

City of Cambridge

#3 Unfinished Business

PETITION OF

Phyllis Baumann, et. al.

Mass Ave - mid Cambridge Temporary Development *Mora.*
Petition filed with the City Clerk *May 15, 1980*

(All hearings to be completed 65 days from filing date with the City Clerk.)

16 days - May
30 " June
19 " July
65 days = *July 19, 1980 all hearings*

In City Council

May 19, 1980

Referred to Planning Board for report

May 19, 1980

Planning Board Hearing

July 1, 1980

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

30 day July
31 day Aug.
29 day Sept
90 days = *Sept. 29, 1980*

City Council Hearing published

June 23, 1980 Herald -

June 9, 1980
June 16, 1980
June 23, 1980

Hearing before the City Council

Report to the City Council

JUNE 30, 1980

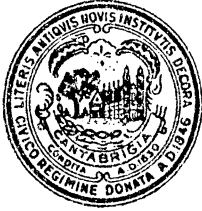
Passed to a second reading *As Amended*
Published *Chronicle*

JUNE 30, 1980
July 31, 1980

Ready for Ordination
Published

COMPLETION DATE: *Sept. 29, 1980*

Placed on file due to expiration of time limit copy sent to Don Balcom 9/30/80 @



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty

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 ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by designating the following area as the Massachusetts Avenue Mid-Cambridge Temporary Development Moratorium District.

- 1.0 That area presently zoned Office 3 and Residence C-2 and which is circumscribed by a line beginning at a point, said point being the intersection of the southwesterly extension of the centerline of Dana Street and the centerline of Massachusetts Avenue;
- 1.1 Thence proceeding in a northeasterly direction along the centerline of Dana Street and its extension for approximately 140 feet to its intersection with the northwestern extension of a line 100 feet northeast of and parallel to the centerline of Massachusetts Avenue;
- 1.2 Then running southeasterly 120 feet more or less along a line 100 feet northeast of and parallel to the northeastern streetline of Massachusetts Avenue to the southeastern lotline of lot numbered 101 on Assessors' Plat numbered 116;
- 1.3 Then running northeasterly 45 feet more or less along the northeastern lot line of lot numbered 101 on Assessors' Plat #116, to the northeastern lot line of lot numbered 60 on Assessors' Plat #116;
- 1.4 Then running southeasterly 410 feet more or less along the northeastern lot lines of lots numbered 60, 59, 74 and of lot numbered 99 and its extension as shown on Assessors' Plat #116 to a line 115 feet northwest of and parallel to the northwestern streetline of Hancock Street at a point 175 feet northeast of Massachusetts Avenue.
- 1.5 Then running southeasterly 831 feet more or less along a line parallel to and 175 feet distant from the northeastern streetline of Massachusetts Avenue to the northwestern lot line of lot numbered 78 on Assessors' Plat #118;
- 1.6 Then running southwesterly 45 feet more or less along the northwestern lot line of lots numbered 78 and 79 on Assessors' Plat #118 to the southwestern lot line of lot numbered 79 on Assessors' Plat #118;
- 1.7 Then running southeasterly 120 feet more or less along the southwestern lot line of lot numbered 79 on Assessors' Plat numbered 118 and the extension thereof to the centerline of Bigelow Street;
- 1.8 Then running northeasterly 80 feet more or less along the centerline of Bigelow Street to the extension of the northeastern lot line of lot numbered 33 on Assessors' Plat #118;

- 1.9 Then running southeasterly 260 feet more or less along the northeastern lot line of lot numbered 33 on Assessors' Plat #118 and the extensions thereof to the centerline of Inman Street;
- 1.10 Then running northeasterly 80 feet more or less along the centerline of Inman Street to the centerline of Bishop Richard Allen Drive (formerly Austin Street);
- 1.11 Then running southeasterly 340 feet more or less along the centerline of Bishop Richard Allen Drive to the centerline of Temple Street;
- 1.12 Then running southwesterly 225 feet more or less along the centerline of Temple Street to a line parallel to and 90 feet distant from the northeastern street line of Massachusetts Avenue;
- 1.13 Then running northwesterly 350 feet more or less along a line parallel to and 90 feet distant from Massachusetts Avenue to the centerline of Inman Street;
- 1.14 Then running southwesterly 130 feet more or less along the centerline of Inman Street to the centerline of Massachusetts Avenue;
- 1.15 Then running southeasterly 100 feet more or less along the centerline of Massachusetts Avenue to the centerline of Pleasant Street;
- 1.16 Then running southwesterly 250 feet more or less along the centerline of Pleasant Street to the centerline of Green Street;
- 1.17 Then running northwesterly 375 feet more or less along the centerline of Green Street to the northeasterly extension of the southeastern lotline of lot #47 on Assessors' Plat #119;
- 1.18 Then running southwesterly 120 feet more or less along the southeastern lotline of lot #47 on Assessors' Plat #119 to a line parallel to and a hundred feet distant from the southwest street line of Green Street;
- 1.19 Then running northwesterly 100 feet more or less along a line 100 feet distant from and parallel to the southwest street line of Green Street to the northwestern sideline of lot 46 on Assessors' Plat #119;
- 1.20 Then running northeasterly 120 feet more or less along the northwestern sideline of Lot 46 and its extension to the centerline of Green Street;
- 1.21 Then running northwesterly 320 feet more or less along the centerline of Green Street to the extension of the northwestern lot line of lot numbered 12 on Assessors' Plat #119;
- 1.22 Then running northeasterly 85 feet more or less along the northwestern lotline of lot numbered 12 on Assessors' Plat #119 to its intersection with the southwestern sideline of lot 7 on said plat;
- 1.23 Thence turning and proceeding a northwesterly direction along the southwestern sideline of Lot 7 for approximately 45 feet to its intersection with the northwestern sideline of said lot;

- 1.24 Thence turning and proceeding in a northeastern direction along the northwestern sideline of lot 7 for approximately 30 feet to its intersection with the southwestern sideline of lot 83 on Assessors' Plat #119;
- 1.25 Thence turning and proceeding in a northwestern direction along the southwestern sideline of lots 83 and 82 for approximately 80 feet to its intersection with the southeastern sideline of lot 5 on Assessor's Plat #119;
- 1.26 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of lot 5 for approximately 20 feet to its intersection with the southwestern sideline of said lot on Assessor's Plat #119;
- 1.27 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of lots 5, 4, 98, 97, 21 and its extension for approximately 235 feet to its intersection with the centerline of Hancock Street;
- 1.28 Thence turning and proceeding in a northeasterly direction along the centerline of Hancock Street for approximately 175 feet to its intersection with the centerline of Massachusetts Avenue;
- 1.29 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue for approximately 600 feet to its intersection with the southwesterly extension of the centerline of Dana Street, the point of origin.
- 2.0 Said area includes all or parts of the following parcels of land:
 - 2.1 Premises of the following parcels shown on Assessors' Plat #107: lots numbered 2, 99 and 133, being numbered 8 and 12 Inman Street, even numbers 144 to 152 Bishop Allen Drive, and odd numbers 7 to 15 Temple Street;
 - 2.2 Premises of the following parcels shown on Assessors' Plat #116: lots numbered 81, 100, 101, 59, 60, 74, 92, 96, 98, 99 and 54, being numbers 57, 77 and 85 Hancock Street;
 - 2.3 Premises of the following parcels shown on Assessors' Plat #117: lots numbered 1, 28, 68, 23, 24, 25, 26, 27, 58, 69, 59, 64, 65, 29, 30, 31, 55, 56 and 57, being odd numbers 859 to 907 Massachusetts Avenue, even numbers 74 to 88 Hancock Street, all parcels on Arnold Circle, numbers 5, 11, 12 and 14 Lee Street, and number 3 Clinton Street;
 - 2.4 Premises of the following parcels shown on Assessors' Plat #118: lots numbered 1, 2, 29, 30, 31, 32, 33; being odd numbers 795 to 847 Massachusetts Avenue, number 2 Clinton Street, and number 5 Bigelow Street.
 - 2.5 Premises of the following parcels shown on Assessors' Plat #119: lots numbered 92, 9, 8, 7, 83, 82, 5, 4, 102, 101, 90, 91, 21, 102, 12, 93, 46, 47, 22, 23, 31, 32, 33, and 94; being even numbers 760 to 910 Massachusetts Avenue, numbers 397 to 452 Green Street, numbers 5 and 7 Pleasant Street, all parcels on Sellers Street;

In City Council September 29, 1980.

Placed on file due to expiration of the time limit.



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

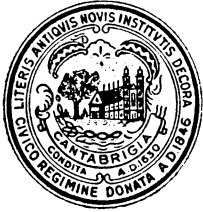
(617) 876-6800
EXTENSION 344

July 17, 1980

To: Donna Lopez
From: Elizabeth McAusly
Subject: Phyllis Bowman Petition - Mid-Camb. Montorium

Enclosed is a copy of the amended
petition which excludes that area of
Mass. Ave. previously rezoned and ordered
on June 9, 1980.

re. Don Balum - no map needed if we
publish full text 7/24/80 (dl)



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty

AN ORDINANCE

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- 1.2 Then running southeasterly 120 feet more or less along a line 100 feet northeast of and parallel to the northeastern streetline of Massachusetts Avenue to the southeastern lotline of lot numbered 101 on Assessors' Plat numbered 116;
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Passed to a second reading as amended at the City Council meeting held on June 30, 1980 and on or after August 11, 1980 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

RECEIVED BY
OFFICE OF CITY CLERK

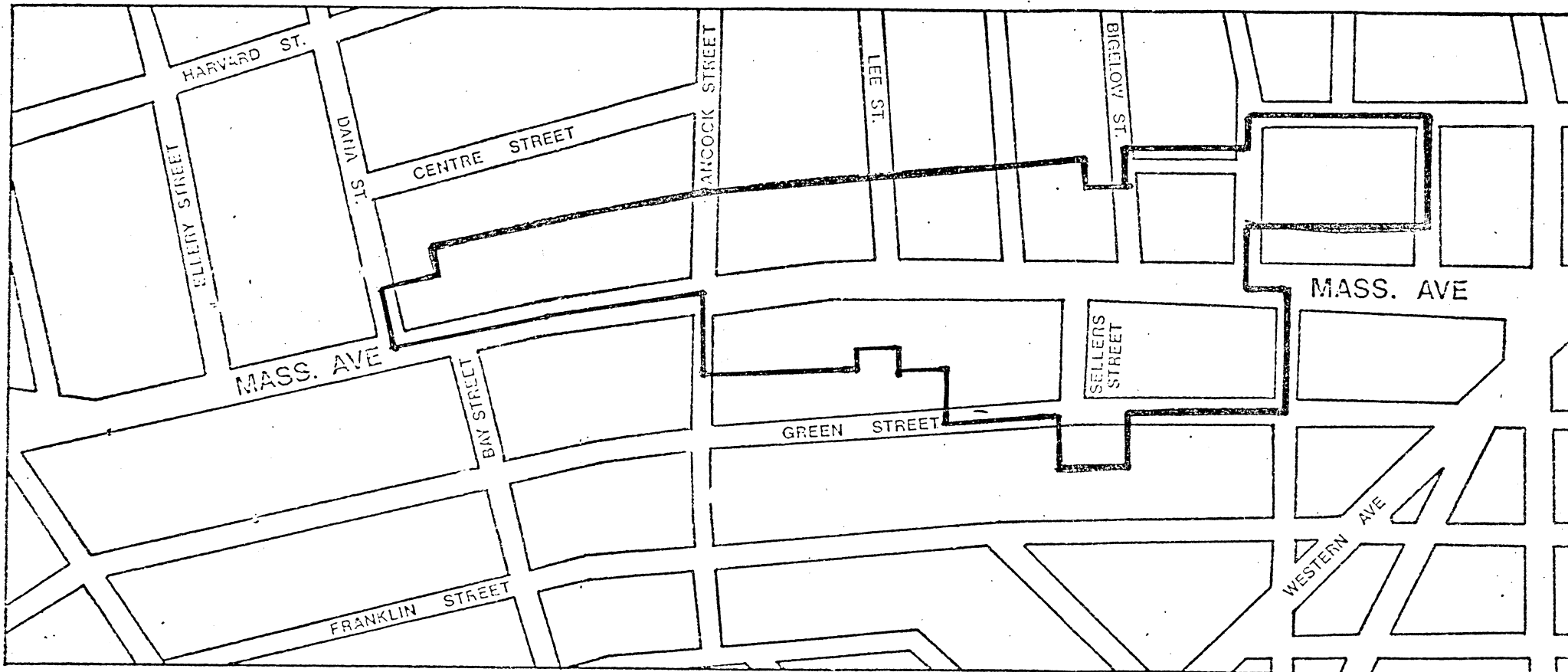
JUL 21 3 47 PM '80
CAMBRIDGE, MASS.

Petition to amend the Zoning Ordinance filed by Phyllis Baumann, et al as amended by City Council on June 30, 1980.

- A. Amend the Zoning Map by designating the following area as the Mass. Ave. Mid-Cambridge Temporary Development Moratorium District.
- 1.0 That area presently zoned Office 3 and Residence C-2 and which is circumscribed by a line beginning at a point, said point being the intersection of the southwesterly extension of the centerline of Dana Street and the centerline of Massachusetts Avenue;
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 - 1.8 Then running northeasterly 80 feet more or less along the centerline of Bigelow Street to the extension of the northeastern lot line of lot numbered 33 on Assessors' Plat #118;

MASS. AVE. TEMPORARY MORATORIUM

June 30, 1980



5

Mass. Ave.-Mid Cambridge Temporary
Development Moratorium Petition

B. AMEND THE TEXT OF THE ORDINANCE BY INSERTING THE FOLLOWING AS A NEW SECTION 3.14:

3.14 Massachusetts Avenue-Mid Cambridge Temporary Development Moratorium District. In order for the City to implement a land use strategy for dealing with the effect intense commercial development and high rise buildings in all or part of the moratorium district on Massachusetts Avenue, on adjoining streets, and in other areas of Cambridge, a temporary development moratorium is established. The strategy formulated during the period will include the preparation of information and documentation in order to permit the city, residents and businesses to make informed determinations regarding the impact of various kinds of development and zoning alternatives in this area. The information and documentation which shall be prepared shall include but shall not be limited to the following:

1. Comparative analyses including statistical analyses, of the impact of development in the moratorium area in accordance with the following alternatives:
 - (a) Existing uses and dimensions;
 - (b) Permitted uses and dimensions under existing zoning throughout the moratorium district;
 - (c) Zoning changes on Massachusetts Avenue in the moratorium district which would continue existing office and business zones in the area where they presently exist with alternate permitted FAR's of .75, 1.25, 1.75, 2, 3, and 4;
 - (d) Zoning changes on Massachusetts Avenue in the moratorium district which would permit Business B types of uses in addition to presently legal office uses throughout the district except on the Northeast side of Massachusetts Avenue between Bigelow and Inman Streets, and on the southwest side of Massachusetts Avenue between Sellers and Pleasant Streets which would continue present restrictions to office uses with alternate permitted FAR's of .75, 1.25, 1.75, 2, 3 and 4;
 - (e) Zoning changes limiting development on Green Street to three story townhouse development within a

Mass. Ave.-Mid Cambridge Temporary
Development Moratorium Petition

distance of 100 feet from Green Street at an FAR of .90; within a distance of 45 feet from Green Street at an FAR of 2.0; or within such other distances from Green Street and at such other FAR's as may be considered reasonably possible.

2. Said comparative analyses shall include but not be limited to the following:

(a) A detailed parking and traffic study of the entire moratorium district with projections including, but not limited to, both weekday and Saturday peak periods; study shall include description of the impact of the various zoning alternatives described in the preceding paragraph 1. The parking and traffic study shall include recommendations for traffic control, rerouting of traffic and/or the closing of one or more streets running off Massachusetts Avenue, including but not limited to Bay Street;

(b) the effect of development under each of the zoning alternatives on air pollution, wind patterns, solar access and other environmental considerations;

3. A detailed report shall be filed not later than one month following the passage of this section listing all pending or approved applications for federal and/or state assistance to development in the moratorium district. This report shall provide full descriptions of all such applications and their present status including, but not limited to environmental reviews and approvals. This report shall be updated bi-weekly.

4. A detailed report of the views and needs of residents in the area and businesses presently in the moratorium district and in adjoining areas.

Until December 1, 1980, no demolition permits or building permits for new construction shall be issued within the Massachusetts Avenue-Mid Cambridge Temporary Development Moratorium District. However, permits may be granted for the alteration or replacement of presently or previously existing buildings insofar as said alteration or replacement would otherwise be permissible under existing zoning and provided that the use, bulk and intensity of use of the altered or new structure is the same as or less than the use, bulk or intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed. This prohibition on the issuance of demolition permits

Mass. Ave.-Mid Cambridge Temporary
Development Moratorium Petition

shall not prohibit the Commissioner of Buildings from
ordering the demolition of any structure in the event
of an imminent danger to the safety of the public.

RESPECTFULLY SUBMITTED:

- Phyllis Baumann 19 Bay St. Cambridge
661-6211
- Howy M Bauman 19 Bay St Comb.
- Katharine D. Tickman 23 Bay St. Comb. 491-2287
- Ellen M. Oldham 1010 Mass. Ave. Comb.
- Peggy M. Kapisousky
9 Bigelow St., 868-5439
- Elizabeth R. Coyne 1039 Mass. Ave Cambridge
354-2765
- Helene K. Kasper 10 Bigelow St. Cambridge
354-2070
- For H. Gudman 10 Bigelow St. Cambridge 354-1445
- Michael K. Kier 10 Bigelow Street, Cambridge
354-1445
- Jeffrey Geistblatt (Grandma's Cookie Factory 988 Mass Ave.
Residence 281 Harvard St Apt # 34)
- Ira Sitzer Extra Classic 988 Mass Ave.
Residence 47 Irving Street
- Carolyn Haren - 1010 Mass. Ave.
Cambridge.
- Ann Howard 1010 3rd Ave
Cambridge
- Shirley Brewster 476 Franklin #2 Cambridge
- Janet Fuson 476 Franklin St #3 Cambridge
- Susan Roberts 628 Green Street Cambridge

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

CAMBRIDGE CITY COUNCIL

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

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, dated May 15, 1980, and entitled "Massachusetts Avenue - Mid Cambridge Temporary Development Moratorium Petition May 1980."

The undersigned, being the owners of twenty (20%) per cent or more of the 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 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 moratorium is completely unnecessary inasmuch as the area in question has just been thoroughly analyzed by the Community Development Department in a study which resulted in the adoption of zoning change by the City Council. This change was supported by owners of affected property and by neighborhood representatives.

2. Two well-known development entities have worked extensively with the community to evolve plans for beneficial projects on two sites in the affected area. The projects will result in much needed additional real estate tax revenues, more jobs and significant improvement to blighted and unattractive areas. In one case, the relocation of a large Cambridge firm out of the city may be prevented. Adoption of the proposed moratorium and/or any subsequent additional downzoning in this area will interfere significantly with these development plans and could well cause them and any others in the future to be abandoned.

3. .A reopening of the zoning issue for this area will contribute substantially to the perception by outside firms and developers that Cambridge discourages new business.

4. The proposed moratorium does not conserve the value of land and buildings, does not encourage the most appropriate use of the land, will substantially reduce the owners' use and enjoyment of their premises, and will reduce the value of their premises.

RECEIVED BY
OFFICE OF CITY CLERK
JUN 25 11 58 AM '80
CAMBRIDGE, MASS.

PROTEST TO MAY 15, 1980 MORATORIUM REZONING PETITION

Glenn P. Strehle

Glenn P. Strehle for M.I.T.
98,539 s. f.

972-1010 Massachusetts Avenue

Frederick Dupree

Frederick Dupree
40,938 s.f.

945-959 Massachusetts Avenue
892 Massachusetts Avenue
6 Ellery Street

K. George Najarian

K. George Najarian for Cambridge
Family "Y"
64,646 s.f.

820-834 Massachusetts Avenue
18-20 Sellers Street
410-450 Green Street

Arthur Goldberg

Arthur Goldberg
35,993 s.f.

942-950 Massachusetts Avenue
559-569 Green Street
4-8 Bay Street

Frances Hoagland

Frances Hoagland
23,875 s.f.

997-1013 Massachusetts Avenue

Henry J. Shea

Henry J. Shea
22,977 s.f.

1016-1034 Massachusetts Avenue

Macdavis C. Begelfer

Macdavis C. Begelfer
21,656 s.f.

925-927 Massachusetts Avenue
8-10 Center Street

Joseph A. Bruschi, Jr.

Joseph A. Bruschi, Jr.
13,509 s.f.

825-837 Massachusetts Avenue
5 Bigelow

322,133 s.f. TOTAL

City of Cambridge

In City Council June 30, 1980

The Ordinance

Committee

comprised of the entire membership of the City Council

to which was referred the petition of Phyllis Baumann, et al to amend the Zoning Ordinance of the City of Cambridge by the establishment of a temporary moratorium in the Massachusetts Avenue - Mid-Cambridge area, met on Monday, June 23, 1980 in the City Council Chamber for a hearing in accordance with Chapter 40A, of the General Laws.

Councillor David A. Wylie presided and called for the proponents to appear.

The Committee heard from Richard Bell of 10 Bigelow Street who informed the Council that the areas under consideration included initially the entire area which the Council had rezoned at a previous meeting on June 9, 1980 and had been filed because of the concerns of the petitioners for the future development of the entire Massachusetts Avenue area. He further stated that the petition before the Committee covers the area acted upon by the Council on June 9, 1980 plus two other blocks and buildings in Central Square, that the Mid-Cambridge Association was in support of the petition and wished to be recorded against further related development. He stated that his present concern was for those areas not covered by the City Council action of June 9th, 1980; that the proposed six month moratorium would allow a period of study by the owners, Planning Board and the Community Development Department

At the conclusion of Mr. Bell's testimony, Councillor Walter Sullivan moved that the petition be denied.

The Committee heard from Robert LaTremouille who recorded himself in favor and stated that developers had up to Ten Million Dollars in financing available under the Industrial Bond financing; that the law which allows such financing requires weekly reports from the Redevelopment Authority.

Although speakers requested the Committee to secure data on the impact of development in the area to determine appropriate alternatives in view of the impact of traffic on those areas now covered by the prior amendment.

At 6:57 the Chair declared the hearing for the proponents closed and called for the opposition.

No one appeared at the call of the Chair.

Councillor Wylie requested that the Clerk read into the record, the protest filed by property owners in opposition who stated that they represented 20% of the area under consideration and their protest was entered into the record and appended to this report and referred to as "Exhibit A".

The Committee heard from Assistant City Manager for Community Development David Vickery who stated he would inform the Committee regarding the 20% protest in the event that the areas previously rezoned were eliminated.

The Committee heard from Frederick Dupree of 1010 Memorial Drive who stated that his organization was prepared to build in the fall in the area previously rezoned, that no Industrial Bond financing was contemplated and that private funding was anticipated in their development.

Councillor Walter Sullivan moved that the Committee report that the petition "ought not to pass" - then he withdrew his motion.

Councillor David Sullivan moved that it be referred to the City Council without recommendation to include only that portion of the area in the petition which had not been acted upon by prior Council action of June 9th.

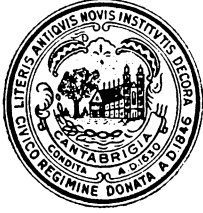
On a roll call vote the motion failed with Councillors David Sullivan, Wylie and Mayor Duehay recorded in the affirmative, and Councillors Crane, Danehy Walter Sullivan and Vellucci in the negative, with Councillors Graham and Russell recorded as present.

Councillor Vellucci then moved that the petition be referred to the City Council without any recommendation and on a voice vote the petition was so referred.

The Committee adjourned at 7:06 P. M.

For the Committee,

Councillor David A. Wylie,
Chairman.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty

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 ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by establishing a temporary development moratorium for certain areas along Massachusetts Avenue located between Temple Street and Putnam Avenue.

This area is presently zoned Business B, Office 3 and Residence C-2.

Until December 1, 1980, demolition permits and building permits for new construction would be prohibited in the designated area. Permits for certain alterations or replacement of presently or previously existing buildings would be allowed provided that the gross floor area is not increased. The prohibition on the issuance of demolition permits shall not prohibit the Commissioner of Buildings from ordering the demolition of any structure in the event of an imminent to the safety of the public.

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, MA

Passed to a second reading at the City Council meeting held on
and on or after
the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

1. Write in sub book

2. Fill in sub. #

(4 digit)

fill in 2nd - date

+ on/after date.

make 10 copies

Mgr.

cc Off.

C Council Meeting

Comm. Rev. Dept.

City of Cambridge

In City Council June 30, 1980

The Ordinance

Committee

comprised of the entire membership of the City Council

to which was referred the petition of Phyllis Baumann, et al to amend the Zoning Ordinance of the City of Cambridge by the establishment of a temporary moratorium in the Massachusetts Avenue - Mid-Cambridge area, met on Monday, June 23, 1980 in the City Council Chamber for a hearing in accordance with Chapter 40A, of the General Laws.

Councillor David A. Wylie presided and called for the proponents to appear.

The Committee heard from Richard Bell of 10 Bigelow Street who informed the Council that the areas under consideration included initially the entire area which the Council had rezoned at a previous meeting on June 9, 1980 and had been filed because of the concerns of the petitioners for the future development of the entire Massachusetts Avenue area. He further stated that the petition before the Committee covers the area acted upon by the Council on June 9, 1980 plus two other blocks and buildings in Central Square, that the Mid-Cambridge Association was in support of the petition and wished to be recorded against further related development. He stated that his present concern was for those areas not covered by the City Council action of June 9th, 1980; that the proposed six month moratorium would allow a period of study by the owners, Planning Board and the Community Development Department

At the conclusion of Mr. Bell's testimony, Councillor Walter Sullivan moved that the petition be denied.

The Committee heard from Robert LaTremouille who recorded himself in favor and stated that developers had up to Ten Million Dollars in financing available under the Industrial Bond financing; that the law which allows such financing requires weekly reports from the Redevelopment Authority.

Although speakers requested the Committee to secure data on the impact of development in the area to determine appropriate alternatives in view of the impact of traffic on those areas now covered by the prior amendment.

At 6:57 the Chair declared the hearing for the proponents closed and called for the opposition.

No one appeared at the call of the Chair.

Councillor Wylie requested that the Clerk read into the record, the protest filed by property owners in opposition who stated that they represented 20% of the area under consideration and their protest was entered into the record and appended to this report and referred to as "Exhibit A".

The Committee heard from Assistant City Manager for Community Development David Vickery who stated he would inform the Committee regarding the 20% protest in the event that the areas previously rezoned were eliminated.

The Committee heard from Frederick Dupree of 1010 Memorial Drive who stated that his organization was prepared to build in the fall in the area previously rezoned, that no Industrial Bond financing was contemplated and that private funding was anticipated in their development.

Councillor Walter Sullivan moved that the Committee report that the petition "ought not to pass" - then he withdrew his motion.

Councillor David Sullivan moved that it be referred to the City Council without recommendation to include only that portion of the area in the petition which had not been acted upon by prior Council action of June 9th.

On a roll call vote the motion failed with Councillors David Sullivan, Wylie and Mayor Duehay recorded in the affirmative, and Councillors Crane, Danehy Walter Sullivan and Vellucci in the negative, with Councillors Graham and Russell recorded as present.

Councillor Vellucci then moved that the petition be referred to the City Council without any recommendation and on a voice vote the petition was so referred.

The Committee adjourned at 7:06 P. M.

For the Committee,

Councillor David A. Wylie,
Chairman.

EXHIBIT A

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

CAMBRIDGE CITY COUNCIL

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

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, dated May 15, 1980, and entitled "Massachusetts Avenue - Mid Cambridge Temporary Development Moratorium Petition May 1980."

The undersigned, being the owners of twenty (20%) per cent or more of the 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 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 moratorium is completely unnecessary inasmuch as the area in question has just been thoroughly analyzed by the Community Development Department in a study which resulted in the adoption of zoning change by the City Council. This change was supported by owners of affected property and by neighborhood representatives.

2. Two well-known development entities have worked extensively with the community to evolve plans for beneficial projects on two sites in the affected area. The projects will result in much needed additional real estate tax revenues, more jobs and significant improvement to blighted and unattractive areas. In one case, the relocation of a large Cambridge firm out of the city may be prevented. Adoption of the proposed moratorium and/or any subsequent additional downzoning in this area will interfere significantly with these development plans and could well cause them and any others in the future to be abandoned.

3. A reopening of the zoning issue for this area will contribute substantially to the perception by outside firms and developers that Cambridge discourages new business.

4. The proposed moratorium does not conserve the value of land and buildings, does not encourage the most appropriate use of the land, will substantially reduce the owners' use and enjoyment of their premises, and will reduce the value of their premises.

RECEIVED BY
OFFICE OF CITY CLERK

PROTEST TO MAY 15, 1980 MORATORIUM REZONING PETITION

JUN 25 11 58 AM '80

CAMBRIDGE, MASS.

Glenn P. Strehle

Glenn P. Strehle for M.I.T.
98,539 s. f.

972-1010 Massachusetts Avenue

Frederick Dupree

Frederick Dupree
40,938 s.f.

945-959 Massachusetts Avenue
892 Massachusetts Avenue
6 Ellery Street

K. George Najarian

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Family "Y"
64,646 s.f.

820-834 Massachusetts Avenue
18-20 Sellers Street
410-450 Green Street

Arthur Goldberg

Arthur Goldberg
35,993 s.f.

942-950 Massachusetts Avenue
559-569 Green Street
4-8 Bay Street

Frances Hoagland

Frances Hoagland
23,875 s.f.

997-1013 Massachusetts Avenue

Henry J. Shea

Henry J. Shea
22,977 s.f.

1016-1034 Massachusetts Avenue

Macdavis C. Begelfer

Macdavis C. Begelfer
21,656 s.f.

925-927 Massachusetts Avenue
8-10 Center Street

Joseph A. Bruschi, Jr.

Joseph A. Bruschi, Jr.
13,509 s.f.

825-837 Massachusetts Avenue
5 Bigelow

322,133 s.f. TOTAL

City of Cambridge

In City Council..... June 30, 1980

The Ordinance

Committee

comprised of the entire membership of the City Council

to which

was referred the petition of Phyllis Baumann, et al to amend the Zoning Ordinance of the City of Cambridge by the establishment of a temporary moratorium in the Massachusetts Avenue - Mid-Cambridge area, met on Monday, June 23, 1980 in the City Council Chamber for a hearing in accordance with Chapter 40A, of the General Laws.

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Although speakers requested the Committee to secure data on the impact of development in the area to determine appropriate alternatives in view of the impact of traffic on those areas now covered by the prior amendment.

At 6:57 the Chair declared the hearing for the proponents closed and called for the opposition.

No one appeared at the call of the Chair.

REPORT

Committee on Ordinance on the amendment
filed by Phyllis Baumann, et al

In City Council,
June 30, 1980

6/30/1980
- Report Received -
Passed to a
second Reading

Councillor Wylie requested that the Clerk read into the record, the protest filed by property owners in opposition who stated that they represented 20% of the area under consideration and their protest was entered into the record and appended to this report and referred to as "Exhibit A".

The Committee heard from Assistant City Manager for Community Development David Vickery who stated he would inform the Committee regarding the 20% protest in the event that the areas previously rezoned were eliminated.

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Councillor Walter Sullivan moved that the Committee report that the petition "ought not to pass" - then he withdrew his motion.

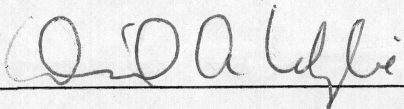
Councillor David Sullivan moved that it be referred to the City Council without recommendation to include only that portion of the area in the petition which had not been acted upon by prior Council action of June 9th.

On a roll call vote the motion failed with Councillors David Sullivan, Wylie and Mayor Duehay recorded in the affirmative, and Councillors Crane, Danehy Walter Sullivan and Vellucci in the negative, with Councillors Graham and Russell recorded as present.

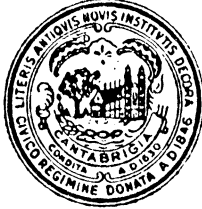
Councillor Vellucci then moved that the petition be referred to the City Council without any recommendation and on a voice vote the petition was so referred.

The Committee adjourned at 7:06 P. M.

For the Committee,



Councillor David A. Wylie,
Chairman.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty

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 ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by designating the following area as the Massachusetts Avenue Mid-Cambridge Temporary Development Moratorium District.

- 1.0 That area presently zoned Office 3 and Residence C-2 and which is circumscribed by a line beginning at a point, said point being the intersection of the southwesterly extension of the centerline of Dana Street and the centerline of Massachusetts Avenue;
- 1.1 Thence proceeding in a northeasterly direction along the centerline of Dana Street and its extension for approximately 140 feet to its intersection with the northwestern extension of a line 100 feet northeast of and parallel to the centerline of Massachusetts Avenue;
- 1.2 Then running southeasterly 120 feet more or less along a line 100 feet northeast of and parallel to the northeastern streetline of Massachusetts Avenue to the southeastern lotline of lot numbered 101 on Assessors' Plat numbered 116;
- 1.3 Then running northeasterly 45 feet more or less along the northeastern lot line of lot numbered 101 on Assessors' Plat #116, to the northeastern lot line of lot numbered 60 on Assessors' Plat #116;
- 1.4 Then running southeasterly 410 feet more or less along the northeastern lot lines of lots numbered 60, 59, 74 and of lot numbered 99 and its extension as shown on Assessors' Plat #116 to a line 115 feet northwest of and parallel to the northwestern streetline of Hancock Street at a point 175 feet northeast of Massachusetts Avenue.
- 1.5 Then running southeasterly 831 feet more or less along a line parallel to and 175 feet distant from the northeastern streetline of Massachusetts Avenue to the northwestern lot line of lot numbered 78 on Assessors' Plat #118;
- 1.6 Then running southwesterly 45 feet more or less along the northwestern lot line of lots numbered 78 and 79 on Assessors' Plat #118 to the southwestern lot line of lot numbered 79 on Assessors' Plat #118;
- 1.7 Then running southeasterly 120 feet more or less along the southwestern lot line of lot numbered 79 on Assessors' Plat numbered 118 and the extension thereof to the centerline of Bigelow Street;
- 1.8 Then running northeasterly 80 feet more or less along the centerline of Bigelow Street to the extension of the northeastern lot line of lot numbered 33 on Assessors' Plat #118;

- 1.9 Then running southeasterly 260 feet more or less along the northeastern lot line of lot numbered 33 on Assessors' Plat #118 and the extensions thereof to the centerline of Inman Street;
- 1.10 Then running northeasterly 80 feet more or less along the centerline of Inman Street to the centerline of Bishop Richard Allen Drive (formerly Austin Street);
- 1.11 Then running southeasterly 340 feet more or less along the centerline of Bishop Richard Allen Drive to the centerline of Temple Street;
- 1.12 Then running southwesterly 225 feet more or less along the centerline of Temple Street to a line parallel to and 90 feet distant from the northeastern street line of Massachusetts Avenue;
- 1.13 Then running northwesterly 350 feet more or less along a line parallel to and 90 feet distant from Massachusetts Avenue to the centerline of Inman Street;
- 1.14 Then running southwesterly 130 feet more or less along the centerline of Inman Street to the centerline of Massachusetts Avenue;
- 1.15 Then running southeasterly 100 feet more or less along the centerline of Massachusetts Avenue to the centerline of Pleasant Street;
- 1.16 Then running southwesterly 250 feet more or less along the centerline of Pleasant Street to the centerline of Green Street;
- 1.17 Then running northwesterly 375 feet more or less along the centerline of Green Street to the northeasterly extension of the southeastern lotline of lot #47 on Assessors' Plat #119;
- 1.18 Then running southwesterly 120 feet more or less along the southeastern lotline of lot #47 on Assessors' Plat #119 to a line parallel to and a hundred feet distant from the southwest street line of Green Street;
- 1.19 Then running northwesterly 100 feet more or less along a line 100 feet distant from and parallel to the southwest street line of Green Street to the northwestern sideline of lot 46 on Assessors' Plat #119;
- 1.20 Then running northeasterly 120 feet more or less along the northwestern sideline of Lot 46 and its extension to the centerline of Green Street;
- 1.21 Then running northwesterly 320 feet more or less along the centerline of Green Street to the extension of the northwestern lot line of lot numbered 12 on Assessors' Plat #119;
- 1.22 Then running northeasterly 85 feet more or less along the northwestern lotline of lot numbered 12 on Assessors' Plat #119 to its intersection with the southwestern sideline of lot 7 on said plat;
- 1.23 Thence turning and proceeding a northwesterly direction along the southwestern sideline of Lot 7 for approximately 45 feet to its intersection with the northwestern sideline of said lot;

- 1.24 Thence turning and proceeding in a northeastern direction along the northwestern sideline of lot 7 for approximately 30 feet to its intersection with the southwestern sideline of lot 83 on Assessors' Plat #119;
- 1.25 Thence turning and proceeding in a northwestern direction along the southwestern sideline of lots 83 and 82 for approximately 80 feet to its intersection with the southeastern sideline of lot 5 on Assessor's Plat #119;
- 1.26 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of lot 5 for approximately 20 feet to its intersection with the southwestern sideline of said lot on Assessor's Plat #119;
- 1.27 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of lots 5, 4, 98, 97, 21 and its extension for approximately 235 feet to its intersection with the centerline of Hancock Street;
- 1.28 Thence turning and proceeding in a northeasterly direction along the centerline of Hancock Street for approximately 175 feet to its intersection with the centerline of Massachusetts Avenue;
- 1.29 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue for approximately 600 feet to its intersection with the southwesterly extension of the centerline of Dana Street, the point of origin.
- 2.0 Said area includes all or parts of the following parcels of land:
 - 2.1 Premises of the following parcels shown on Assessors' Plat #107: lots numbered 2, 99 and 133, being numbered 8 and 12 Inman Street, even numbers 144 to 152 Bishop Allen Drive, and odd numbers 7 to 15 Temple Street;
 - 2.2 Premises of the following parcels shown on Assessors' Plat #116: lots numbered 81, 100, 101, 59, 60, 74, 92, 96, 98, 99 and 54, being numbers 57, 77 and 85 Hancock Street;
 - 2.3 Premises of the following parcels shown on Assessors' Plat #117: lots numbered 1, 28, 68, 23, 24, 25, 26, 27, 58, 69, 59, 64, 65, 29, 30, 31, 55, 56 and 57, being odd numbers 859 to 907 Massachusetts Avenue, even numbers 74 to 88 Hancock Street, all parcels on Arnold Circle, numbers 5, 11, 12 and 14 Lee Street, and number 3 Clinton Street;
 - 2.4 Premises of the following parcels shown on Assessors' Plat #118: lots numbered 1, 2, 29, 30, 31, 32, 33; being odd numbers 795 to 847 Massachusetts Avenue, number 2 Clinton Street, and number 5 Bigelow Street.
 - 2.5 Premises of the following parcels shown on Assessors' Plat #119: lots numbered 92, 9, 8, 7, 83, 82, 5, 4, 102, 101, 90, 91, 21, 102, 12, 93, 46, 47, 22, 23, 31, 32, 33, and 94; being even numbers 760 to 910 Massachusetts Avenue, numbers 397 to 452 Green Street, numbers 5 and 7 Pleasant Street, all parcels on Sellers Street;

Passed to a second reading as amended at the City Council meeting held on June 30, 1980 and on or after August 11, 1980 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty

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Passed to a second reading as amended at the City Council meeting held on June 30, 1980 and on or after August 11, 1980 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

Calendar #5 UNFINISHED BUSINESS

City of Cambridge

MASSACHUSETTS

In City Council

June 30

1980

Miss Ann Montanaro as Proposed

Resolution Wylie

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane		✓		
Mr. Thomas W. Danehy		✓		
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell		✓		
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

5 4 0

Passed to 2nd Reading

The petition would amend the zoning ordinance by establishing a temporary development moratorium for certain areas along Massachusetts Avenue located between Temple Street and Putnam Avenue. This area is presently zoned Business B, office 3 and Residence C-2.

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RECEIVED BY
OFFICE OF CITY CLERK
JUN 25 11 58 AM '80
CAMBRIDGE, MASS.

PROTEST TO MAY 15, 1980 MORATORIUM REZONING PETITION

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Macdavis C. Begelfer

Macdavis C. Begelfer
21,656 s.f.

925-927 Massachusetts Avenue
8-10 Center Street

Joseph A. Bruschi, Jr.

Joseph A. Bruschi, Jr.
13,509 s.f.

825-837 Massachusetts Avenue
5 Bigelow

322,133 s.f. TOTAL

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

CAMBRIDGE CITY COUNCIL

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

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, dated May 15, 1980, and entitled "Massachusetts Avenue - Mid Cambridge Temporary Development Moratorium Petition May 1980."

The undersigned, being the owners of twenty (20%) per cent or more of the 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 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 moratorium is completely unnecessary inasmuch as the area in question has just been thoroughly analyzed by the Community Development Department in a study which resulted in the adoption of zoning change by the City Council. This change was supported by owners of affected property and by neighborhood representatives.

2. Two well-known development entities have worked extensively with the community to evolve plans for beneficial projects on two sites in the affected area. The projects will result in much needed additional real estate tax revenues, more jobs and significant improvement to blighted and unattractive areas. In one case, the relocation of a large Cambridge firm out of the city may be prevented. Adoption of the proposed moratorium and/or any subsequent additional downzoning in this area will interfere significantly with these development plans and could well cause them and any others in the future to be abandoned.

3. A reopening of the zoning issue for this area will contribute substantially to the perception by outside firms and developers that Cambridge discourages new business.

4. The proposed moratorium does not conserve the value of land and buildings, does not encourage the most appropriate use of the land, will substantially reduce the owners' use and enjoyment of their premises, and will reduce the value of their premises.

PUBLIC NOTICE
RELATIVE TO HEARING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Monday, June 23, 1980 at 6:00 P. M. in the City Council Chamber, City Hall, Cambridge, MA on a petition of Phyllis Baumann, et al, to amend the Zoning Ordinance by establishing a temporary development moratorium for certain areas along Massachusetts Avenue located between Temple Street and Putnam Avenue.

This area is presently zoned Business B, Office 3 and Residence C-2.

Until December 1, 1980, demolition permits and building permits for new construction would be prohibited in the designated area. Permits for certain alterations or replacement of presently or previously existing buildings would be allowed provided that the gross floor area is not increased. The prohibition on the issuance of demolition permits shall not prohibit the Commissioner of Buildings from ordering the demolition of any structure in the event of an imminent to the safety of the public.

Copies of this petition are on file in the Office of the City Clerk, City Hall Cambridge, MA.

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

For the Committee,

Councillor David A. Wylie,
Chairman, Committee on Ordinances.

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For the Committee,
Councillor David A. Wylie,
Chairman, Committee on Ordinances.

PUBLISHED IN: Boston Herald
EDITION: Cambridge/Somerville Page
DATE: Monday, June 9, 1980

PUBLIC NOTICE
RELATIVE TO HEARING

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MASSACHUSETTS

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Copies of this petition are on file in the Office of the City Clerk, City Hall Cambridge, MA.

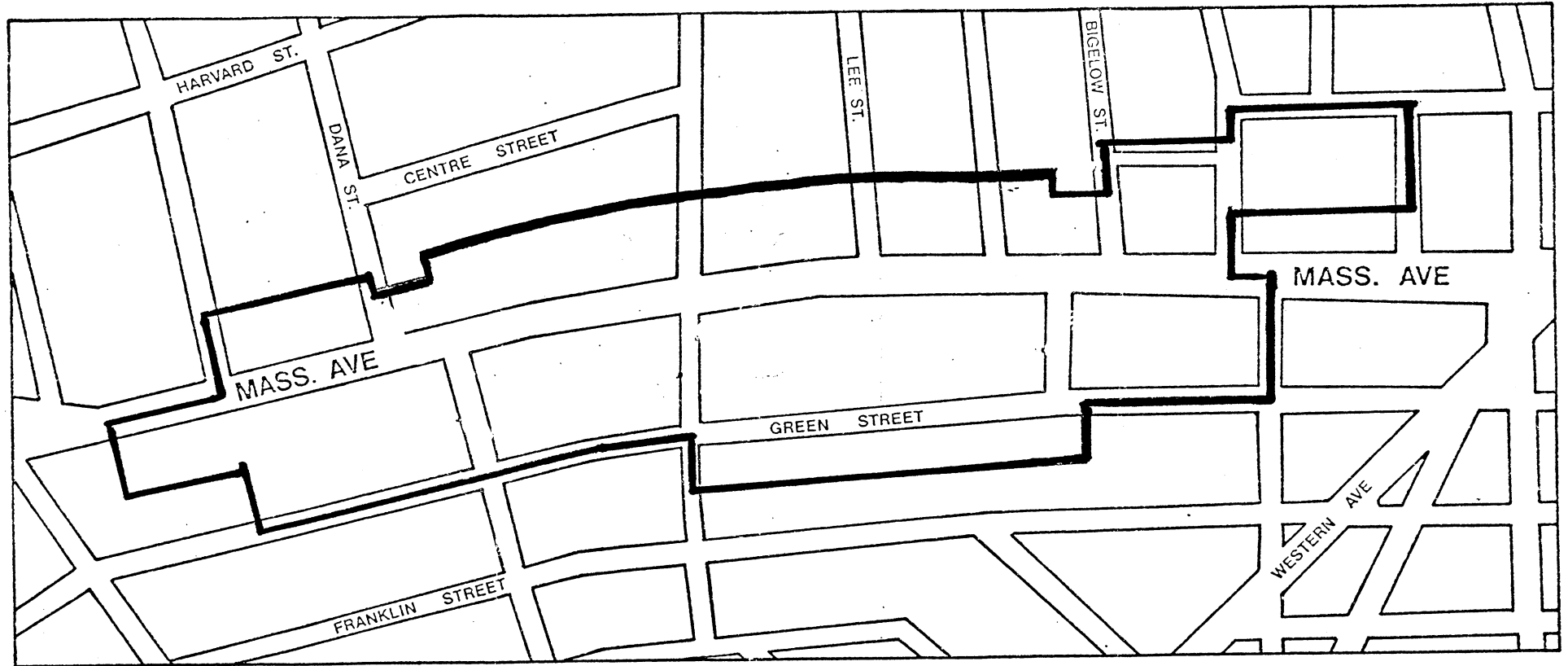
All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor David A. Wylie,
Chairman, Committee on Ordinances.

MASS. AVE

1980





CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

June 6, 1980

To Whom It May Concern:

Enclosed you will find a hearing schedule before the Committee on Ordinances for Monday, June 23, 1980 at 6:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by Phyllis Baumann, et al to amend the Zoning Ordinance by establishing a temporary development moratorium for certain areas along Massachusetts Avenue located between Temple Street and Putnam Avenue.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enclosure: hearing schedule.

RECEIVED BY Mass. Ave.-Mid Cambridge Temporary
OFFICE OF CITY CLERK Development Moratorium Petition
May 1980

MAY 15 8 33 AM '80

May 15, 1980

CAMBRIDGE, MASS. To the Honorable, the City Council
of the City of Cambridge

The undersigned respectfully pray that the Zoning Ordinance of the City of Cambridge be amended as follows:

A. Amend the Zoning Map by designating the following area as the Mass. Ave.-Mid Cambridge Temporary Development Moratorium District.

1.0 That area presently zoned Business B, Office3 and Residence C-2 and which is circumscribed by a line beginning at a point on the northwestern lotline of lot numbered 6 on Assessors' Plat #121 which point is 100 feet distant from the northeastern streetline of Green Street.

1.1 Then running northwesterly 229 feet more or less along a line 100 feet distant from the northeastern streetline of Green St., said line being the northeastern lotlines more or less of lots numbered 89,90,96,97,98 and 99 on Assessors' Plat #121, to the western corner of lot numbered 102 on Assessors' plat #121;

1.2 Then running northeasterly 160 feet more or less along the northwestern lotline of lot numbered 102 on assessors' plat #121 to the centerline of Massachusetts Ave.;

1.3 Then running southeasterly 228 feet more or less, to the centerline of Ellery St. along the centerline of Massachusetts Ave.;

1.4 Then running northeasterly 183 feet more or less along the centerline of Ellery Street to a line 150 feet from and parallel to the northeastern streetline of Massachusetts Avenue;

1.5 Then running southeasterly 339 feet more or less along a line 150 feet from and parallel to the northeastern streetline of Massachusetts Avenue to the centerline of Dana Street;

1.6 Then running southwesterly 50 feet more or less to a line 100 feet from and parallel to the northeastern streetline of Massachusetts Avenue;

1.7 Then running southeasterly 120 feet more or less along a line 100 feet distant from and parallel to

RECEIVED
 OFFICE OF CITY DEVELOPMENT
 MAY 15 9 33 AM '80

Mass. Ave.-Mid Cambridge Temporary
 Development Moratorium Petition
 May 1980
 CAMBRIDGE, MASS. the northeastern streetline of Massachusetts Avenue to
 the southeastern lotline of lot numbered 101 on assess-
 sors' plat numbered 116;

1.8 Then running northeasterly 45 feet more or less along the northeastern lot line of lot numbered 101 on assessors' plat #116, to the northeastern lotline of lot numbered 60 on assessors' plat #116.

1.9 Then running southeasterly 410 feet more or less along the northeastern lotlines of lots numbered 60, 59, 74 and of lot numbered 99 and its extension as shown on assessors' plat #116 to a line 100 feet distant from and parallel to the northwestern streetline of Hancock Street at a point 175 feet distant from Massachusetts Ave.

1.10 Then running southeasterly 831 feet more or less along a line parallel to and 175 feet distant from the northeastern streetline of Massachusetts Avenue to the northwestern lot line of lot numbered 78 on assessors' plat #118;

1.11 Then running southwesterly 45 feet more or less along the northwestern lotline of lots numbered 78 and 79 on assessors' plat #118 to the southwestern lot line of lot numbered 79 on assessors' plat #118;

1.12 Then running southeasterly 119 feet more or less along the southwestern lot line of lot numbered 79 on assessors' plat numbered 118 and the extension thereof to the centerline of Bigelow Street;

1.13 Then running northeasterly 81 feet more or less along the centerline of Bigelow Street to the extension of the northeastern lot line of lot numbered 33 on assessors' plat #118;

1.14 Then running southeasterly 252 feet more or less along the northeastern lot line of lot numbered 33 on assessors' plat #118 and the extensions thereof to the centerline of Inman Street;

1.15 Then running northeasterly 135 feet more or less along the centerline of Inman Street to the centerline of Bishop Richard Allen Drive (formerly Austin Street);

1.16 Then running southeasterly 378 feet more or less along the centerline of Bishop Richard Allen Drive to the centerline of Temple Street;

Mass. Ave.-Mid Cambridge Temporary
Development Moratorium Petition
May 1980

1.17 Then running southwesterly 225 feet more or less to a line parallel to and 88 feet distant from the northeastern street line of Massachusetts Avenue;

1.18 Then running northwesterly 347 feet more or less along a line parallel to and 88 feet distant from Massachusetts Avenue to the centerline of Inman Street;

1.19 Then running southwesterly 112 feet more or less along the centerline of Inman Street to the centerline of Massachusetts Avenue;

1.20 Then running southeasterly 100 feet more or less along the centerline of Massachusetts Avenue to the centerline of Pleasant Street;

1.21 Then running southwesterly 250 feet more or less along the centerline of Pleasant Street to the centerline of Green Street;

1.22 Then running northwesterly 373 feet more or less along the centerline of Green Street to the extension of the southeastern lotline of lot #47 on assessors' plat #119;

1.23 Then running southwesterly 120 feet more or less along the southeastern lotline of lot #47 on assessors' plat #119 to a line parallel to and a hundred feet distant from the southwest street line of Green Street;

1.24 Then running northwesterly 773 feet more or less along a line 100 feet distant from and parallel to the southwest street line of Green Street to the center line of Hancock Street;

1.25 Then running northeasterly 120 feet more or less along the centerline of Hancock Street to the centerline of Green Street;

1.26 Then running northwesterly 940 feet more or less along the centerline of Green Street to the extension of the northwestern lotline of lot numbered 6 on assessors' plat #121;

1.27 Then running northeasterly 120 feet more or less along the northwestern lotline of lot numbered 6 on assessors' plat #121 to a point 100 feet distant from the northeast streetline of Green Street, the point of origin.

Mass. Ave.-Mid Cambridge Temporary
Development Moratorium Petition
May 1980

2.0 Said area includes all or parts of the following parcels of land:

2.1 Premises of the following parcels shown on assessors' plat #107: lots numbered 2, 99 and 133, being numbered 8 and 12 Inman Street, even numbers 144 to 152 Bishop Richard Allen Drive, and odd numbers 7 to 15 Temple Street;

2.2 Premises of the following parcels shown on assessors' plat #116: lots numbered 10, 11, 12, 13, 68, 81, 94, 95, 100, 101, 59, 60, 74, 92, 96, 98, 99 and 54, being odd numbers 923 to 1009 Massachusetts Avenue, number 6 Ellery Street, numbers 1, 1A and 2 Dana Street and numbers 57, 77 and 85 Hancock Street;

2.3 Premises of the following parcels shown on assessors' plat #117: lots numbered 1, 28, 68, 23, 24, 25, 26, 27, 58, 69, 59, 64, 65, 29, 30, 31, 55, 56 and 57, being odd numbers 859 to 907 Massachusetts Avenue, even numbers 74 to 88 Hancock Street, all parcels on Arnold Circle, numbers 5, 11, 12 and 14 Lee Street, and number 3 Clinton Street;

2.4 Premises of the following parcels shown on assessors' plat #118: lots numbered 1, 2, 29, 30, 31, 32, 33; being odd numbers 795 to 847 Massachusetts Ave., number 2 Clinton Street, and number 5 Bigelow Street.

2.5 Premises of the following parcels shown on assessors' plat #119: lots numbered 92, 9, 8, 7, 83, 82, 5, 4, 102, 101, 90, 91, 21, 20, 19, 18, 97, 102, 98, 16, 15, 14, 13, 12, 93, 34, 35, 79, 36, 37, 38, 39, 40, 95, 46, 47, 85, 86, 87, 88, 22, 23, 31, 32, 33, and 94; being even numbers 760 to 910 Massachusetts Avenue, odd numbers 397 to 423 Green Street, all numbers 440 to 528 Green Street, numbers 5 and 7 Pleasant Street, all parcels on Sellers Street, and even numbers 32 to 66 Hancock Street;

2.6 Premises of the following parcels shown on assessors' plat #120: lots numbered 91, 92, 54, 66, 87, 88, 52, 65, 72, 81, 40, 75, 76, 77, 43, 44, 45, 64, 46, 73, 74, 48 and 49; being even number 922 to 964 Massachusetts Avenue, odd numbers 537 to 569 Green Street; odd numbers 43 to 65 Hancock Street, and numbers 4, 6 and 8 Bay Street.

Mass. Ave.-Mid Cambridge Temporary
Development Moratorium Petition
May 1980

2.7 Premises of the following parcels shown on assessors' plat #121: lots numbered 6, 7, 8, 80, 95, 94, 102, 103, 100, and 101; being even numbers 972 to 1038 Massachusetts Avenue, odd numbers 583 to 629 Green Street, and odd numbers 1 to 9 Bay Street;

3.0 Said area comprises 24 acres more or less;

B. AMEND THE TEXT OF THE ORDINANCE BY INSERTING THE FOLLOWING AS A NEW SECTION 3.14:

3.14 Massachusetts Avenue-Mid Cambridge Temporary Development Moratorium District. In order for the City to implement a land use strategy for dealing with the effect intense commercial development and high rise buildings in all or part of the moratorium district on Massachusetts Avenue, on adjoining streets, and in other areas of Cambridge, a temporary development moratorium is established. The strategy formulated during the period will include the preparation of information and documentation in order to permit the city, residents and businesses to make informed determinations regarding the impact of various kinds of development and zoning alternatives in this area. The information and documentation which shall be prepared shall include but shall not be limited to the following:

1. Comparative analyses including statistical analyses, of the impact of development in the moratorium area in accordance with the following alternatives:
 - (a) Existing uses and dimensions;
 - (b) Permitted uses and dimensions under existing zoning throughout the moratorium district;
 - (c) Zoning changes on Massachusetts Avenue in the moratorium district which would continue existing office and business zones in the area where they presently exist with alternate permitted FAR's of .75, 1.25, 1.75, 2, 3, and 4;
 - (d) Zoning changes on Massachusetts Avenue in the moratorium district which would permit Business B types of uses in addition to presently legal office uses throughout the district except on the Northeast side of Massachusetts Avenue between Bigelow and Inman Streets, and on the southwest side of Massachusetts Avenue between Sellers and Pleasant Streets which would continue present restrictions to office uses with alternate permitted FAR's of .75, 1.25, 1.75, 2, 3 and 4;
 - (e) Zoning changes limiting development on Green Street to three story townhouse development within a

Mass. Ave.-Mid Cambridge Temporary
Development Moratorium Petition
May 1980

distance of 100 feet from Green Street at an FAR of .90; within a distance of 45 feet from Green Street at an FAR of 2.0; or within such other distances from Green Street and at such other FAR's as may be considered reasonably possible.

2. Said comparative analyses shall include but not be limited to the following:

(a) A detailed parking and traffic study of the entire moratorium district with projections including, but not limited to, both weekday and Saturday peak periods; study shall include description of the impact of the various zoning alternatives described in the preceding paragraph 1. The parking and traffic study shall include recommendations for traffic control, rerouting of traffic and/or the closing of one or more streets running off Massachusetts Avenue, including but not limited to Bay Street;

(b) the effect of development under each of the zoning alternatives on air pollution, wind patterns, solar access and other environmental considerations;

3. A detailed report shall be filed not later than one month following the passage of this section listing all pending or approved applications for federal and/or state assistance to development in the moratorium district. This report shall provide full descriptions of all such applications and their present status including, but not limited to environmental reviews and approvals. This report shall be updated bi-weekly.

4. A detailed report of the views and needs of residents in the area and businesses presently in the moratorium district and in adjoining areas.

Until December 1, 1980, no demolition permits or building permits for new construction shall be issued within the Massachusetts Avenue-Mid Cambridge Temporary Development Moratorium District. However, permits may be granted for the alteration or replacement of presently or previously existing buildings insofar as said alteration or replacement would otherwise be permissible under existing zoning and provided that the use, bulk and intensity of use of the altered or new structure is the same as or less than the use, bulk or intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed. This prohibition on the issuance of demolition permits

Mass. Ave.-Mid Cambridge Temporary
Development Moratorium Petition
May 1980

shall not prohibit the Commissioner of Buildings from
ordering the demolition of any structure in the event
of an imminent danger to the safety of the public.

RESPECTFULLY SUBMITTED:

Phyllis Baumann 19 Bay St. Cambridge
661-4211

Harry M Bauman 19 Bay St Comb.

Katharine D. Tickman 33 Bay St. Camb. 491-2257

Ellen M. Oldham 1010 Mass. Ave. Camb.

Peggy M. Kapisowsky
9 Bigelow St., 868-5439

Elizabeth R. Coyne 1039 Mass. Ave Cambridge
354-2765

Deborah Zuckerman 10 Bigelow St. Cambridge MA
354-2070

For H. Gledman 10 Bigelow St, Cambridge, 354-1445

Michael Kiehl 10 Bigelow Street, Cambridge
354-1445

Jeffrey Gerstblatt (Grandma's Cookie Factory 988 Mass Ave.
Residence 281 Harvard St Apt # 34)

Ira Spitzer Ultra Classic 988 Mass Ave.
Residence 47 Irving Street

Carolyn Haren - 1010 Mass. Ave.
Cambridge.

Ann Howard 1010 Mass Ave
Cambridge

Shirley Bennett 476 Franklin #2 Cambridge

Janet Furon 476 Franklin St #3 Cambridge

Susan Roberts 628 Green Street Cambridge

0-43A

Petition of Phyllis Baumann, et al, for an amendment to the Zoning Ordinance of the City of Cambridge by establishing a Mass. Ave.-Mid Cambridge Temporary Development Moratorium.

In City Council,

May 19, 1980

REFERRED TO THE PLANNING BOARD AND
ORDINANCE COMMITTEE 5/19/80

9/29/80

*Placed on file due to
expiration of time
limit*

RECEIVED BY
OFFICE OF CITY CLERK

MAY 15 9 33 AM '80

CAMBRIDGE, MASS.