

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

August 16, 1977

To The Honorable, the City Council:

Dear Councillors:

SUBJECT: Petition to Rezone the Essex/Prospect Streets Area

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, June 7, 1977, on the petition of Clifford Tuuesdell et al to rezone land generally bounded by the centerline of Prospect Street, a line 100' distant from and parallel to the northeastern streetline of Bishop Allen Drive, the centerline of Norfolk Street and a series of lot lines abutting Harvard Street. The area abutting Prospect Street (see attached map) is proposed to be rezoned from a Business A designation to a Residence C-1 designation. The area abutting Essex and Norfolk Streets is proposed to be rezoned from a Residence C-1 designation to a Residence B designation.

The Character of the Prospect/Essex/Norfolk Streets Area

With the advent of the Industrial Revolution a concurrent growth in residential development and population took place in what is now Neighborhood 4. By the early Twentieth Century Neighborhood 4 had become what it would remain through the 1950's, a fully developed working class and lower middle class residential/industrial community.

In the late 1950's and early 1960's, the drop in the number of available blue collar jobs, coupled with the development of residential suburbs, caused an out migration of families from Neighborhood 4. These families have been replaced over the years by young single persons and other nonfamily occupants. The petition area is a case in point. The area along Prospect Street reflects the intermingling of Business uses and Residential uses with business beginning to predominate. The Essex Street-Norfolk Street area consists of the one, two, and three family frame structures on small lots which were originally developed in the area. This petition reflects an attempt to protect the residential area at Essex and Norfolk Streets from the encroachment of older land use patterns as exist on Prospect Street.

RECOMMENDATION

The Planning Board has long held that established residential neighborhoods, suitable as family environments, should be protected. However, the Planning Board feels that the petitioners' proposal is excessive because the rezoning of the Essex Street/Norfolk Street section to Residence B would bring the allowed density below the existing density for the area. In addition, the rezoning of the Prospect Street section to Residence C-1 would prohibit the establishment of new business uses and the reconstruction of existing business uses which had been more than 50% destroyed.

The petitioners were apprised of the Planning Board's new view when informed that the Board could not recommend approval of the petition as it stood. After discussion, the petitioners agreed that the Planning Board recommend approval of their petition with the following amendment:

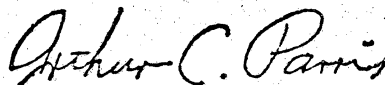
That the Essex/Norfolk Street area of the petition, proposed to be rezoned to Residence B, remain in its existing Residence C-1 designation, and;

that the Prospect Street area of the petition, proposed to be rezoned to Residence C-1, be rezoned to Business A-1.

The Planning Board therefore recommends that this petition be APPROVED with the above amendment.

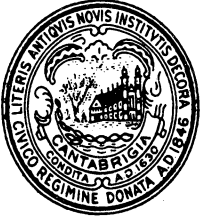
Respectfully submitted,

For the Cambridge Planning Board



Arthur C. Parris, Chairman

ACP:jp
Attachment



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

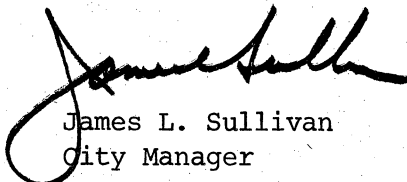
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

October 17, 1977

To the Honorable, the City Council:

I transmit herewith communication from Arthur C. Paris,
Chairman of the Cambridge Planning Board, dated August 16,
1977, relative to a petition to rezone the Essex/Prospect
Streets area.

Very truly yours,


James L. Sullivan
City Manager

JLS/b

Agenda #15

0-49

Re: Planning Board recommendation on the
petition to rezone the Essex/Prospect St.
area.

In City Council,
October 17, 1977

10/17/77

Referred to
Ordinance Committee