

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

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

498-9034

M E M O R A N D U M

TO: Robert W. Healy, City Manager

FROM: Michael H. Rosenberg, Assistant City
Manager for Community Development

SUBJECT: Status Report on Cambridgeport Industrial District Plans

DATE: May 7, 1987

The Community Development Department is making progress in response to the City Council Order # 15 of February 9, 1987. This Order accepted the report of the Blue Ribbon Committee as the general framework for development in the District, and further specified that an appropriate rezoning be drafted, that a mixed-income housing plan be created, and that traffic management recommendations be made. We had hoped to have this work presentable in final form this Spring; however, the many complex issues involved are not yet resolved. Therefore, we thought it advisable to make this brief report on the status of these efforts.

1. REZONING PROPOSAL

Although all issues are being explored simultaneously, the rezoning plan is contingent upon some degree of resolution of the housing and traffic concerns. We have been considering how the rezoning might be structured in terms of a Planned Unit Development or other special district designation and have had discussions with the developer regarding these issues. However, a solution has not yet emerged as to how the zoning could best be modified to meet the goals of the Blue Ribbon Committee Report. We believe it would be premature to make a formal rezoning proposal until we are able to make specific recommendations on the housing and traffic issues.

Furthermore, it should be noted that our efforts to formulate a rezoning proposal are being conceived in two parts -- the first for the area north of Pacific Street and the second for the area from Pacific to Memorial Drive, following the structure of the Blue Ribbon Committee Report. Much more data is available for the Simplex area, there is a clearer vision for how the area should develop, and there is a more urgent need to resolve the zoning issue, given that Forest City is moving ahead towards implementation of their plan. The area south of Pacific needs some degree of additional study before a definitive rezoning can be drafted for this area.

2. MIXED-INCOME HOUSING PLAN

Based on our work to date, we are hopeful that we will be able to achieve the low and moderate income housing goals stated in the Blue Ribbon Committee Report, i.e. at least 25% of 200-300 units. We are currently evaluating financing and design options for this housing in the areas suggested in the Report, and expect to have a commitment by the developer in the near future -- we hope by the end of this summer.

3. TRAFFIC MANAGEMENT PLAN

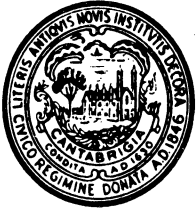
Because traffic engineers are very busy in Boston these days, it has taken some time to find a traffic analyst who would be able to assist us in establishing a traffic management plan for the District. We have just engaged Mr. Norman Abend for this purpose. In addition, we have had to wait for the information regarding reduced intensity alternatives contained in the Final EIR for University Park. This document has just become available. Since we now have a consultant as well as new data, we expect to be able to address the traffic issues over the summer, while we continue our work on the zoning and housing analyses.

cc: Blue Ribbon Committee

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OFFICE OF THE
CITY MANAGER



CITY OF CAMBRIDGE

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EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

June 1, 1987

To the Honorable, the City Council:

I transmit herewith the status report on the Cambridgeport Industrial District Plans as prepared by the Community Development Department.

Very truly yours,


Robert W. Healy
City Manager

RWH/b

Agenda Item No. 7 *U-358*

Re: status report on the Cambridgeport
Industrial District Plans, prepared by the
Community Development Dept.

In City Council,

June 1, 1987

Placed on F-11