AREA FOUR NEIGHBORHOOD PRESERVATION PETITION

(Revised text)

WHEREAS unbridled development pressures continue to put pressure on many Cambridge neighborhoods, including the residential parts of Area 4; and

WHEREAS maintaining the social fabric of a neighborhood requires a buffer zone between residential and business districts, and

WHEREAS a number of developments and up-zoning petitions have been proposed in violation of the spirit of the ongoing work of the Central Square Planning Committee, and

WHEREAS current zoning in Central Square allows heights and density incompatible with the goal of community preservation,

NOW THEREFORE, we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Zoning Ordinance and Map by doing the following:

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Section A
Rezone an area currently zoned Business A to Business A-1, said area defined as follows (same boundaries as existing Business A):

1.1 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the midline of Windsor Street and Main Street; thence proceeding in a northwesterly direction along the midline of Main Street to its intersection with the midline of Bishop Allen Drive,

1.2 Thence turning and proceeding in a northwesterly direction along the midline of Bishop Allen Drive for 50 feet,

1.3 Thence turning and proceeding in a northeasterly and proceeding to its intersection with the midline of Harold Place,

1.4 Thence turning and proceeding in a southeasterly direction along the midline of Harold Place to the midline of Cherry Street,

1.5 Thence continuing southeasterly along the northeastern lot boundaries of 791-799 Main Street, 789 Main Street, and 781-783 Main Street.

1.5 Thence turning and proceeding in a southwesterly direction along the midline of Windsor Street to the midline of Main Street, the point of origin,

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2.0 Said area includes all or parts of the following parcels of land on Assessor's Parcel Block Map #75 and

2.1 Main Street Addresses 781-799 inclusive of lots numbered 781-783, 789, 795-799; and Main Street Addresses 821-825; The property directly west of 821-825 Main Street which is currently being used as a parking lot, with the frontage of 44.14 ft on Main Street and 39.0 feet on Bishop Allen Drive; and Cherry Street Addresses 53.

Section B
Rezone an area currently zoned Business A to Business A-1, to extend current buffer between commercial and residential areas, said area defined as follows:

3.1 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the midline of Columbia Street and Bishop Allen Drive,

3.2 Thence proceeding in a northwesterly direction along the midline of Bishop Allen Drive to its intersection with the midline of Prospect Street,

3.3 Thence turning and proceeding in a northeasterly direction for 120 feet,

3.4 Thence turning in a southeasterly direction, in a manner parallel to Bishop Allen Drive, maintaining a constant distance of 120 feet in width,

3.5 Thence traveling to its intersection with the midline of Columbia Street,

3.6 Thence turning and proceeding in a southwesterly direction along the midline of Columbia Street to the midline of Bishop Allen Drive, the point of origin.

4.0 Said area includes all or parts of the following parcels of land on Assessor's Parcel Block Map #89 and: Assessor's Parcel Block Map #90 and

4.1 Bishop Allen Drive addresses: 37, 39,47, unnumbered lot adjacent to 47 (frontage 42.47 feet), 55, 57, 59-61, unnumbered lot adjacent to 59-61 (frontage 65.38), 67, 77, 85, 99, parking lot bounded by Bishop Allen Drive, Essex and Prospect, lots numbered 9, 10, 47.

48 Norfolk, 51 Norfolk, 52 Norfolk, 55 Norfolk, 56 Norfolk

41-43 Columbia Street

Section C
There shall be created a zoning District hereinafter known as Business 3 (B3), whose regulations are identical to those of Business B, except the maximum height shall be 65 feet and a minimum setback of 10 feet from the principal façade on Massachusetts Avenue shall be required for any portion of a building above 45 feet.

Rezone an area currently zoned Business B and Cambridgeport Revitalization Development District (CRDD) to Business B3, said area defined as follows:

5.1 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the midline of Green Street and Landsdowne Street; thence proceeding in a northwesterly direction along the midline of Green Street to its intersection with the midline of Magazine Street.

5.2 Thence turning and proceeding in a northeasterly direction along the midline of Magazine Street

5.3 Thence turning and proceeding in a northeasterly direction along Prospect Street and proceeding to its intersection with the midline of Bishop Allen Drive

5.4 Thence turning and proceeding in a southeasterly direction and proceeding to its intersection with the midline of Main Street.

5.5 Thence turning and proceeding in a southeasterly direction and proceeding to its intersection with the midline of Windsor Street.

5.6 Thence turning and proceeding in a southwesterly direction and proceeding to its intersection with the midline of Massachusetts Avenue.

5.7 Thence turning and proceeding in a northwesterly direction and proceeding to its intersection with the midline of Landsdowne Street.

5.8 Thence turning and proceeding in a westerly direction and proceeding to its intersection with the midline of Green Street, the point of origin.

6.0 Said area includes all or parts of the following parcels of land on Assessor's Parcel Block Map #69, #70, #92, #93, and #106 and

6.1
10-50 Prospect Street
Magazine Street addresses
Main Street addresses: 782-798, 810, Block 69-lot 12, 844, 877
Massachusetts Avenue addresses:
266, 282, 290, 300-302, 310-314, 318-324, 328, 332-334, 350, 378, 402-410, 424-440, 450, 464-468, 472-480, 502, 512, 522-526, 534-538, 546-550, 552-564, 596-614, 616-622,
Massachusetts Avenue addresses:
233-259, 265, 275, Block 69- lot 36, lot 38, lot 39, lot 92, 265, 297, 301, 311-321, 351-355, 401-403, 411-413, 415-425, 435-445, Block 91-lot 190, 463, 485, 493-499, 501-507, 515, 541, 563-565, 567, 571-577, 579-581, 585-599, 605, 625
Sidney Street Block 92-lot 58, lot 103
State Street addresses...Block 69-lot 88, 1 State,
4 Blanche Street
Douglass Street addresses: 4-6, 8, 9, 11-15, 12, 48-50
Pearl Street addresses: 15, 20-22
1-4 Central Square
Landsdowne addresses: 7, 13
Green addresses: 11, 15, Block 69-lot 100, Block 92-lot 62, 66, 95, 96, 185, 195-197, 205, 207, 209, 211, 213, 215, 219, 223,
Brookline Street addresses – 5-9, 19
Essex Street addresses – 11, Block 90-lot 53, lot 178
Norfolk Street addresses –30
Bishop Allen addresses: 4, 8, Block 91-lots 65, 68, 82, 83, 195, 200, & 201, 16, 48-50, 52-58, 60, 66, 70

Columbia Street addresses: 20-26, 23

Section D
Define an area currently zoned Residence C-1 as a protected neighborhood zone, with intention of protecting existing housing, said area defined as follows:

7.1 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the midline of Portland Street and Main Street; thence proceeding in a northwesterly direction along the midline of Main Street to its intersection with the midline of Windsor Street,

7.2 Thence turning and proceeding in a northeasterly direction along the midline of Windsor Street for 120 feet,

7.3 Thence turning and proceeding in a northeasterly direction for 120 feet,

7.4 Thence turning in a southeasterly direction, in a manner parallel to Main Street, maintaining a constant distance of 120 feet in width until its intersection with Portland Street,

7.5 Thence turning in a southwesterly direction until its intersection with Portland Street, the point of origin.

Section E
There shall be created a zoning District hereinafter known as Municipal Parking District (MP). The goal of this District is to preserve accessible time-limited parking for Central Square shoppers and maintain the current buffer between the commercial and residential/small business sides of Bishop Allen Drive. The goal is also to preserve space in these lots for farmers' markets, community dance events, and existing art installations (murals).

8.1 District MP shall not allow the construction of any permanent buildings of any type whatsoever, except those necessary to collect parking fees, and/or provide charging facilities for electric vehicles. The maximum height of any permanent structure, other than for public lighting, must not exceed 15 feet, inclusive of signage.

8.2 No residences, businesses, or other entities shall be permitted to construct structures in MP districts, except as follows: Public performances, festivals, community events, farmer's markets, and other temporary uses in accordance with procedures previously established by the Cambridge Traffic and Parking Department.

8.3 A minimum of 7.25% of any lot within the MP district must be landscaped, have permeable covering, and must have plants, trees, shrubs, grass, or other plant materials. Additionally, the area so designated as landscaped may have permanently installed art and benches.

8.4 The following municipal parking lots are hereby designated as MP district:
Municipal lot # 4, identified in the Assessor's Database Map as Lot 90-184
Municipal lot # 5, identified in the Assessor's Database Map as Lot 90-55
Municipal lot # 6, identified in the Assessor's Database Map as Lot 91-195

AREA FOUR NEIGHBORHOOD PROTECTION ZONING PETITION

FINAL AS FILED (2012)

Zoning Petition Signature Sheet

We the undersigned respectfully petition the honorable, the City Council of the City of Cambridge, to help protect our residential neighborhoods and mitigate the negative impacts of over-development by adopting into law amendments to the Cambridge Zoning Ordinance in conformance with the Petition attached hereto.

Signature	*PRINTED NAME*	*ADDRESS*	*PHONE*
Susan Yanow	Susan Yanow	221 Norfolk St	617-4921032
[illegible]	Ethan Cascio	36 ESSEX ST.	617-864-1832
[illegible]	Allison Aaron Cascio	36 Essex St.	(617) 864-1832
[illegible]	CHARLES TEAGUE	23 EDMUNDS ST	617 6619845
Jacqueline Dee King	Jacqueline Dee King	40 Essex St.	617-864-0842
Greg Rahal	Greg Rahal	27A Essex St.	617-441-9654
Jacquelyn Smith	Jacquelyn Smith	7 Ashburton Pl.	617-492-5418
David Neiman	David Neiman	32 Essex St.	617-876-2996
Mary L Andersen	Mary L Andesen	1 Lansm Pl	6174171210
William B. Cunningham	William B. Cunningham	6 Newtowne Ct #166	617·868·7309
Brad Mongeon	BRAD MONGEON	26 ESSEX ST. #1	603·289·9743
Monica Giovanni	Monica Giovanni	26 Essex St #1	617-359-1159
Barbara Hume	Barbara Hume	33 Essex St.	617-661-7030
Mary Platt	MARY A. PLATT	77 Bishop Allen Dr. #8	617-354-8031
Amelia Taylor	Amelia Taylor	37 Essex St	617-661-8741
Arleen S. Henry	Arleen S. Henry	4 Percy Place	617-876-1373
Nancy M. Ryan	Nancy M. Ryan	4 Ashburton Pl	617-868-1334
Paul Stone	Paul Stone	219 Harvard St	617-864-2158
Phillip Sego	PHILLIP SEGO	221 Norfolk St	617 8070311

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I, the above-signed, am a registered voter in the City of Cambridge.

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AREA FOUR NEIGHBORHOOD PROTECTION ZONING PETITION

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Zoning Petition Signature: Sheet **We the undersigned respectfully petition the honorable, City Council of the City of Cambridge, to help protect our residential Neighborhoods and mitigate the negative impacts of over Development by adopting into law amendments to the Cambridge Zoning Ordinance in conformance with the Petition attached hereto.**

Signature	printed name	Address	phone
[illegible]	ALEC WYSOKER	12 Suffolk St #3	617 747 5568
[illegible]	[illegible]	[illegible]	[illegible]
Mary Va	MARY VANDERWICKEN	139 Pine St	617.491.4714
L. Vickers	LYDIA VICKERS	49 CHERRY ST.	547-1256
[illegible]	Roslyn Springer	23 Newtowne Court	617 547 0741
Liz Layton	LIZ LAYTON	257 Broadway	617 308 0938
Kathryn L Watkins	Kathryn L. Watkins	129 Franklin St Apt 315	617-621-8055
Mary A. Platt	MARY A. PLATT	77 Bishop Allen Dr. #8	617-354-8031
JC	Julian Cassa	109 Windsor St #8	617-500-3675
[illegible]	Aaron King	40 Essex St	617 894 1978
[illegible]	Anne Chiriboga	206 Harvard St #2	617 868 5840

I, the above-signed, am a registered voter in the City of Cambridge.

AREA FOUR NEIGHBORHOOD PROTECTION ZONING PETITION

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Signature	printed name	Address	phone
Patricia Lee Farris	PL FARRIS	269 NORFOLK ST	617 354 6740
Jonatha King	Jonatha King	40 Essex St	617 864 0842
Richard Goldberg	Richard Goldberg	170 Harvard St.	617-492-1343
Annie Small	ANNIE SMALL	1 Worcester St.	6179459331
Judy Andler	Judy Andler	22 1/2 Suffolk St	617-497-5164
[illegible]	CHARLES TEAGUE	23 EDMUNDS ST	617 6619845
~~[illegible]~~	~~William B. Cunningham~~	~~6 Newtowne Ct #166~~	~~617 868-7309~~
Nancy Seymour	Nancy Seymour	170 Harvard St.	617-492-1343
Richard Krushnic	RICHARD KRUSHNIC	20 Oak St.	617-276-7839
Lenny Ward	Lenny Ward	372 Broadway	617 348-2482

I, the above-signed, am a registered voter in the City of Cambridge.

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