. He stated further that in a few months, M.I.T. will select a developer for the area and move into the public process of review and consultation, not only with the several public agencies involved, but also with the private groups and individuals interested in the project. He added that he hoped to select a developer in the fall and that a period of eighteen months would transpire before any actual construction would begin.

The Committee heard from James Caragenas, 4 William Street who recorded his opposition to the Quinton petition and stated that many people had signed the petition without full knowledge of the subject matter.

At 7:45 p.m. the Chair declared the hearing for the opposition closed. At this time, Councillor Duehay stressed that the statement submitted by M.I.T. was well-intentioned, but that it will not work in the best interests of the neighborhood.

At this time Councillor David Sullivan stated that the petition before the Committee would provide housing which was needed in the area and that the City Council should act and not allow M.I.T. to do what it wants to do. He further stated that the petition should be treated as a petition which would reaone Cambridgeport and that zoning restrictions would be helpful. He added that he would work with the neighborhood and the Council in order to resolve this matter.

At this time Councillor Wylie stated that both sides had reached an impasse in their deliberations and that he did not see a solution to their differences, therefore the City Council should take some action and effect a compromise between the two contending factions.

Councillor Graham stated that the rezoning should be solved before the developers become involved.

Mayor Vellucci stated that M.I.T. must sit down with the City Council and the neighborhood and provide a plan which will provide housing for the area and that the neighborhood groups should continue their activities in order to ensure this result.

Councillor Graham then stated that M.I.T. does not wish to do anything for the City which has deverse people with needs that should be addressed. She further stated that the City Council should not allow Cambridge people to move out of the City because of the lack of alternative solutions for their housing.

The hearing was closed at 8:24 p.m. on the motion of the Chair.

At the conclusion of the hearing on motion of Councillor Duehay, the proposed zoning amendment was referred to the City Council without recommendation pending receipt of the report from the Planning Board.

For the Committee

Councillor Walter J. Sullivan
Chairman

City of Cambridge

#3

In City Council November 8, 1982

The Ordinance *Committee*
comprised of the entire membership of the City Council

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Committee on

City of Cambridge

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For the Committee

Councillor Walter J. Sullivan,
Chairman

William S. Noble
38 Green Street

A

November 4, 1982
Cambridge, MA

Presentation to Ordinance Committee

Cambridge City Council

Mr. Chairman, Members of the Committee, Ladies and Gentlemen. What we and others have fought for over 10 years is in imminent danger of being lost. The situation on this council, where each of the contending parties has had the power to block previous rezoning plans, but no one of us seems to have the power to enact, favors the status quo. And the status quo favors only one party, the Massachusetts Institute of Technology (MIT).

Right now MIT is unilaterally moving to select its own private developer for a key section of the Cambridgeport Industrial District (CID), all without the slightest input from the city or from the neighborhood. After shutting down a serious mediation effort one year ago to side step any need to compromise, MIT has proceeded, by itself, to map the future of the CID.

If we here tonight do nothing to break the impasse, one party will be quite pleased. The Council must act or its inaction will speak for it. Let us try to give you some reasons for action.

The fundamental choice before you in the Quinton Petition centers on developable land. Other factors and areas are significant, but as far as timing and impact are concerned they are secondary. To see why the Quinton Petition handles the key area near Massachusetts Avenue and close to Central Square as it does, we need to lay out some of the assumptions behind the petition.

First, diversity is a valuable asset of this city; it must be maintained and encouraged in all its aspects.

Second, the supply of affordable housing is shrinking dramatically. Sites for replacement are limited, often poorly situated. The Simplex site is the best, large, undeveloped site for housing available today in Cambridge.

Third, to build housing today, we need a reliable financing source. Money for affordable housing is not likely to come from the current Washington administration.

Fourth, industry is an essential economic component of this city, and the CID is a traditional industrial area. Existing

industries that are paying taxes and providing jobs should be protected, and new industries should be encouraged to locate in the CID.

Fifth, while considerable open space is available to residents of lower Cambridgeport, there is almost none available to people living around Central Square or in Area 4 across Mass Ave. A good-sized park is needed to improve the quality of life in upper Cambridgeport.

Sixth, the entire CID must be zoned as an integral unit. By our calculation, the area contains roughly 129 acres. Large as it seems, it is not large enough to encompass all uses proposed. There is a real size constraint and that constraint makes it necessary to pick and choose among uses.

Within this framework, we developed the plan illustrated on the maps in front of you tonight. And, if you accept these premises -- premises which spring directly from neighborhood concerns and the neighborhood planning process -- then you must of necessity arrive at a rezoning plan like the Quinton Petition.

Tonight, we will not go over the dimensional requirements for each district. We would however, like to point out where and how this plan differs from previous submissions.

First, we have watched construction of another MIT production -- 1000 Mass Ave. -- and find it out of scale with its surroundings. We, along with Riverside residents, learned that the Business B-1 district did not <u>require</u> housing along Green Street.

In part because of the drawbacks and complexity of the BB-1 and in part to grant more development flexibility, this petition proposes a Business C-2 zone for Massachusetts Avenue. This district permits an FAR of 2.5 and a maximum height of 75 feet. Commercial development could now extend to within 15 feet of Green Street.

Second, we have deleted the area along Brookline Street rezoned to Residence C-1 last summer. We are pleased that this change, included in an earlier Quinton Petition, has now been made.

Third, all office use, not just certain categories, must now be accessory in the Industry B-3 district.

Fourth, we are proposing a new Housing Requirement Overlay District to help housing developers and the city provide affordable housing.

Without slighting the importance of open space -- a 3 acre park at Pacific and Sidney is a most important part of the petition -- or the importance of traffic planning or proper buffer zones, Gary and I would like to focus on two of the major goals of the petition: housing and industry.

We believe the greater part of the former Simplex land can and should be used for new housing. We also propose housing along Henry and Brookline Streets in lower Cambridgeport; but, under the Quinton Petition, most new housing would be built near Central Square. We think this makes good sense. A major reason for Central Square's decline has probably been the lack of a stable, surrounding neighborhood. New housing on the Simplex land will help to remedy that lack. It also makes good sense to locate housing conveniently to stores and transportation.

The land proposed for housing is owned, for the most part, by MIT. The Institute has recently stated its intention to take over the other side of Mass Ave and to take more buildings there off the tax rolls. In the future, MIT will expand up Mass Ave. If, however, MIT has no intention of expanding in Cambridgeport, we challenge MIT to sell this land to a housing developer so that not only possibilities for rental housing but also possibilities for home ownership can be created.

At the 40 units to the acre allowed by special permit in the C1-B, we estimate that 300-350 units of new housing could be created. It is very important to understand that this would require far more than the "edge" along Brookline Street mentioned in MIT's request for proposal. A mere strip of housing along Brookline Street will do little to help Central Square, little to solidify a residential pattern in upper Cambridgeport, and next to nothing to replace lost housing units.

With a C1-B District in place will new housing be built? We believe that it will. The C1-B provides a generous bonus to the housing developer. By itself, however, the proposed inclusionary requirement might dampen developer interest. This is why we added the Housing Requirement Overlay. Applying an idea which originated in San Francisco and was tried by the CDD, we assess the impact of office development on the housing stock of the city. The formula takes into account the amount of office space occupied by an office employee, the average number of Cambridge jobholders who live in Cambridge, the fact that we are encouraging family housing, and the inclusionary percentages of the C1-B district. Office developers are given a base exemption

of 20,000 square feet. From that point on the formula requires that housing units be constructed for each additional 10,000 square feet of office space. Thus, a 200,000 square foot office building, such as the Cambridge Center building in Kendall Square, would be required to build 18 units of housing.

In this way, office developments contribute to increasing the housing supply of the city in which they locate. They can not simply "externalize" their impact. For Cambridgeport, where we hope this overlay concept will serve as a pilot program, mixed-income housing should become feasible, since up to one-half of the required units will be financed by new office developments located in the BC-2, the IB-2, the IA-2 and the IA-3 districts. Should other areas be opened to office construction, we urge strongly that the provisions of the housing requirement overlay be extended.

We recognize that fine tuning of the C1-B and the Housing Requirement Overlay may be necessary to produce the best results, and we welcome suggestions.

I would now like to introduce Gary Quinton.

INDUSTRY AND REZONING THE CID

We are proposing a new type of industrial zone. Our industrial zone is specifically designed to protect and enhance the industrial use of the area. It is not, however, a dead zone, or a zone reserved for the unlikely rebirth of the textile, shoe, or soap industries. Rather it is a zone designed to offer low scale, light industrial space to manufacturing companies with no more than 25% office space.

By reserving this area for light industrial uses we will also reduce the pressures on existing industry to leave, be forced out, or to convert to other less desirable uses.

In order to survive the enormous market pressure, a viable light industrial zone must meet certain requirements. A small isolated zone, such as that recommended in earlier petitions would be a disaster. To create an island of industry in the midst of other uses would tend to choke any possibility for expansion. Surrounding the zone with housing or hi-rise office development would quickly eliminate any number of industrial uses. This would put undue pressure on existing industries to leave the area. An industrial zone must also have adequate truck access in order to move goods efficiently through the area.

We believe than an industrial zone, such as the one we are proposing, is feasible. Richard Bonz, a consultant hired by the Riverside/Cambridgeport Community Corporation to study industrial possibilities in the CID has found that there is a definite market for light industrial space, and that long-term lease space can be built at prices competitive with the land around Route 128. Furthermore, this zone would encourage those companies already located in the CID to stay and expand their operations as we believe many of them would like to do.

The creation of an exclusive industrial zone of the size proposed here, with the street improvements recommended in the Quinton petition, will do more than preserve and attract the type of diverse industries that Cambridge needs. It will provide the jobs that we now realize cannot be guaranteed by the Cambridge Resident Employment Plan. It will also prevent the loss of tax-producing properties to ~~industrial~~ institutional use. If the zoning here is left unchanged, MIT will have free reign to fulfill the goal of expanding its campus along Mass. Ave.

For years people in Cambridgeport have had to deal with the mess MIT has created; rubble replacing factories, tiny tax payments replacing serious revenues, a few jobs where there had been many. We have already seen MIT's lack of concern for the neighborhood. Last month a dangerous chemical spill at MIT raised questions about the institute's ability to act responsibly. Questions are also being raised about the handling of radioactive wastes at MIT and the careless contamination of a number of machinists who were not told that the materials they were handling were radioactive. If MIT is so callous towards its own people, how can be believe that the institute really cares about the people of Cambridge. When MIT's foremost goal in its plans for the Simplex area development is the highest return on its investment, we must ask if this will be at the expense of the city. Or will MIT pickup the tab for increased taxes, more city services, more traffic and sky rocketing rents? Will they pay more in lieu of taxes when they encroach on the tax base with more tax-exempt uses as they have done alone Albany Street and plan to do along Main Street and Mass. Ave.?

For ten years the people of Cambridgeport have been waiting for answers from MIT. Not once has the institute come into the neighborhood to express its ideas about development. During those same ten years, the people of Cambridgeport have been fighting for their neighborhood, having open meetings,

developing plans and holding referendums.

This is why we need new zoning. This is why the Quinton Petition must be passed. The existing uses must be protected and room must be made available for new industries to locate in Cambridge. We must take advantage of the last large parcel of land available for housing. We must use some of this land to provide much needed open space in an area of the city with one of the lowest percentages of open space. The Cambridgeport Industrial District is a part of Cambridge and must be kept that way. This land must be developed, but it must be developed in such a way as to block the removal of tax producing uses and the expansion of non-taxable institutional uses.

To do all this the Council must pass new zoning for the Cambridgeport Industrial District and this zoning must benefit the city and put to good use the resources of the land. We know that this will not be an easy task for the Council but we are hopeful that the Council will act in the best interests of the entire city when it makes its decisions.

This zoning petition is not associated with any faction of the City Council or with any individual councillor. This petition comes from the neighborhood and is supported by the people of Cambridgeport. However, since 1974 every city councillor present today has in his or her own way, supported the goals represented in this petition. We hope that it will be viewed by all councillors with the idea in mind that the Cambridgeport Industrial District and its future development will have an enormous impact on the entire city of Cambridge.

The Quinton Petition is based on the premise that Cambridgeport and Cambridge need more affordable housing, a diversity of jobs and more open space and the people of Cambridgeport support this. They have stood behind these goals since 1974 when they established the Neighborhood Planning Process Priorities and again when they voted overwhelmingly to support them in a neighborhood-wide referendum. I have before me a petition in support of the Quinton proposal which reads as follows:

"We, the undersigned Cambridge residents, support the Neighborhood Plan for the Cambridgeport Industrial District (the Revised Quinton Petition), because it has the greatest potential for producing affordable housing for low- and moderate-income families, a diversity of job opportunities, including quality jobs not requiring a college degree, and much-needed parks and open space."

This petition is signed by 500 Cambridge residents. More people are signing it everyday, all of them residents of Cambridge asking you to pass responsible zoning for the Cambridgeport Industrial District.

Received as 723/ay 11/4/1982

October, 1982

B

We, the undersigned Cambridge residents, support the Neighborhood Plan for the Cambridgeport Industrial District (the Revised Quinton Petition), because it has the greatest potential for producing affordable housing for low and moderate income families, a diversity of job opportunities including quality jobs not requiring a college degree, and much-needed parks and open space.

Name	Address
Judith P. Harris	156 Auston St, Cambridge, Ma. 02139
Elizabeth Oakesby	108 B Pearl St, Camb. 02139
Carole J Bath	11 Green St Camb. Ma. 02139
Ana D. Mejia	460 Green St. Cambridge Mass.
Gary A. Blau (a.m.)	460 Green St. Cambridge, Mass.
Lucia Marquis	27 Jay St 02139
[illegible]	280 Brookline St. Cambridge Ma
Margaret E. Powell	11 Florence St. Camb 02139
Barbara Ellend	45 Webster Ave Camb
Rachel Hand	46 Valentine Street Cambridge 02139
Alice Friedman	64 Pleasant St. Cambridge Mass
Barbara Zanotti	308 Brookline St. 02139
Irene Cajtore	6 Kelly Rd
[illegible]	8 Kelly Rd
Elise A Marnelly	12 Kelly Rd.
Phyllis K Leith	12 Kelly Rd Camb 02139
Dave Carman	16 Kelly Rd Camb 02139
Maurice Malmberg	24 Kelly Rd Camb 02139
[illegible]	34 Kelly Rd Camb 02139
[illegible]	52 Kelly Rd 02139 Camb
Paul Thomas	52 Kelly Rd. 02139
CHRIS SNOW	52 KELLY RD 02139
Linda Tate	52 Kelly Rd 02139
Joe Mietus	52 Kelly Rd #3 02139
Nellie C. Thompson	52 Kelly Rd #3 02139

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Name	Address
Samuel Schlorberg	94 Pearl St. Cambridge
[illegible]	108 Pearl St. Cambridge
[illegible]	[illegible]
[illegible]	[illegible]
Bonnie Blanchard	57 Magazine St. Camb.
[illegible]	57 Magazine St., Camb.
[illegible]	57 MAGAZINE ST CAMB 02139
Everett E. McFarland	21 Cottage St Cambridge
Ruth M. McFarland	21 Cottage St. Cambridge
Ursula Strozier	64 Pleasant St Cambridge
Marcia E. Taylor	64 Pleasant St Camb. Ma. 02139
Jeffrey A. Scott	64 Pleasant St. Cambridge, Ma. 02139
James M. Williamson	17 Perry Street, Cambridge, Mass. (02139)
Mary-Ellen Perry	225 Chestnut, Apt. 3 Cambridge
Joan Cooper	160 River St Camb 02139
Gloria L. Conley	513 Putnam Ave Camb 02139
Terry Conley	411 Putnam Ave Camb. 02139
Karl H. Klapper	92 HARRY ST., CAMB 02139
Agnes Rugel	16 Whitney Av. Camb 02139
Peter Morris	14 Whitney Av Camb 02139
Gary L. Quinton	5 Newton St Camb. 02139
GERARD RICHARD	19B Fairmont St Camb. 02139
Skip Ascherin	111 Chestnut St 02139
Carly Hoffman	67 Pleasant St Camb. 02139
Roberta Prosser	23A Magazine St. Camb. 02139

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Name	Address
[illegible]	115 Pearl St. Camb.
Neil Rohr	22 Whitney Ave., Camb.
Sandy Sachs	271 Allston St Camb.
Jeffrey W. Murray	115 Pearl St Camb.
Beth Sauerhaft	220 Erie St, Camb 02139
Mary Gray	106 Berkshire St Camb
Ruth Murray	115 Pearl St
[illegible]	
Leonard I. Dankner	278 Broadway St Camb.
[illegible]	13 Perry St, Camb
Brian H. Feigenbaum	195 Harvard St. Camb. 02139
Martin Blatt	209 Pearl St Camb. 02139
Cynthia Kline	27 Jay St. Camb. 02139
STEVE SEIDEL	33 JACKSON ST CAMB. 02140
Alice Howard	2 Roosevelt Towers #9 02141
Edward [illegible]	2 Roosevelt Tower #9 02141
Polly Fairchild Hertz	267 Allston St Cambridge 02139
[illegible]	20 Whitney Ave Camb 02139
[illegible] WILSON (ANNE WILSON)	38 JAY ST CAMBRIDGE MA 02139
Janetis Vassiliadis	278 B'way no. 2 Cambridge, MA. 02139
Kim Klausner	20 Greenville, Somerville 02143
[illegible]	66 Pleasant St. Cambridge 02139
[illegible]	107 Pearl St Camb Mass 02139
Philip Wenkey	15 Perry St Camb 02139

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Name	Address
William Cavellini	274 Brookline St.
Betty Lane	274 Brookline St. Camb.
Jeffrey A. Glasgow	274 Brookline St. Cambridge
Linda McPhee	274 Brookline Street, Cambridge
Dorothy Redmond	274 Brookline St, Cambridge
Barbara Lapp (POPKEN)	280 Brookline St, Cambridge
Jerry D. Beferman	9 WILLIAM ST. CAMBRIDGE,
Denise Simmons	176 Brookline St. Camb.
Maria Henley	237 Franklin St Camb.
Judith Hoad	20 Whitney Ave Cambridge
Stacy Oglesby	20 Whitney Ave Camb. 02139
Barbara Engh	32 Andrew St. Cambridge 02139
Elaine DeRosa	308 Brookline St. Cambridge
Bonnie Johnston	308 Brookline St Cambridge 02139
Susan J Hawley	65 Pleasant St. Camb. 02139
Mary T. Upton	15 Watson St. Cambridge 02139
Joanne De Luccia	10 Laurel St Cambridge 02139
Armand Cajigal	10 LAUREL ST. CAMB. 02139
PHILIP DEL PIERRE	10 LAUREL ST CAMB
Catherine M Hein	14 Laurel St. CAMB
Susan B M. Lucas	13 Laurel St Camb. 02139
Michele Dell	18 Laurel St. Camb. 02139
John W Shipley	15 Laurel St Camb 02139
Carolyn Shipley	15 Laurel St. Camb. 02139
Kathy Dinsker	47 FAIRMONT ST, 02139

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Name	Address
Peggy Lester	200 Erie St
James M. Lester	" " "
Catherine Simmons	285 6th St
Julia O. Billings	314 Harvard St
Barbara Bustamante-Kean	15 Field St.
Robert Belfiore	252 Brookline St
Dorothy A. Lee	2 Woodrow Wilson Ct. Camb. 02139
Marion C. Nelson	9 Andrew St. Camb 02139
Carolyn L. Lee	13 Andrew St Camb 02139
Craig M. Lee	15 Andrew St. Camb 02139
Andrew Schulert	21 Andrew St. Camb. 02139
Giselle [illegible]	25 Andrew St Camb 02139
Yvonne Dottin	25 Andrew St. Camb.
Cheryl O'Brien	34 Andrew St. Camb

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Name	Address
Mary Remington	8 Fairmont Ave Camb Mass
Sgi-nicle A Toni	20 Fairmont Ave Cambridge MA 02139
Helene D. Menzel	20 Fairmont Ave Camb Ma 02139
Roger Tiernini	22 Fairmont Av. 02139
Bill Ryan	33 Fairmont Av 02139
Jessie Thaver	19 Fairmont Ave Ca 02139
Bettye Montgomery	22 1/2 Fairmont Ave 02139
Rachel Burger	15 Fairmont Ave 02139
Phillip Gichel	15 Fairmont Ave. 02139
Gerald Burger	15 Fairmont Ave 02139
Ann Quill	11 Fairmont Ave. 02139
Shelley Mikkelsen	9 Fairmont Ave 02139
Robert Carter	35 FAIRMONT ST 02139
Abdul-Hagg Ahmad	37-A Fairmont St. 02139
Dorothy Ingram	39 Fairmont St. 02139
Monroe Heard Jr.	39 Fairmont St. 02139
Camille Chamblin	43 Fairmont St 02139
Nardie Chamblin	43 Fairmont St 02139
Adeleine Chamblin	43 Fairmont St 02139
Dennis Pluviose	43 Fairmont St 02139
Janet F. Lee	47 Fairmont St. Camb. 02139
Donald J. Sweeton	57 FAIRMONT ST. 02139
Thomas Whelan	76 Fairmont St. 02139
Luther Johnson	74 Pleasant St 02139
Fred Wells	76 Pleasant St 02139

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Name	Address
Mr Mrs Theodore Layne	8 Rockwell St Cambridge
Dawn Bonneyie	14 Rockwell St Camb
Isabella M Harvey	16 Rockwell St Camb
Mrs Rose Puntonio	18 Rockwell St Camb.
Mr. D.B. Sweeton	20 Rockwell St Camb
Mike Puntonio	22 Rockwell St
Sheila Puntonio	22 Rockwell ST.
Ken Williams	23 Rockwell St
Joyce M. Thorne	21 Rockwell Street
Shengen M Thorne	21 Rockwell Street
Wendy M. Hyche	17 Rockwell St
F.T. SANEL	9 ROCKWELL ST.
Ida Wendle-Sanel	9 Rockwell St
Lamont Neff	5 Rockwell St
Rene Morin	3 Allen Terr.
DAVID MORIN	" "
Judy Johnson	12 Prince St. Cambridge
M. Shad Williams	12 Prince St. Cambridge Mass 02139
Joan Williams	" "
Joan M King	12 Prince ST
Carol M. Jenkins	12 Prince St #11
Stillman A Taylor Jr.	32 Prince St.
Helen R. Taylor	32 Prince St.
Glenn Roust	42 PRINCE ST.

October, 1982

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Name	Address
Denise Sibert	115A Pleasant St
Cynthia Conaghan	109 Pleasant St.
Bandana Agrawal	113 Pleasant St.
Cara O. Franke	83 Pleasant St #2
Claudette Bigger	34 Fairmont St
Ellen Rosenbaum	36 Fairmont St. #3
Barbara Jaggart	63 Magazine
Lila Warfield	6 Fairmont St. #1
Charlotte Dracatta	7 Woodrow Wilson Ave.
Diane Helms	6 Fairmont St. #2
Marion Falvey	7 Woodrow Wilson St.
William Ellis	APT 10 Fairmont St.
Mark Day	14 Fairmont St
Claude S. Pierre-Antoine	28 Fairmont St
Vernon Velney	26 Fairmont St Camb
Jeneva P. Antoine	28 Fairmont St Camb.
Saint Zolesky	30 Fairmont St
G. Hopkins	29 Fairmont St
Bill Oliveira	25-H Fairmont St Camb
Shirley Connolly	7 Laurence St
Nancy Bosley	19B Fairmont St. Cambr.
Hank Figueiro	19 Fairmont St. Camb.
Andromeda Stanley	17 Fairmont St Camb.
Christine H. Baker	99 Brookline St Camb.
Lilia Worthington	59 Pearl St #3 Camb

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Name	Address
John P. Remeta	13 Perry St Cambridge MA 02139
Margery W. Davies	35 William St. Cambridge MA 02139
Arthur MacEwan	35 William St Cambridge MA 02139
Elizabeth R. O'Brien	34 Andrew ST Camb 02139
[illegible]	32 ANDREW St. Camb - 02139
Maureen A. Gorr	32 Andrew St. Cambridge 02139
Peter Shapiro	30 Andrew St Cambridge MA 02139
Cassandra M Reese	30 Andrew St Camb MA 02139
Theodore H. Shoquen	20 - ANDREW ST CAMB. MASS 02139
Mr. + Mrs. E. U. Thurston Sr.	18 - Andrew St. Cambridge, Ma
Elie Yarden	25 Chalk Street
Nona Yarden	25 Chalk Street
Alice M. Beeler	21 Chalk St. Camb. Mass
Lois McMillan	17 Chalk St.
Gene Stone	7 Chalk St Camb
Paul E Burzey	5 Chalk Street
ALAN D. FISHER	18 CHALK ST
Renée Seahy	20 Chalk St. Camb. 02139
[illegible]	20 Chalk St.
Joel Wuffman	26 Chalk St, Camb. 02139
[illegible]	211 Allston ST. Camb 02139
Emma Duncan	119 Cambridge Pk. Camb.
Simin Betsy	Winthrop F-13 Cambridge
Roselie Bright	11 Valentine St, Cambridge 02139

October 1982

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Name	Address
Lois D Ferguson	306 Allston St Cambridge
Sul Salerno	1 Stinson ct #3 Cambridge
Edward John Gastrauch	13 Valentine St., Cambridge
Ruth Radetsky	13 Valentine St Cambridge
Barbara J. Alston	21 Valentine St #3 Camb
Madeline Pillow	21 Valentine St. Ht 6 Camb.
Margaret Scott	21 Valentine St #apt 4
Debra Williams	21 Valentine ST Camb #5
Arthur F Silvert	153 Allston Camb
Josephine Silvert	153 allston camb.
Andrew R Daamen	23A Valentine St Camb.
Catherine Wilkins	156 Pearl St - Camb.
Larry A. Miller	152 Pearl St, Camb -
R.D. Mand Miller	152 Pearl St Camb.
Geraldine McCarthy	32 Dexter St Camb.
Teresa M. Henry	188 Sidney St. Camb.
Jonathan Walton	170 Pearl St. Camb
Peter Gauger	127 Pearl St. Camb
Ramona Lewis	108 Pearl st
Glenda Rose	106 Pearl St Camb
Donna Marie Jones	106 Pearl St. "
Joseph F. Johnson	104 Pearl St. #3
John Hendricks	102 PEARL ST. # 1
Mohamed Mohamed	102 Pearl St #3 Camb.
DIBORA GILBERT	102 Pearl St. #B Cambridge

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Name	Address
Laura Kershner	97 Henry St. Cambridge
Joel Kershner	97 Henry St. Cambridge
Mark D Levine	154 Magazine St.
Joyce Friedman	180 Chestnut St. Cambridge
Heidi O. Lyons	283 Windsor St. Camb. Ma. 02139
Lois Casassa	99 Chestnut St., Camb. Ma
Jorleen Ostrom	303 Pearl St Camb. Ma. 02139
Paul Beyers	256 Brookline St Camb Ma 0213[illegible]
Judi Myers	14 Mildred Hamilton Pl. Camb. 02139
Cathy Layne	59 Allston St. Camb 02139
Harriet Loring	55 Magazine St Camb 02139
Diana M. Rauch	11½ Glenwood Ave Camb. 02139
Mary Shea	27 Acorn St Camb. 02139
Lizzie McDaniels	20 Ashford St, Auston, MA
Ruth Nichols	181 Tremont Str. Camb. Ma *
Antoine Pisano	36 Forbes St. Jamaica Plain Ma
Rosemary Shea	27 Acorn St Cambr
Denise Wells	67 Pleasant St. Cambridge 02138
Jessie Cagan	67 Pleasant St. Camb. 02139
Sandra Farrell	67 Pleasant St.
Suzanne Gossels	67 Pleasant St. Camb. 02138
Byrle Brenz	8 Cleveland St. 02138
Larry Rosenstock	110 Auburn St. Cam. 02139
Sidney Hall	195 Green St Camb 02139

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Name	Address
Ernest J. Wells	127 Pine St.
Ellen Stetman	18 Tufts
Thomas R. Polin	32 Tufts
Ellen Avery	25 Tufts ST
James F. Gleason	17 Tufts St.
Cindy Greenhalgh	316 Prospect St
[illegible]	5 Granite St
Margaret Corcoran	7 Granite St
Carla Hunter	1 Granite St
[illegible]	29 Granite ST
[illegible]	[illegible]
[illegible]	46 Cranel St
[illegible]	49 Granite St
Stephen Donohue	59 Granite St
Vincent F. Mustulli	8 Cottage St.
Anna A Carson	59 Chestnut St.
Pauline E. Swift	128 Chestnut St
Kathleen Payne	108 Pleasant St
[illegible]	108 Pleasant ST
[illegible]	8 Windsor St #37
Christopher S. Weller	160 Chestnut St #3
Carol Boulukos	10 Acorn St
Susan Bartlett	222 Chestnut St.
Peter Bournoskian	60 chestnut st
[illegible]	307 Pearl St.

October, 1982

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Name	Address
Ralph Lewis	78 Pleasant St.
Mr + Mrs David Dunton	84 Pleasant St. Camb. 02139
[illegible]	90 Pleasant St. Camb. 02139
Gia Bao Wu	90 pleasant ST
Doug Keefe	96 Pleasant
[illegible] Hasson	104 Pleasant St, Camb. 02139
L.L. Rice	116 Pleasant St. Camb. 02139
Hannah Hutler	118 Pleasant St Camb 02139
Deborah Hutt	118½ Pleasant St. Camb. 02139
Lenford Taylor	120 Pleasant St Camb. 02139
Elaine Maldonado	120½ Pleasant St.
Carol McGlung	138 Pleasant St Camb. 02139
Natalie A. Grage	71 Magazine St Camb 02139
Cathleen Polid	75 Magazine St. Camb 02139
Theodora S. Conviser	89 Magazine St Cambridge, Mass 02139
Mary A. McAlister	109 Magazine St. Cambridge 02139
Barbara A. Wright	115 Magazine St. Cambridge 02139
Francine Mills	117 Magazine St Camb 02139
Will Johnston	274 Brookline St. Camb. 02139
J.R. C. Tobin Jr.	280 BROOKLINE ST CAMB 02139
Mary E. Fontaine	280 Brookline St. Camb. 02139
Marlene K. Carter	51 Hope St Camb 02139
M.G. Brennan	160 Chestnut St Camb 02139
Francis Fontalles	10 Acorn St. Camb. 02139

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Name	Address
Mary M. Westropp	17 Kelly Road / Cambridge MA 02139
William Williams Jr.	339 Allston St. Cambridge MA 02139
Jane Lilly	327 Allston St Cam. 02139
Elizabeth K. Rosenthal	327 Allston St. Camb. MA 02139
Ada Tanner	344 Putnam Ave 02139
Val Campbell	344 Putnam Ave 02139
William Pugh	356 Putnam ave 02138
Smyda Henry	358 Putnam Ave 02139
Edelgard Gerstenkorn	364 Putnam Ave 02139
Patricia A. Snotinck	22 Whitney Ave. Camb 02139
Neil Rosen	22 Whitney Ave, Camb., 02139
Anita Cullen	394 Putnam Av Cam. MA 02139
James W. Peabody	402 Putnam Ave. Camb. MA 02139
Susan Orlando	408 Putnam Ave Cam 02139
Bruce Mellen	408 Putnam Ave Camb. 02139
Patricia C. Kelly	17 Kenwood St. Cambridge 02139
Ellen Kane	19 Kenwood St. 02139
Gail Monahan	14 Kenwood St. #3 02139
Maria Deihl	14 Kenwood St. #2 02139
Harry F. Clark	8 Kenwood St. Camb. 02139
Donna Megan	424 Putnam Ave Camb 02139
Katherine Laviolette	424 Putnam Ave Camb 02139
Felicity LaBoy	25 Kenwood St. Camb. 02139

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Name	Address
Peter Valentine	55 Blanche St.
Margaret Lewis	22 Concord Ave.
Mary Carter	32 Bradbury St.
S. O'Brien	411 Cambridge St.
R.B. Russell	26 Concord Ave Cambridge
Jay Edgerton	53 Pearl St Cambridge
Joan Ferrie	602 Huron Ave. Camb.
Susan Hadthe	531 PUTNAM AVE. CAMB.
SS Linden-Berman	9 Everett St Camb. 02138
Richard Morris	277 Putnam Ave 11
Joseph Boyce	888 Mass Ave Camb
Neha Applebaum	149 Hancock St. Camb.
Patricia Coffey	15 Bigelow St. Camb.
Lorna Santura	40 Irving CAMB
Jean Tenander	66 Fairmont St Camb
Holly Ellis	40 Lee St., Camb.
Peter K Dimopoulos	10 DANA St. 212 Hgt
[illegible]	3 Crawford #12 Camb
M.D. Spiers	240 Prospect St #3
Julia Wilkins	13 Lopez St.
Lizzie McDonald	10 Kelly Rd
William Dunn	67 Porter Rd
Karen Bonante	4 Ashburton Pl.
[illegible]	69 MAGAZINE ST
Stewart Landers	222 Franklin St.
Joseph E Cuello	286 Franklin St. Camb.

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Name	Address
Jennifer Conrad	1 Stinson Ct. Camb.
Kathleen O'Connell	1 Stinson Ct. Camb.
Larry Kaye	1 Stinson Ct. Camb.
Ellen Ash	4 Stinson Ct. Camb.
Beatrice Sherwood	4 Stinson Ct. Camb.
Helen Avakian	8 Stinson Ct.
Gladys St. Cyr	85 Allston Street
Julia Grant	267 Allston Street
Marcia Hubelbank	267 Allston St #3 Camb.
Sylvia Weston	265 Allston St. Cambridge
Paul S. Allume	271 Allston St. Cambridge
H. LaVaille	277 Allston Camb
Gary Stacey	279 Allston St. Camb
Ed H. Garrett	32 Kenwood St Cambridge
Rosemarie Quinton	5 Newton St. Camb
David A. Quinton	5 Newton St. Camb
Kathleen E. Howard	5 Newton St.
Robert E. Quinton	5 Newton St. Camb. 39-7148
Jean Davis	8 Newton St. Camb. Ma 02139
Jeanne Marie Davis	8 Newton Street Cambridge, Ma. 02139

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Name	Address
Susan F Cole	99 Henry St. Camb. MA
Steven E. Miller	92 Henry St. Camb. Ma
Sally Benbarrett	92 Henry St Camb Mass
Joseph M. Sing	96 Henry St. Camb. Ma.
Phyllis B. Wicks	112 Henry St Camb. Ma.
Augusta Schneider	114 Henry St Cambridge
Jeffrey P. Cuffe	105 Henry St. Cambridge, MA.
Max Weber	322 Pearl St. Cambridge, MA.
M. G. Beaver	11 Rockingham St. Cambridge, Ma
Maria D. O'Connor	17 Rockingham ST, Camb. Ma
Edward	" " " " "
Francis O'Connor	" " " " " "
Beth Anterni	19 Rockingham St. Camb 02139
Andrew Hawley	23 Rockingham St. Cambridge 02139
Diane Dunham	34 Rockingham St Cambridge 02139
Ethel A. Centauro	32 Rockingham ST Camb 02139
Eleanor Silipigni	24 Rockingham St. Camb. 02139
John H Dempsey	108 Henry St Camb 02139

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Name	Address
Susie Judd	20 Palermo St
Doreen Troutman	49A Clifton St.
Rina D. Meyer	460 Green St. Cambridge Mass
Gary A. Blau	460 Green St. Cambridge Mass.
Deborah Frederick	11 St Paul St Camb. Ma 02139
Valerie Henderlie	9 St. Mary's Rd. Camb. Mass 02139
Mark Henderlie (wh)	" " " " " " "
Isabel Vergés	Westgate D-1 Cambridge
Gertrude Stunnick	Woodrow Wilson Ct Camb. Mass
Barbara Eldred	45 Webster Ave Camb.
Jim Stratton	46 MAPLE AVE. CAMB. 02139
David Parker	63 Truman St Camb 02139
William A. Noble	38 Green St. Cambridge
Robin Greeley	67 Pleasant St Camb 02139
Wayne Klug	308 Brookline St. Cambridge 02139
Stephen Oakley	308 Brookline St. Camb
Fred Kontos	171 MAGAZINE CAMB.
Prisella Grire-Nellis	30 Magazine St Camb 02139
Tasy Roman	10 Kelly Rd, CAMB 02139

October, 1982

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Name	Address
Sif Enessay	52 Kelly Road, Cambridge
Ana Francisca de Riley	54 Kelly RD cambridge
Rita Chang	13 Glenwood Ave, Cambridge
Cynthia Campbell	38 Glenwood Ave Camb. MA
Elayne Kelley	33 Glenwood Ave Camb
Gene Santo	8 Newton St. Cambridge
Yvonne E. Komaat	29 Glenwood Ave. Cambridge
[illegible]	37 Glenwood Ave Cambridge
Jane R. Mozzardo	28 Glenwood Ave Cambridge, MA
Louis Kampf	14 GLENWOOD AVE CAMBR 02139
Bedford Howland	15 Green St. Apt 8 Cambridge 02139 MA
Denise Denton	15 Green St Cambridge, Ma 02139
Mark M. Ostrow	52 KINNAIRD ST 02139

October, 1982

We, the undersigned Cambridge residents, support the Neighborhood Plan for the Cambridgeport Industrial District (the Revised Quinton Petition), because it has the greatest potential for producing affordable housing for low and moderate income families, a diversity of job opportunities including quality jobs not requiring a college degree, and much-needed parks and open space.

Name	Address
Linda Martin	65 Brookline St. Cambridge
Michael Cam[illegible]	41 Brookline St. Cambr.
Ella Mae [illegible]	4 Watson St. Cambr.
Lawrence [illegible]	6 Watson St Cambr.
Michael Sw[illegible]	6 Watson St Cambr.
Irene Smith	18 Watson St Cambr.
Paul Hay[illegible]	20 Watson St Cambr.

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Name	Address
Andrea Nash	699 Green St, Cambridge MA 02139
Kate Alicechild	66 Austin Street Cambridge
Donald H. Johnson	21 Walden St #230 Cambridge
Gene Hourihan	75 Magazine St Cambridge
Lester P. Lee	8 Jackson Rd. Camb
Ruth Shea	39 Gorham Pk. Camb
Betty Clinton	23 Seventh St. Camb
[illegible]	30 Clavery, Camb. MA
Patricia Bull	399 Broadway, Camb. MA
Bob Lavinsohn	366 Harvard St., Camb., Ma.
Esther Speringer	62 Ashworth St Camb. Mass.
[illegible]	60 Hudson St Camb.
Gerald McCarthy	4 Ellsworth #31

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Name	Address
John T. St. George	348 Windsor St. 02141
Nice H. Tuk	24 Prescott St. 02138
Victoria Kent	88 Hammond St. 02138
Meredith Jennett	2 University Rd #8 02138
Howard Ramsey	22 Prescott St. #17 02138
Jackie Neel	64 Highland Ave #3 02139
Ann P. Bolger	10 St. Paul St. 02139
DAVID TRAVERS	2 ELLSWORTH AVE 02139
[illegible]	333 Harvard St. #12 02139
Bob White	1054 Cambridge St. Camb. 02139

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Name	Address
Henry H. Worts	106 Berkshire St. 02141
Patricia Hammond	3 Putnam Glen #29
Rochelle L. Worts	106 Berkshire St. 02141
[illegible]	106 Berkshire St.
[illegible]	106 Berkshire St. 02141
Ann Bracke	73 Norfolk St. 02139
Sophia F. [illegible]	279 Pearl St 02139

#3

OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

November 4, 1982

The Honorable Walter J. Sullivan
Chairman, Council Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Mass. 02139

Dear Mr. Chairman:

MIT wishes to be recorded in opposition to the rezoning petition submitted on September 30, 1982, by Gary Quinton et al on behalf of the Simplex Steering Committee. That petition, which is the subject of this hearing, is a third version of a petition submitted to the Council on two earlier occasions. Neither earlier petition received more than three votes in Council.

Our strong opposition to this petition is based on the substance of the petition. We also object to its timing.

As Councillors will recall, MIT supported fully in June of 1981 a rezoning petition which had been submitted by the Planning Board and which was based on an extensive planning study by the Community Development Department. After the time on that petition expired, MIT submitted a year ago its own PUD petition modeled on that proposed by the CDD and the Planning Board. Those petitions provided a framework for mixed-use development and for public review, fundamental elements of modern zoning that we feel serve well the Cambridgeport neighborhood and the whole of the city. The Simplex Steering Committee petition provides for neither.

When MIT submitted its own petition last year, we indicated we would seek to gain approval of that compromise plan for the Simplex Development Area; and, if that failed, move ahead without further delay with the revitalization and economic development of this underutilized and deteriorated district. As the Council knows, we have been proceeding on that course.

We mailed to developers last spring a kit, which defined a selection process and development guidelines, and sent copies of that kit to the City Council, the City Manager, the Planning Board, the Community

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Development Department, and many others. We are now in the last stage of that selection competition. In its timing, the Quinton petition would appear quite obviously to be an attempt to derail this orderly process.

The development teams currently contending to be selected by MIT have each reviewed this latest petition from the Simplex Steering Committee. They all have indicated that developing the site within the terms of that petition would be impossible and that they would not move ahead on that basis. It is our judgment, accordingly, that the Quinton petition, if adopted, would fail to advance the redevelopment of this area and would fail also, therefore, to produce needed new jobs and tax revenues for the City.

Within a few months, MIT will select a developer for the Simplex area. At that time we will move once again into a public process of review and consultation not only with the several public agencies whose cooperation will be needed in order for any development to go forward, but also with the range of private groups and individual citizens interested in this project. This approach is not only desirable but necessary.

Accordingly, to realize the true potential of this area, and its inherent benefits in new jobs and taxes, we respectfully request that the Quinton petition be disapproved.

Sincerely yours,

Walter L. Milne

Walter L. Milne
Assistant to the President

cc: City Council
City Manager
Planning Board
Kathy Spiegelman

Ronald S. Simons
Real Estate
76 EGMONT STREET
BROOKLINE, MASSACHUSETTS 02146
TELEPHONE NUMBER 617 - 734-3640

NOVEMBER 1, 1982

CAMBRIDGE CITY COUNCIL
CAMBRIDGE, MA.

DEAR COUNCILLORS

I HAVE REVIEWED THE QUINTON PETITION FOR REZONING THE INDUSTRIAL DISTRICT INTO A MIXED USE OF HOUSING, COMMERCIAL, AND LIGHT INDUSTRIAL THIS REZONING PLAN IS INNOVATIVE AND CONTAINS THE INSIGHT NECESSARY TO PROVIDE FOR SOCIETIES NEEDS.

IN THE 20 YEARS I HAVE BEEN IN THE REAL ESTATE BUSINESS, I HAVE NEVER SEEN A GREATER NEED FOR HOUSING THAN TODAY. THE BUILDINGS I OWN AND MANAGE ARE 100% OCCUPIED AND HAVE HAD A WAITING LIST OVER THE PAST 3 YEARS.

IN MY OPINION, ALLOWING THE APPROVAL OF THE PROPOSED REZONING WOULD HELP TO PROVIDE THE COMMUNITY WITH A REASONABLE AND WORKABLE PLAN FOR DEVELOPMENT.

YOURS TRULY
Ronald Simons

728

Recd 228

#3

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BROOKLINE, MASSACHUSETTS 02146
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Ronald Simons

O-13A

Petition of Gary Quinton, et al
rezoning in the Cambridgeport area.

1/31/83 - failed to pass
to be ordained

2/14/83
Motion to ~~rep~~ move
reconsideration
failed 4-4-1