

A-1

To the Honorable, the City Council:

The undersigned hereby petition the City Council of the City of Cambridge to amend the Zoning Ordinance of the City of Cambridge by rezoning Special District 2 in North Cambridge to more closely reflect its Residence B base zoning as recently announced redevelopment projects will essentially complete the conversion from industrial use to residential use. Our current Zoning Ordinance says:

17.22 Purpose. It is the intent of this Special District 2 to encourage the establishment of residential uses in the district in a form and density compatible with the adjacent residential neighborhood. However, given the significant presence of nonresidential uses in the district, provision is made for the conversion of those existing nonresidential uses to other nonresidential uses more compatible with the residential neighbors, with the intent that all nonresidential uses will, over time, be replaced with permitted residential use.

The present proposal would complete the implementation of that change in city policy implemented by Special District 2. The historic commercial and industrial zoning designations in this area reflected a different time and pattern of use that grew up around the railroad. Times have changed and land use patterns have evolved with the replacement of the railroad by the subway covered by our Linear Park.

This amendment has independent parts. "**Part 1**" removes all commercial uses. Alternatively, "**Part 1A**" retains artistic uses, which are important to our Cambridge community. "**Part 2**" slightly reduces the density to more closely conform to the Residence B base zoning as incentives for residential conversion are no longer required. For large lots in Residence B the FAR is 0.35 (instead of the 0.50 for small lots) and the Minimum Lot Area for Each Dwelling Unit is 4,000 square feet (instead of the 2,500 for small lots). The proposed changes still allow significantly more dense, multi-family developments in this zoning district which is surrounded by the lower density, two family Residence B district. The primary reason for this small density reduction is that SD-2 allows multifamily development which enables the 30% FAR increase for Affordable Housing. Thus the actual FAR increased from the allowed 0.65 to 0.84 as compared to the surrounding Residence B 0.35 for large lots. This proposal results in a final FAR of 0.65.

Part 3 protects the Linear Park Open Space that splits the length of Special District 2. The height restriction in **Part 2** additionally protects this Open Space.

2011 JUL 27 P 1:44

Amend the Zoning Ordinance of the City of Cambridge by doing the following:

Part 1

Delete 17.23.2 entirely

OR Part 1A

Delete 17.23.21(a) and (c) as shown:

17.23.21 The following nonresidential uses, not otherwise permitted in a Residence B District, shall be permitted as of right in this Special District 2 provided the conditions set forth in Section 17.23.22 are met. Nevertheless, for purposes of the Zoning Ordinance, Special District 2 shall be considered a residential district.

~~(a) Section 4.34 — Office and Laboratory Use, Paragraph a (medical professional), Paragraph b (nonmedical professional), Paragraph c (agency office), Paragraph d (general office).~~

~~(b) Section 4.35 – Retail Business and Consumer Service Establishments, Paragraph q (arts and crafts studio).~~

~~(c) Section 4.36 — Open Air or Drive-In Retail and Service, Paragraph a (sale of flowers, garden supplies, and commercial greenhouses).~~

Part 2

Change all occurrences of 0.65 and 0.75 in Sections 17.24.1 (1) and (3) to 0.50

Change "one thousand and eight hundred (1,800)" in Section 17.24.2 (1) to "two thousand and five hundred (2,500)"

Change "0.65" and "one thousand and two hundred (1,200)" in Section 17.24.2(3) to "0.50" and "one thousand and eight hundred (1,800)", respectively

Add the following to the end of Section 17.24.3(3): "However, any portion of a building located fifty (50) feet or less from the boundary of any other zoning district with a maximum building height of thirty-five (35) feet or less or from the sideline of a street shall have a maximum height of thirty-five (35) feet."

Part 3

Add new "Section 17.25 Protection of The Linear Park Open Space":

Any fences within the building setback of the Linear Park Open Space will be such that sight lines are minimally obstructed. Examples of conforming fences are wrought iron, wire, or chain link. Examples of non-conforming fences are board, stockade, or concrete walls.

Name <i>Julia Bishop</i>	Address <i>Julia Bishop</i> <i>2 Cottage Pk Ave, Cambridge</i>	<i>02143</i>
-----------------------------	---	--------------

Name (signature)	Address (and PRINT name)	
Jonathan Millman	9 Cottage Park Ave	Jonathan Millman ✓
JAMES ROBERTSON	45 MAGOUN ST,	x
Judith M. Roberts	45 Magoun St.	x
Ashley Adler	ASHLEY ADLER 49 MADISON AVE	x
William Fey	17 Cottage PK AVE	✓
Virginia D. Fox	17 Cottage Park Ave.	✓
W. Fey	21 Cottage Park Ave.	✓

Name (signature)	Address (and PRINT name)
Marie Guzell	MARIE GUZELL 44 HARVEY ST CAMB, 02140 ✓
Sylvia Barnes	Sylvia Barnes ✓ 196 Harvey St, Camb ✓
Asim Brelvi	Asim Brelvi ✓ 149 Harvey St, Cambridge ✓
Lisa Gould	Lisa Gould ✓ 102 Harvey Street, Cambridge, MA ✓
Rebecca Koster	Rebecca Koster ✓ 120 Montgomery St. Cambridge, MA 02140 ✓
Susan Bueti	Susan Bueti ✓ 127 Montgomery St Cambridge, MA 02140 ✓

617 999-9384

Name (signature)	Address (and PRINT name)
JMS	JEFFREY SUAREZ ✓ 39 BROOKFORD ST.
Sewerly Courtney	BEVERLY COURTNEY ✓ 27 BROOKFORD ST.
Thomas J. Courtney	THOMAS F. COURTNEY ✓ 27 BROOKFORD ST CAMB. MA.
Th E Coe	THOMAS E. COE X 37 BROOKFORD ST. CAMB MA.
Tim Crane	Tim CRANE X 19 Brookford Street
Frank Harrigan	FRANK HARRIGAN ✓ 23 BROOKFORD ST.
Robert J. McGowan	Robert J. McGowan ✓ 22 Brookford St.
Martin O. Hughes	Martin O. Hughes ✓ 35 Brookford
Lisa C Lambert	Lisa C Lambert X 30 Brookford St.
Tatyana Sloane	TATYANA SLOANE ✓ 26 Brookford St.
David A. Sloane	DAVID A. SLOANE ✓ 26 Brookford St.
Robert F. Mahony	Robert F. Mahony 37 Brookford St Camb.
Zo A	Karen Sebet 42 Brookford St.
Richard Mewter	RICHARD MEWTER 42 Brookford St
Celydia Cabral	36 Brookford St Cambridge MA 02140
Dianne Cabral	22 BROOKFORD ST. DIANNE CABRAL

Name (signature)	Address (and PRINT name)
<i>Emile MontLouis</i>	Emile MontLouis 15 Magoun St
MACE DOINE MONTLOUIS	15 MAGOUN ST. MACE DOINE
<i>Peter Cho</i>	23 Magoun St. Peter J. Cho
<i>Rob Kelly</i>	19 MAGOUN ST ROBERT KELLEY
<i>Carol Kelly</i>	Carol Kelly
<i>Mark Warren</i>	MARK WARREN 33 MAGOUN ST
<i>Donald Warren</i>	33 MAGOUN ST DONALD WARREN
<i>Morgan Carney</i>	43 Magoun St. MORGAN CARNEY Cambr. de, MA
<i>Rita Carney</i>	Rita Carney 41 Magoun St. Camb.
<i>Donald Carney</i>	Donald Carney 41 Magoun St. Camb.
<i>Sam Green</i>	45 Magoun St. Camb
<i>Paul Dobler</i>	45 Magoun St Camb
<i>Paul Dobler</i>	PAUL DOBLER 47 MAGOUN ST. CAMB
<i>Gerge Diep</i>	GERGE DIEP 53 MAGOUN ST
<i>Deonne Duestri-Briggs</i>	Deonne Duestri-Briggs 53 Magoun St
<i>Jon & Betty Foley</i>	53 Magoun St # 2

Name (signature)	Address (and PRINT name)
Mary Ann Helms	57 Magoun St.
Harold Helms, Jr	57 Magoun St
Conal McCarty	57 Magoun St
Irene Sawyer	57 Magoun St.
Mina McCarty	57 Magoun St.
Brit McCarty	57 Magoun St
Dorcas Sawyer	57 Magoun St
Todd Morris	57 Magoun St
Mar A Helms	57 Magoun St
Thomas F Gibbon	56 Magoun St
Glenn Gibbon	56 Magoun St.
Freddy Morales	48 Magoun St
Cruz M Garcia	48 Magoun St
Gene Judy Dene	40 Magoun St
Thomas M. Dame	40 Magoun St.
By Low	32 Magoun St.

Name (signature)	Address (and PRINT name)
	11 Harrison Ave Cambridge MA 02140
	15 Harrison Ave Cambridge MA 02146
Jennie E. Connelly	23 Harrison Ave Cambridge, MA 02140
	27 Harrison Ave Cambridge MA 02140
Jacqueline Waefer	18 Thomson Ave Cambridge MA 02140
Antonette Melbina	19 Kimball St. Cambridge MA
Leslie Williams-Dunn	21 Kimball St. Camb. MA
Helmi E. Flowers	15 Kimball St Camb. MA
Elizabeth W. Paul	20 Kassul Pk 02140
Robert L. Phillips	15 Kassul Park 02140
Laura Med	125 Whittemore 02140
Margaret M. Pelley	23 Seagrave Rd 02140
Brandy Dunbar	7 Seagrave Rd 02140
Jesse Walker	3 Magoon Street 02140

Name (Signature)	Address (and Print Name)
Claudia M	Claudia Magdanz 28 MAGOUN ST
Judith M Robertson	45 MAGOUN ST Judith M Robertson
James P. Robertson	45 MAGOUN ST JAMES ROBERTSON

Unintended Consequences

“17.22 Purpose. It is the intent of this Special District 2 to encourage the establishment of residential uses in the district in a form and density compatible with the adjacent residential neighborhood. ... “

- for large lots, Special District 2 is double the density of Residence B
 - 30% Affordable bonus
 - 30% density increase at the council vote

“to Res-B or not to Res-B”

- detached Single Family homes command premium in Cambridge
- Special District 2 is
 - embedded in Residence B
 - surrounds The Linear Park
- streets from 1890 not even designed for current conditions
- Life is NOT less crowded than 10 years ago – time for review

Linear Park surrounded!

1986 Governor's Design Award



**Bishop Petition:
Rolls Back February 2000
30% Density Increase
of Special District 2**

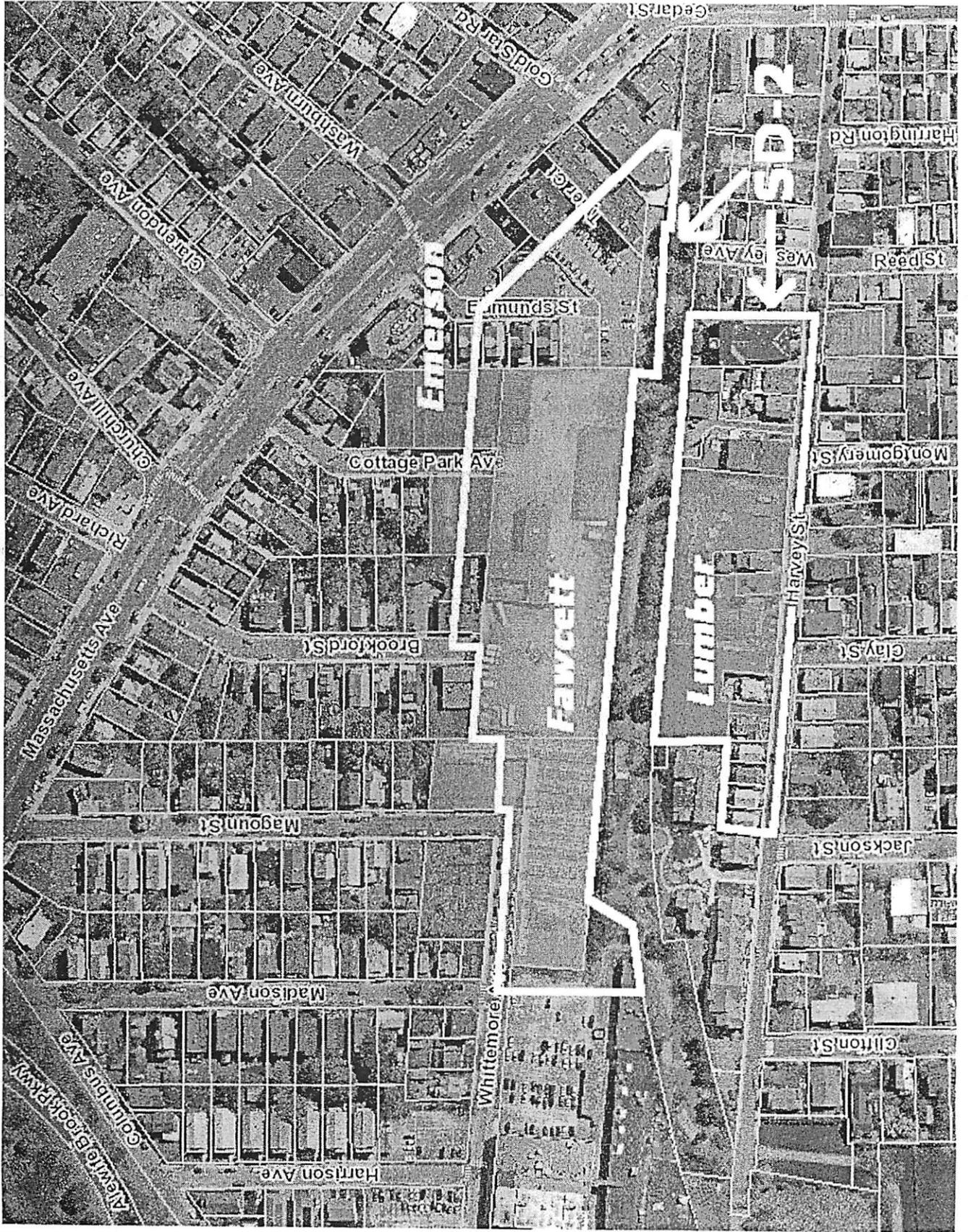
We Will Ask For Your Vote

- protect us, the residents -- SAFETY
 - workman's streets from 1890
 - narrow, not for cars
 - dangerous dog-legs
 - street grids truncated
- protect the neighborhood
 - Residence B, two family homes
 - A community
- protect Linear Park-Minuteman Bikeway
- it's the law: zoning to be uniform
- traffic is already impossible in places
 - parking is right behind

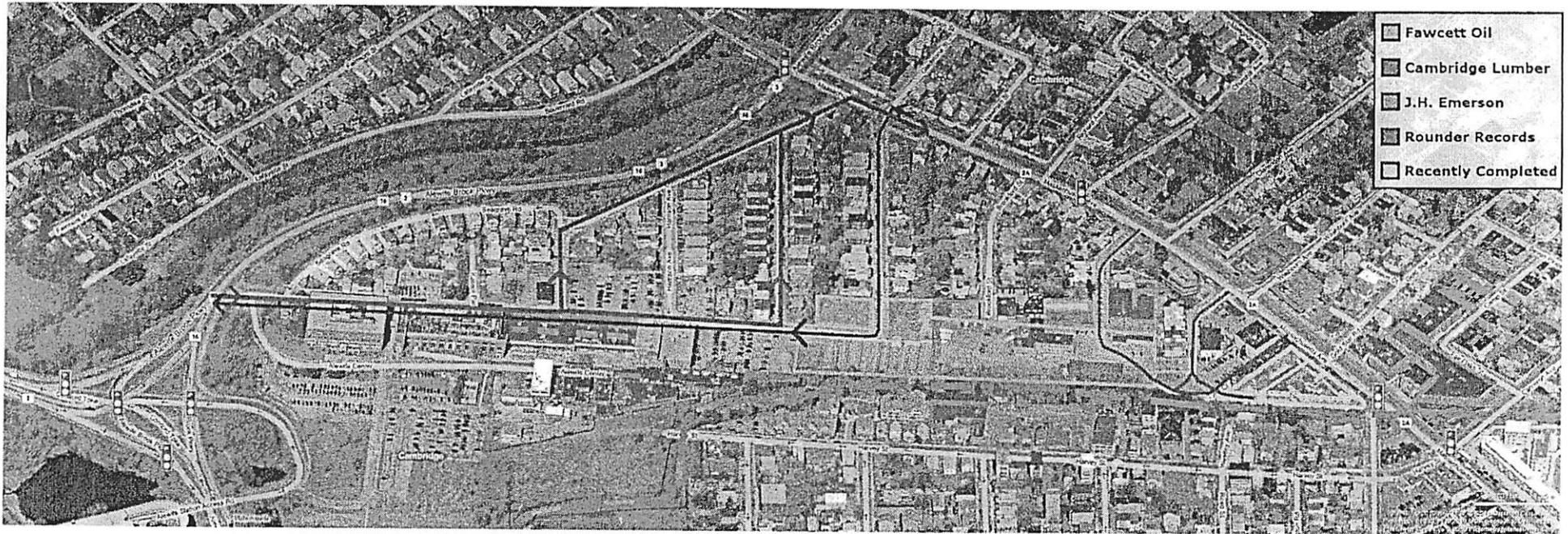
Our Alternate Vision

- To achieve protections
 - 30% smaller
 - Ownership
 - Stability
 - Residents will “buy in”
 - Financially
 - Emotionally
 - model is “Lofts at Brookford Street”
- Why are we so special?
 - Our geography is unique
 - Many have lived here 50 – 70 years
 - nobody lived at Faces or Northpoint

The SD-2 Peninsula



The Whittemore Triangle



The Rindge Rectangle



- Fawcett Oil
- Cambridge Lumber
- J.H. Emerson
- N.C. Catholic H.S.
- Rounder Records
- Recently Completed

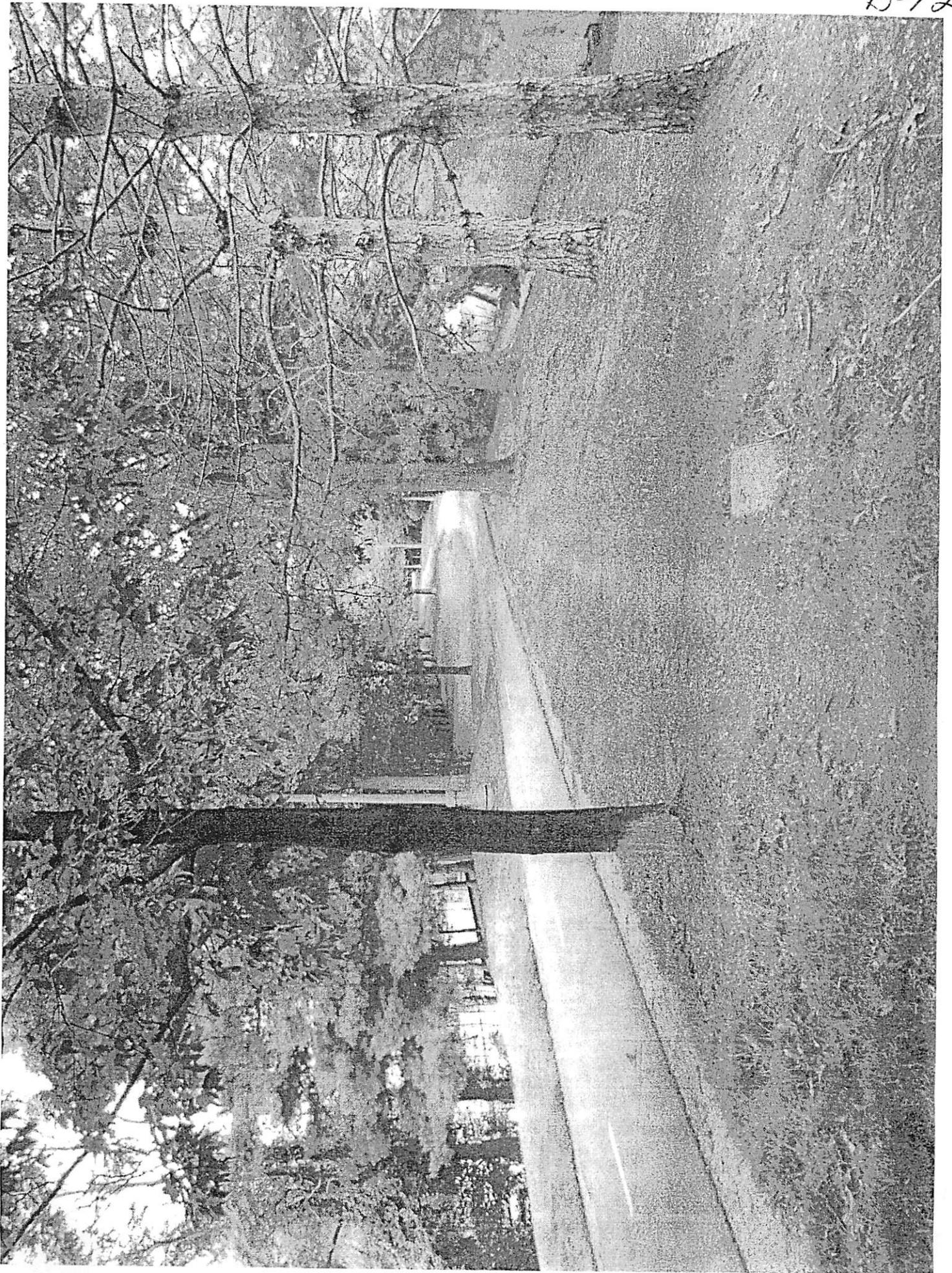
B-9

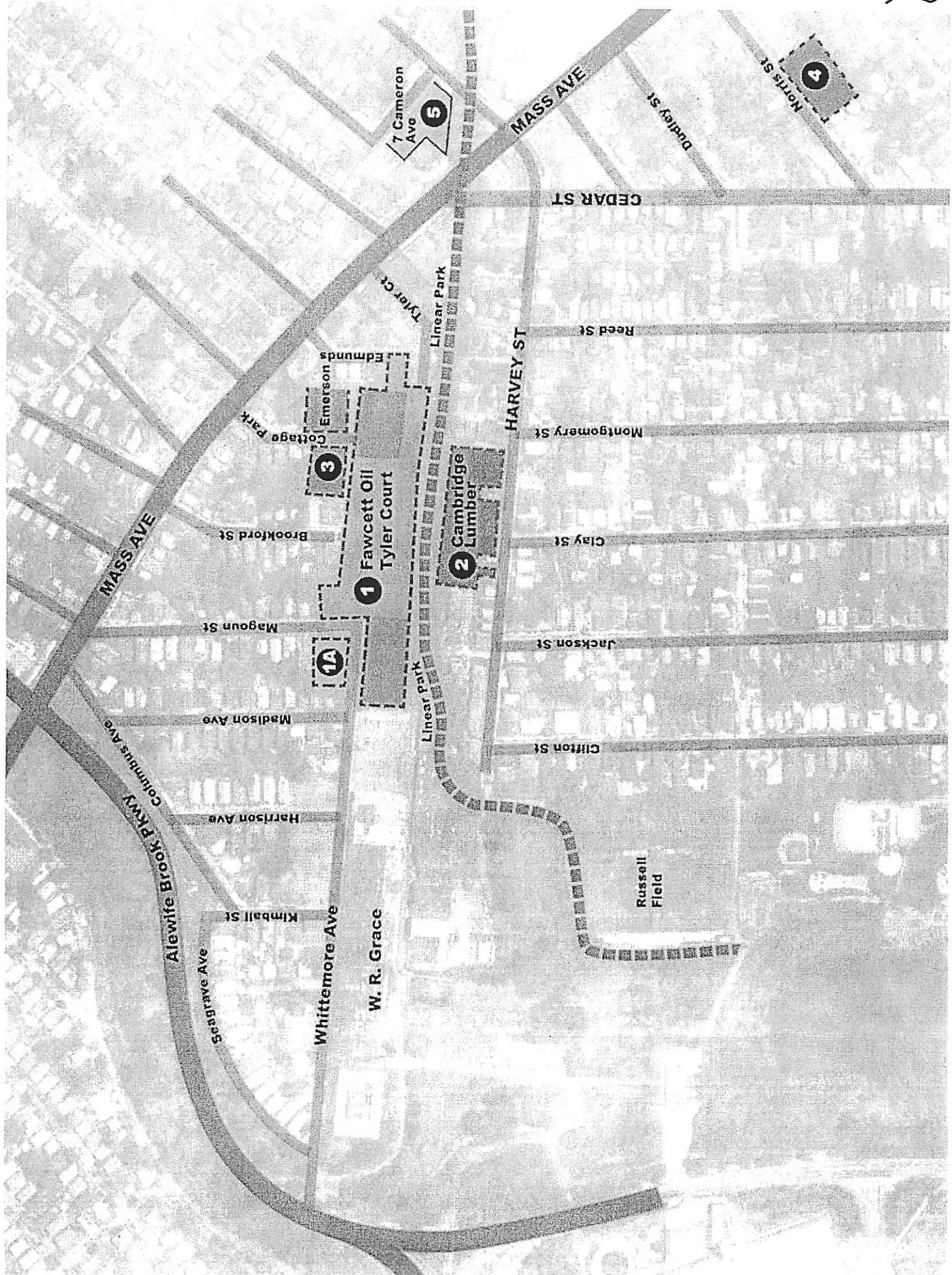


Density Roll Back Results

- Emerson
 - no change because Variances required
- Cambridge Lumber
 - Still 27 units allowed
 - 34,500 SF from 45,000 SF
 - Validated by Planning Board
 - approved last night 34,313 SF and 20 units
- Fawcett
 - 77 from 104 units
 - 96,000 SF from 124,000 SF

13-12





7 Cameron Ave
5

North St
4

Emerson
Cottage Park
3

Fawcett Oil
Tyler Court
1

Cambridge
Lumber
2

1A

Russell
Field

W. R. Grace

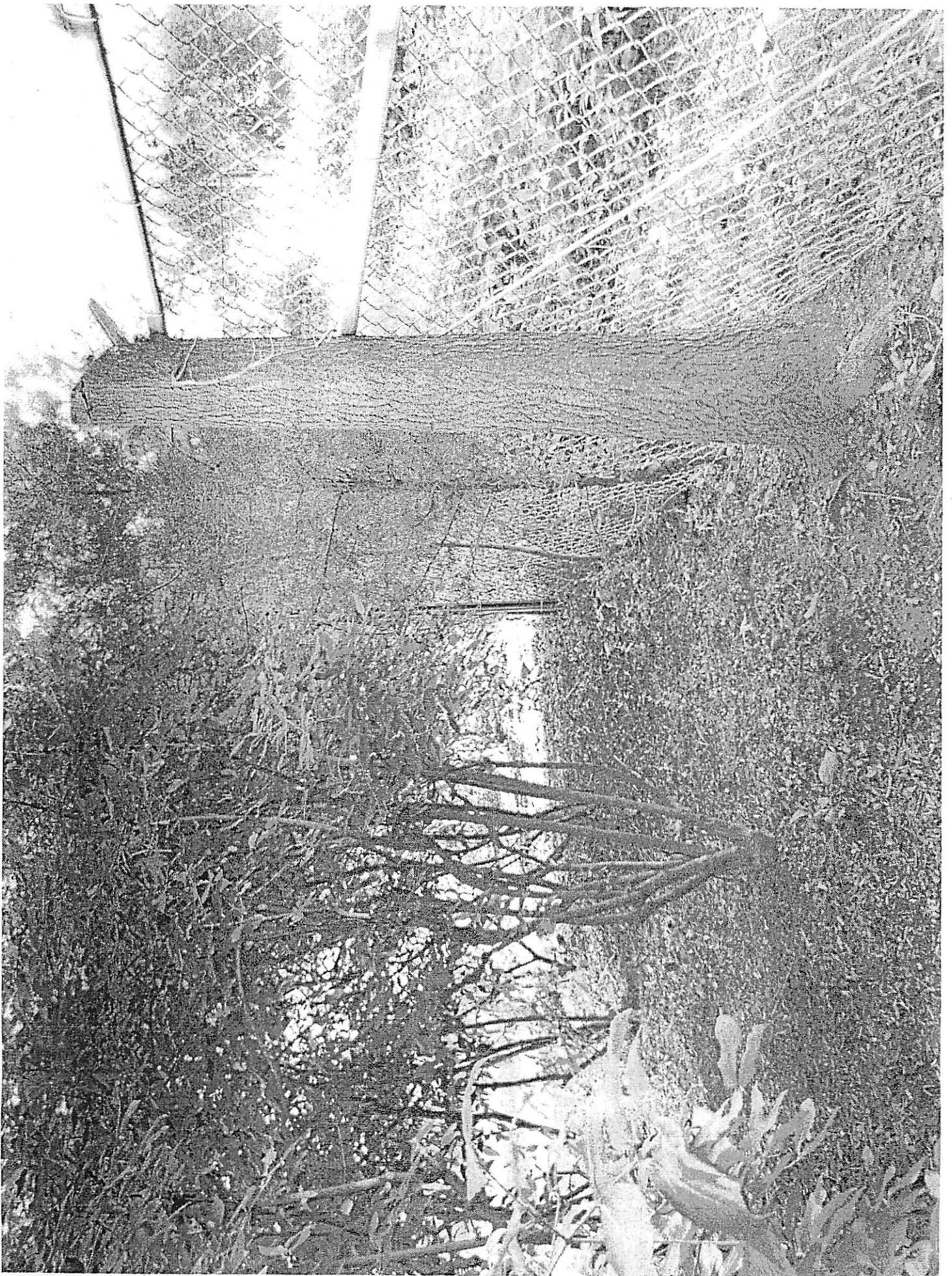
Bishop SD-2 Down Zone

- Remove remaining commercial uses
 - All proposals are pure residential
 - CDD's Roger Booth opined
 - Bad to embed commercial so deep off Mass Ave
- Special Linear Park protections
 - Fences
 - Height
 - Open Space often protected in CZO
- Roll back density to original proposal by
 - the Planning Board
 - Community Development Department

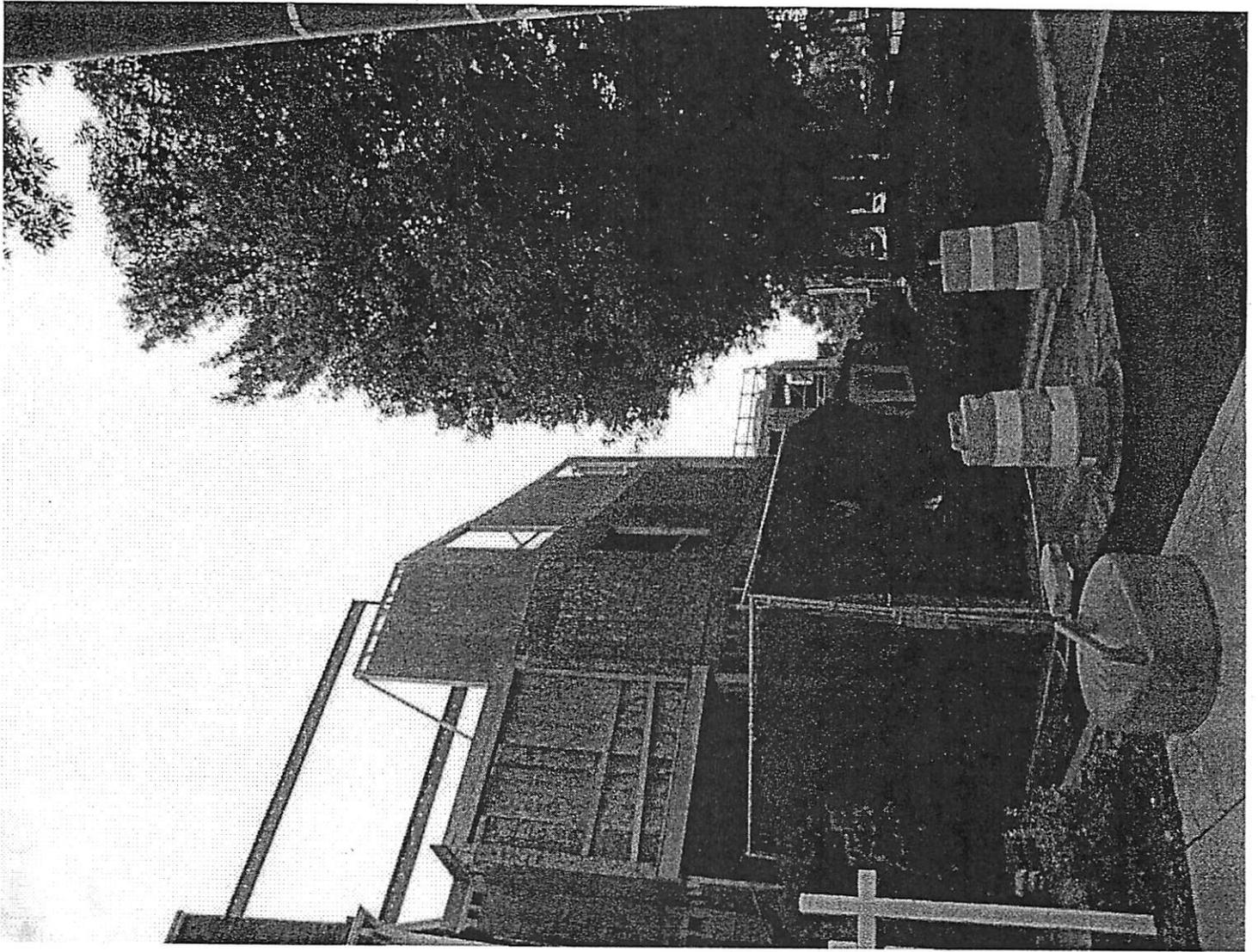
I Protect Linear Park ...

- Graffiti reporting
 - Got Police & DPW clean up this Fall & Spring
- “Rounder” variance to build closer to park
 - DENIED
- Only known person to catch someone cutting down a tree in public park

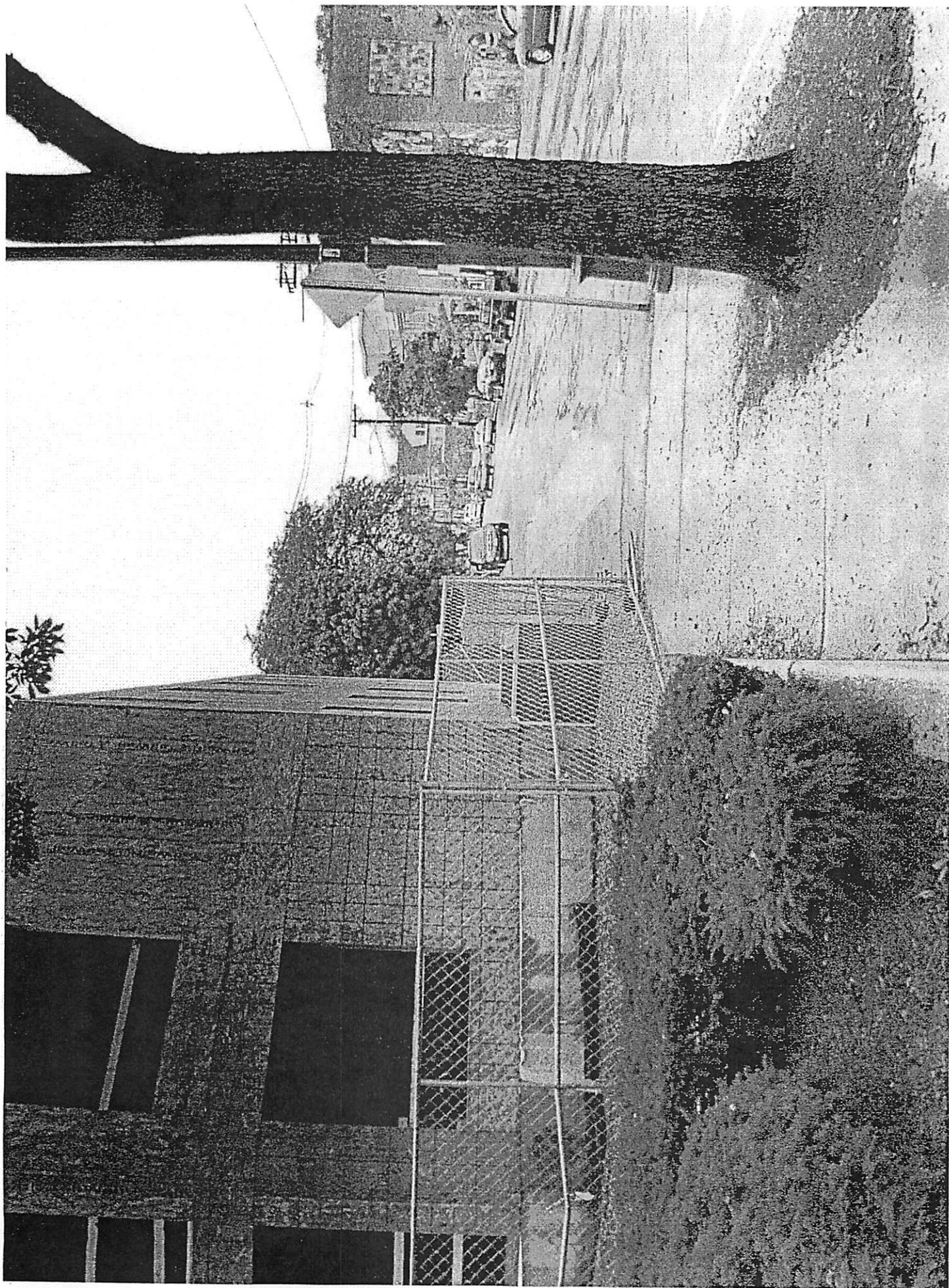
B-16



B-17



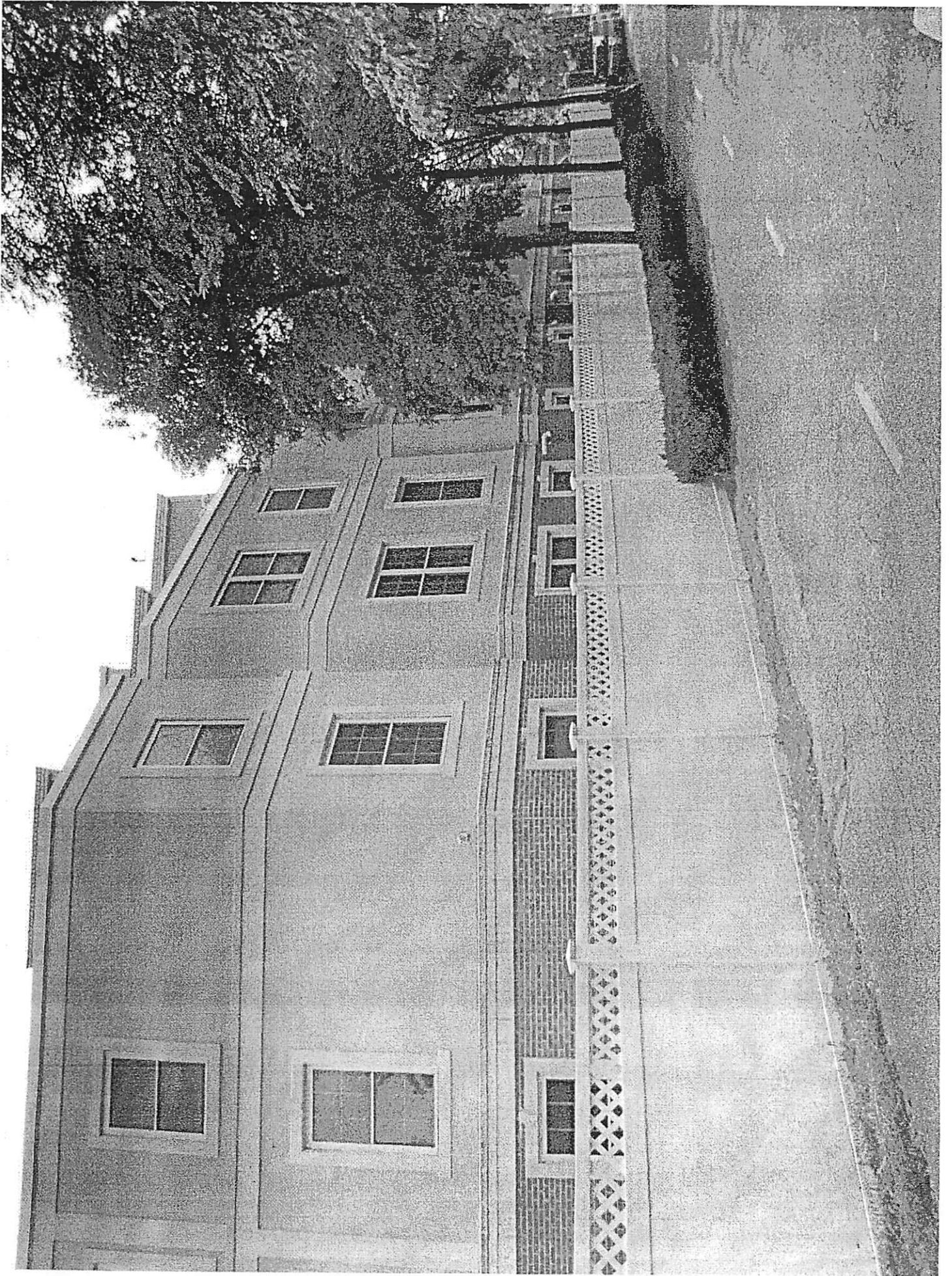
B-18



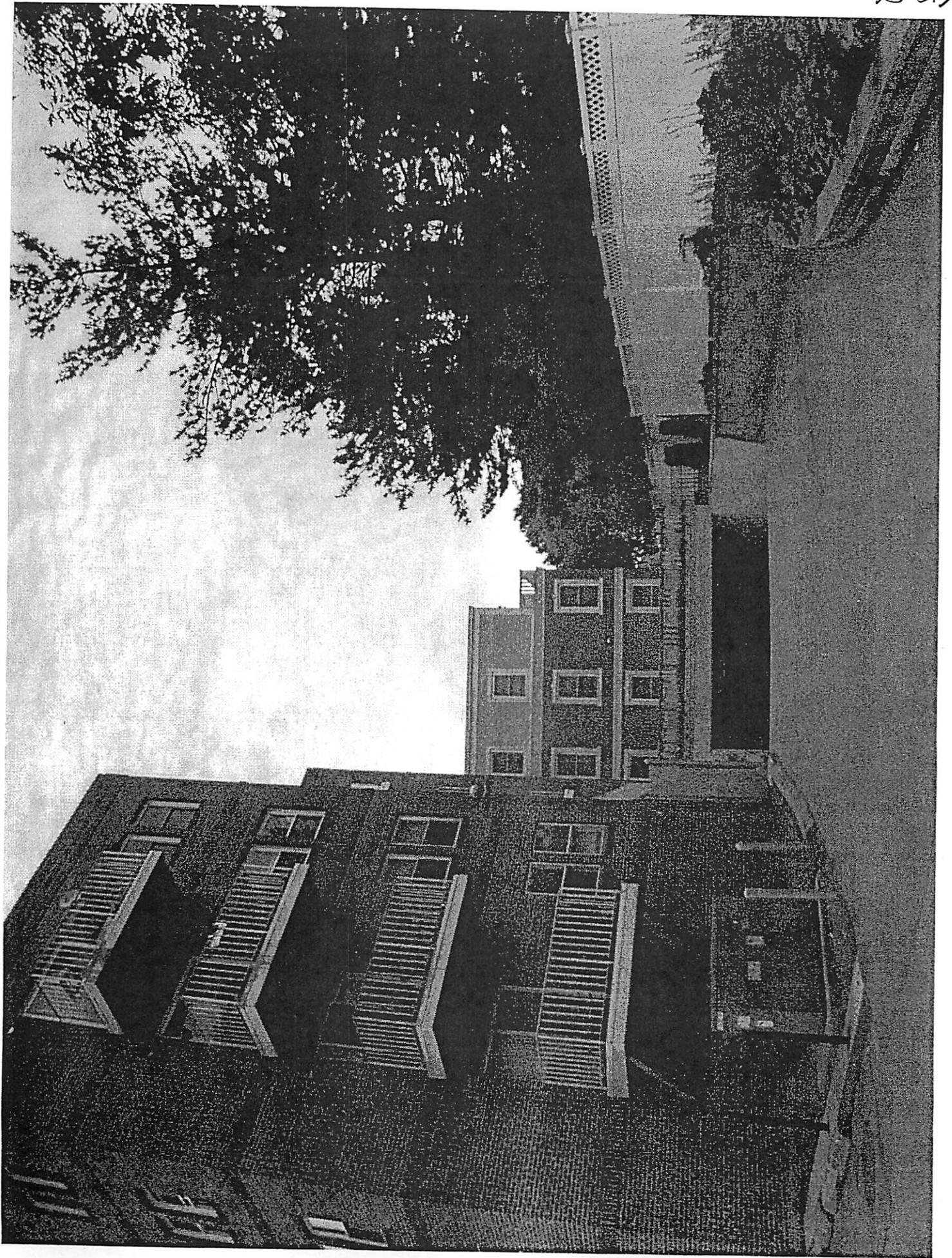
B-19



B-20



B-21

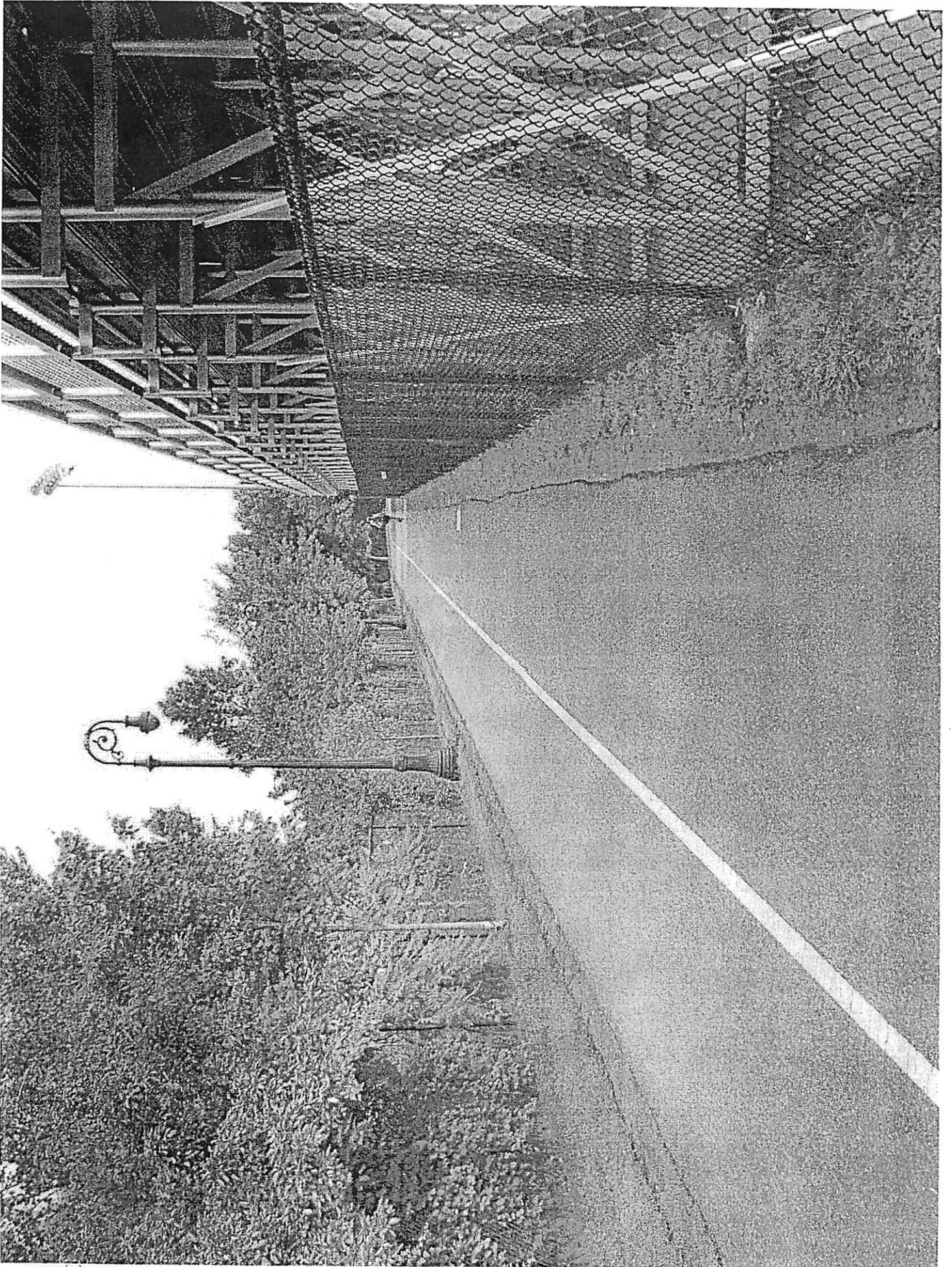




B-22

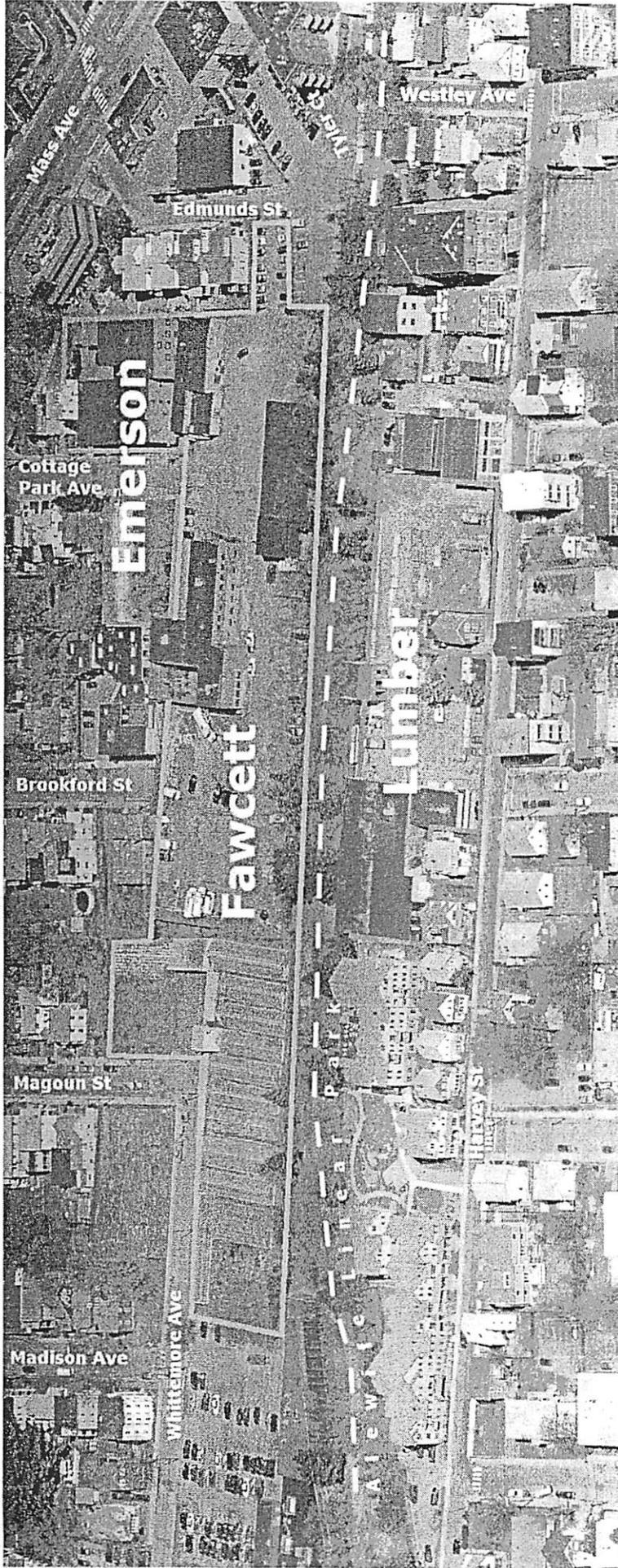




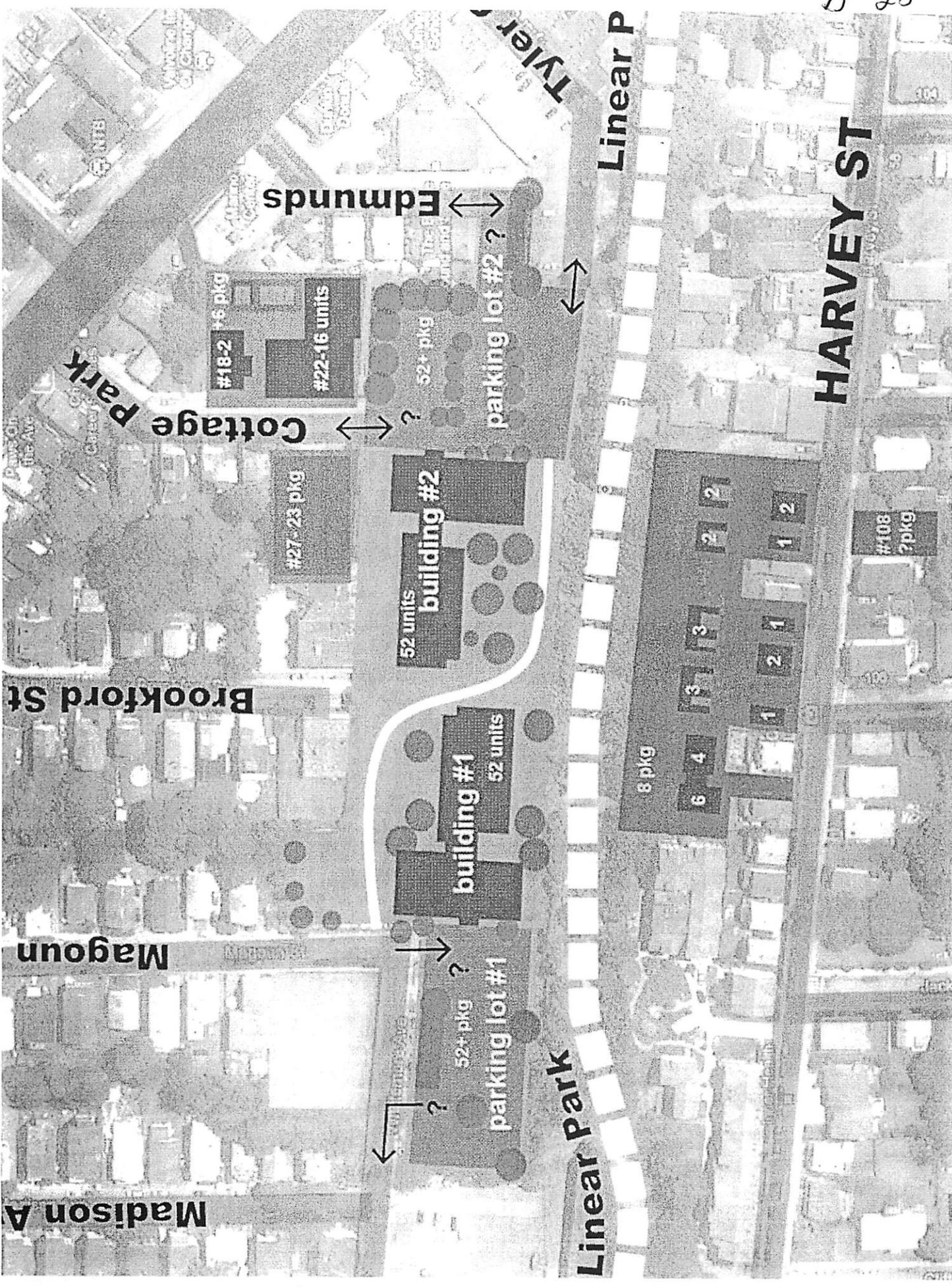


Three developments at once!

... very first use of SD-2 created in 2000

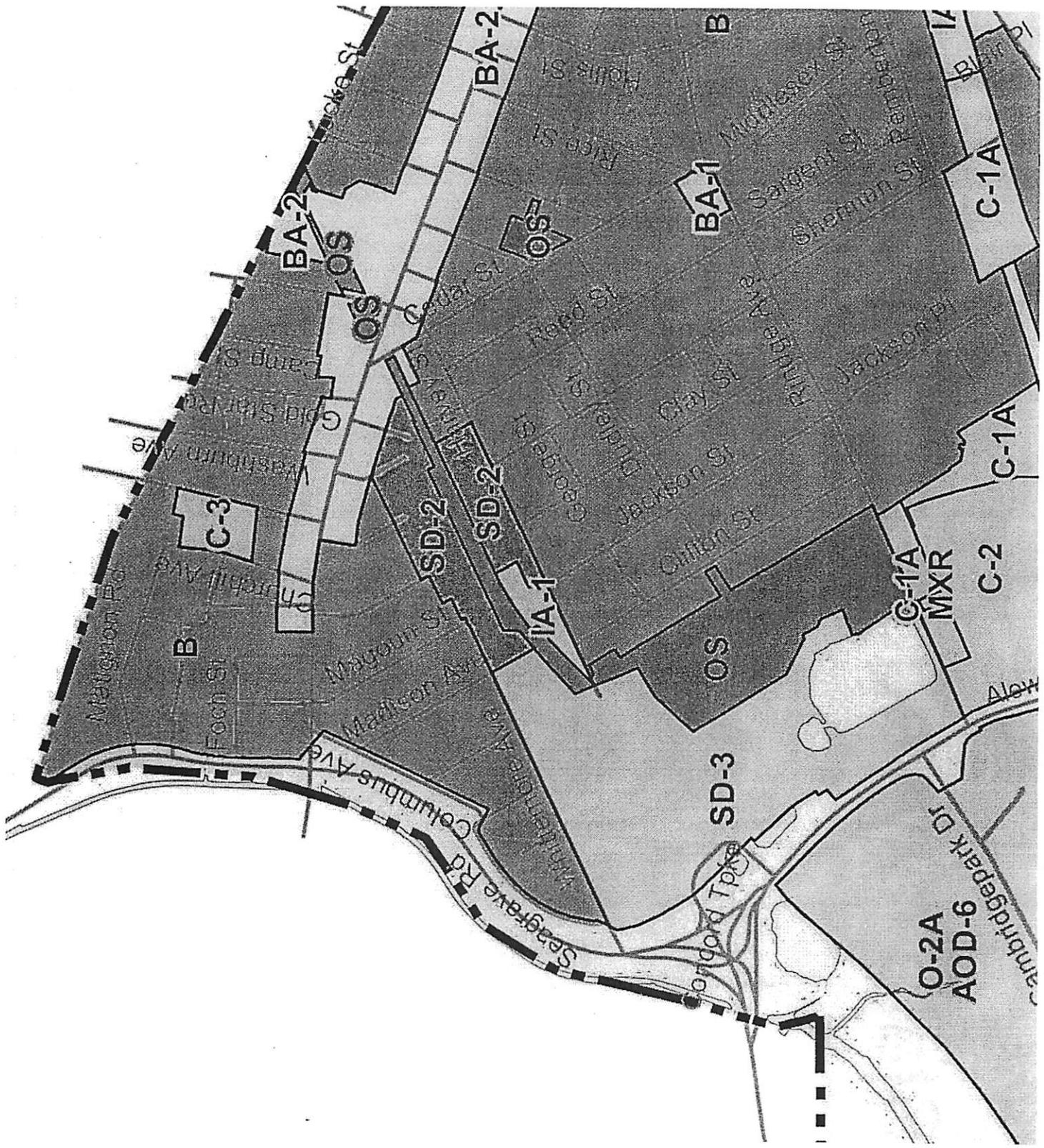


“17.22 Purpose. It is the intent of this Special District 2 to encourage the establishment of residential uses in the district in a form and density compatible with the adjacent residential neighborhood. ...”



State law requires “Uniformity”

- Residence B nominally
 - Two family
 - 0.35 FAR for large lots
 - 0.5 FAR for minimum size lot
 - 35’ high
- Special District 2
 - Multi Family
 - 0.84 FAR after 30% Affordable bonus



Part 1: Delete Commercial

Delete 17.23.2 entirely

Part 1A: leave Art behind

Delete 17.23.21 (a) and (c) as shown:

17.23.21 The following nonresidential uses, not otherwise permitted in a Residence B District, shall be permitted as of right, in this Special District 2 provided the conditions set forth in Section 17.23.22 are met. Nevertheless, for purposes of the Zoning Ordinance, Special District 2 shall be considered a residential district.

Section 4.35 - Retail Business and Consumer Service Establishments, Paragraph q (arts & crafts studio)

Part 2: density

Change all occurrences of 0.65 and 0.75 in Sections 17.24.1 (1) and (3) to 0.50

Change "one thousand and eight hundred (1,800)" in Section 17.24.2 (1) to "two thousand and five hundred (2,500)"

Change "0.65" and "one thousand and two hundred (1,200)" in Section 17.24.2(3) to "0.50" and "one thousand and eight hundred (1,800)", respectively

Add the following to the end of Section 17.24.3(3):

"However, any portion of a building located fifty (50) feet or less from the boundary of any other zoning district with a maximum building height of thirty-five (35) feet or less or from the sideline of a street shall have a maximum height of thirty-five (35) feet."

Part 3: Protect Our Park

Add new

"Section 17.25 Protection of The Linear Park Open Space":

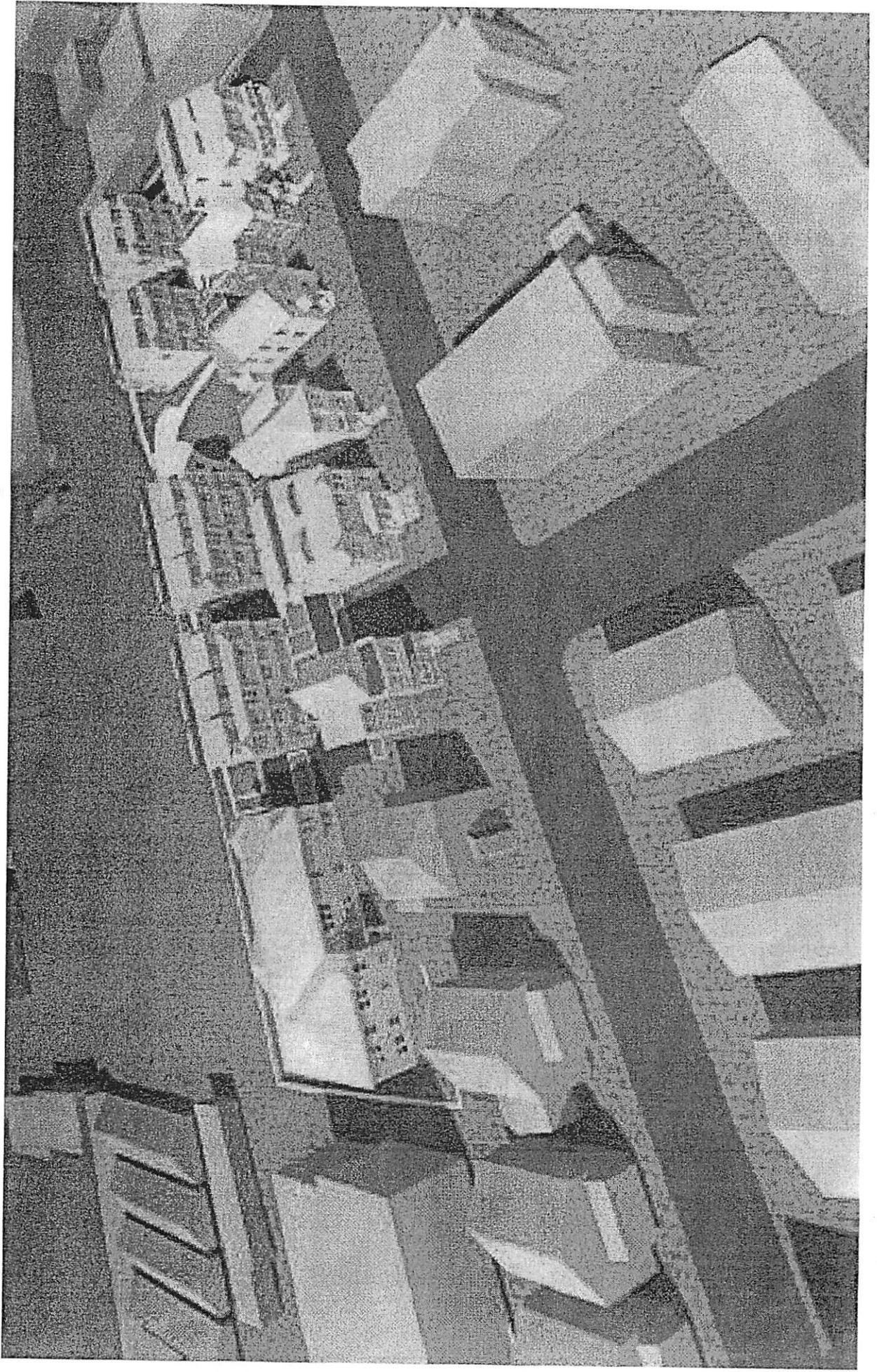
Any fences within the building setback of the Linear Park Open Space will be such that sight lines are minimally obstructed. Examples of conforming fences are wrought iron, wire, or chain link. Examples of non-conforming fences are board, stockade, or concrete walls.

STATUS

Emerson on Cottage Park Ave

- Developer has already violated the Cambridge Zoning Ordinance
 - Illegally sub-divided the property into non-conforming lot
 - Already filed at the Registry of Deeds
 - Developer had other violations in other areas of Cambridge

STATUS: Cambridge Lumber



Planning Board's Tom Anninger gets results by:

...

projects like this. Bolton Street, now Harvey Street [Cambridge Lumber], Cottage [Park Ave]

...

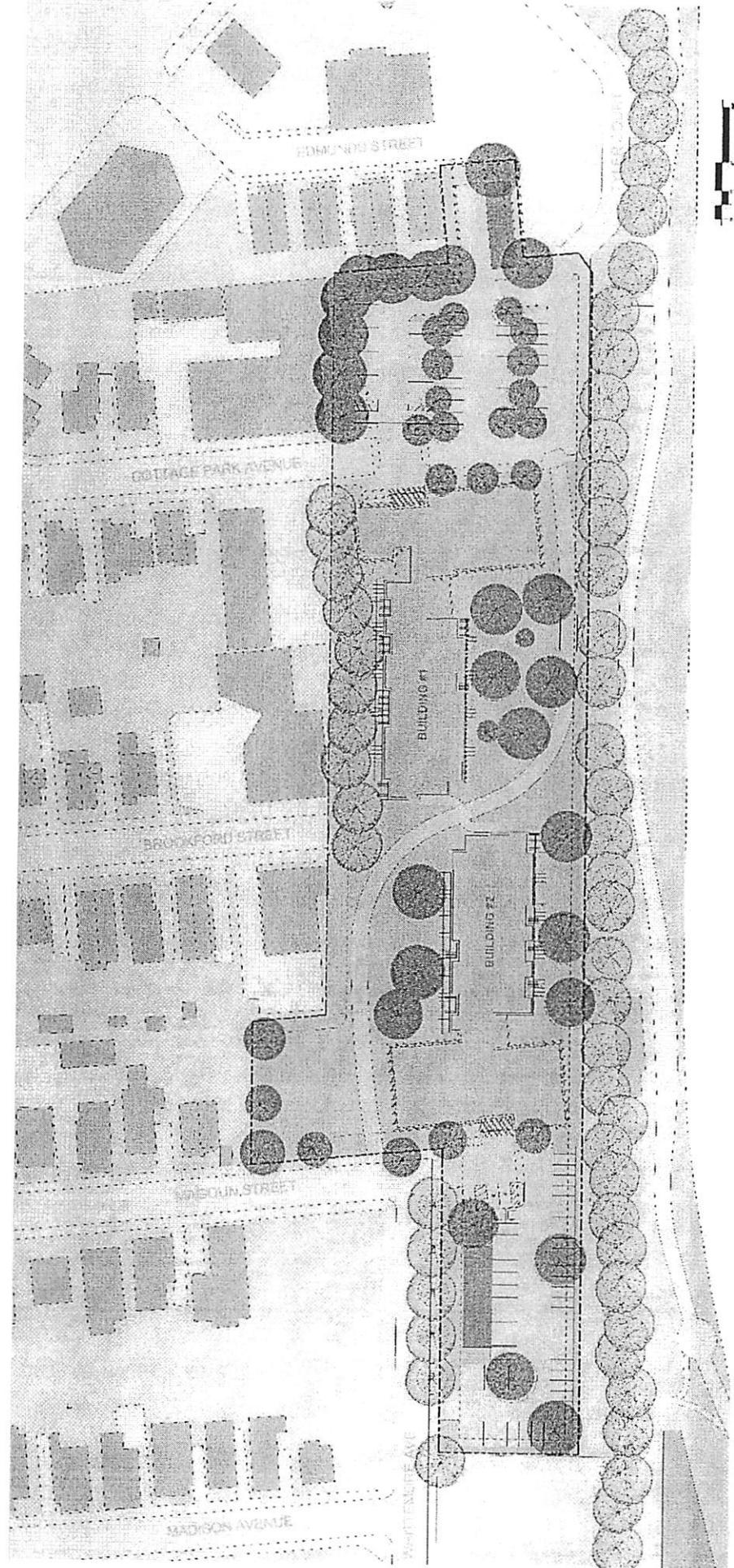
the proponent is negotiating with us in the sense that they're asking for a lot. It feels like it's a Swiss clock in the way it has been designed. Very tight. ... we ... will require some shrinkage, and the problem with that for me is the project always lacks a little bit of integrity in the way it's being proposed

...

New & Approved Cambridge Lumber Plans

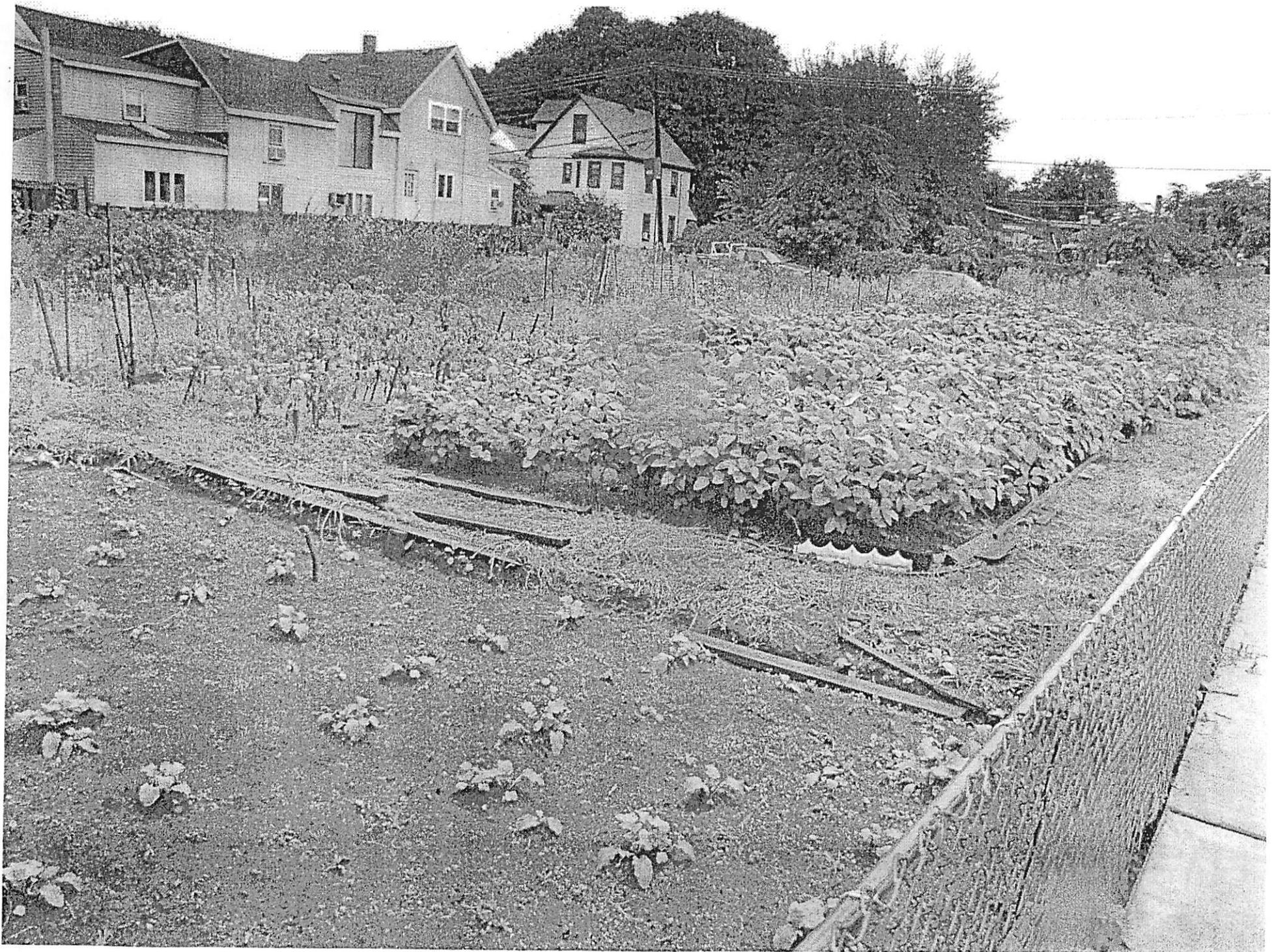
- Planning Board was right 10 years ago
- Reduced from 29 to 20 units
- Gross Floor Area reduced to conform with
 - “The Planning Board Petition”
 - “The Bishop Petition”
- Park “interface” still a work in progress ...

Our Only Fawcett Plan



Status: Fawcett

- First copy of plan to neighbors August 31
- No traffic plan dialog
 - Traffic Study not disclosed
 - will not connect Edmunds Street with
 - Cottage Park
 - Tyler Court
- No mitigation
 - No sale of community garden to the city
 - Force access to Brookford Street
- Two 52 Unit Buildings fit in neighborhood?



B-41

B-42



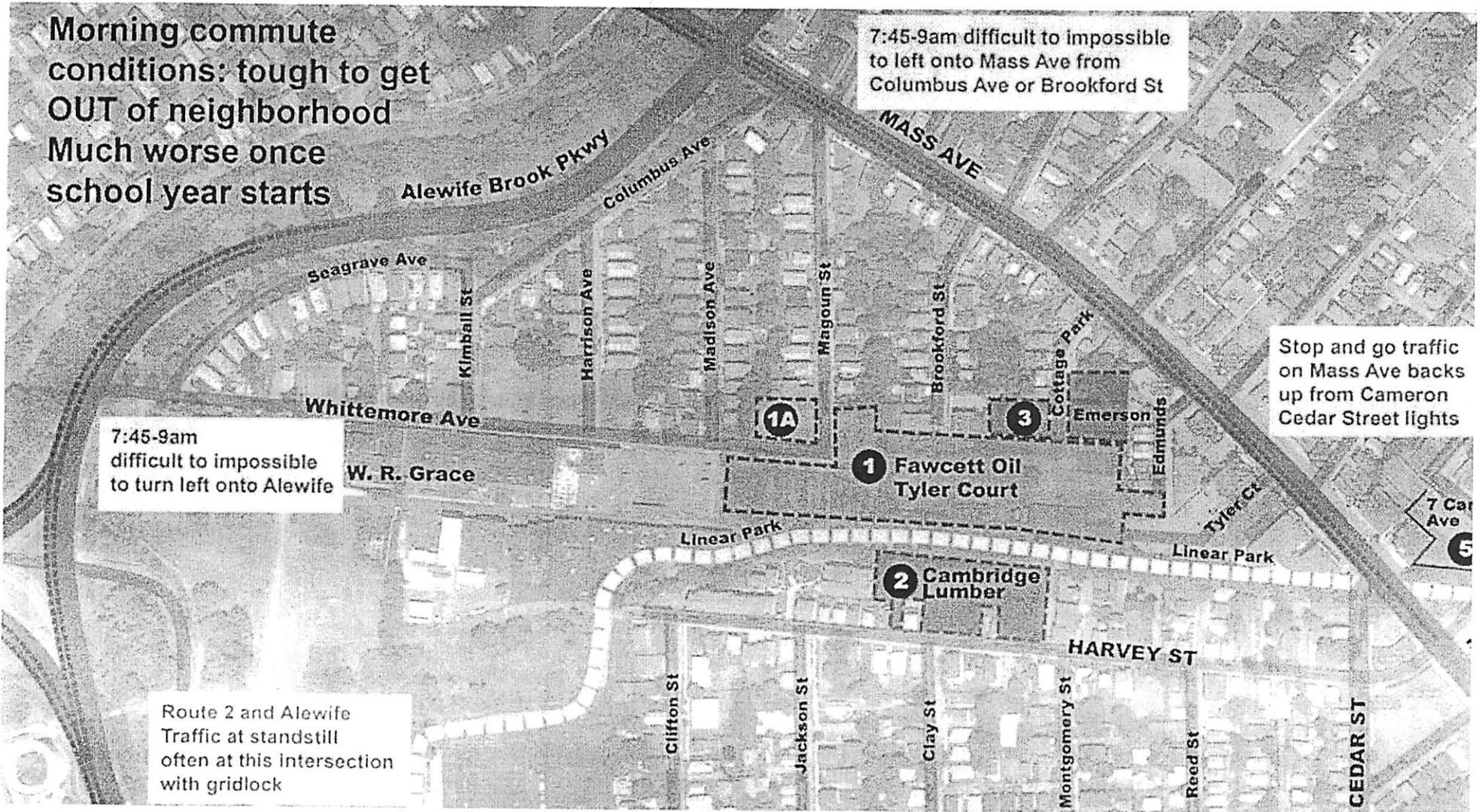
Morning commute conditions: tough to get OUT of neighborhood Much worse once school year starts

7:45-9am difficult to impossible to left onto Mass Ave from Columbus Ave or Brookford St

7:45-9am difficult to impossible to turn left onto Alewife

Stop and go traffic on Mass Ave backs up from Cameron Cedar Street lights

Route 2 and Alewife Traffic at standstill often at this intersection with gridlock



B-43

Evening commute conditions tough to get IN or OUT of neighborhood Much worse once school year starts

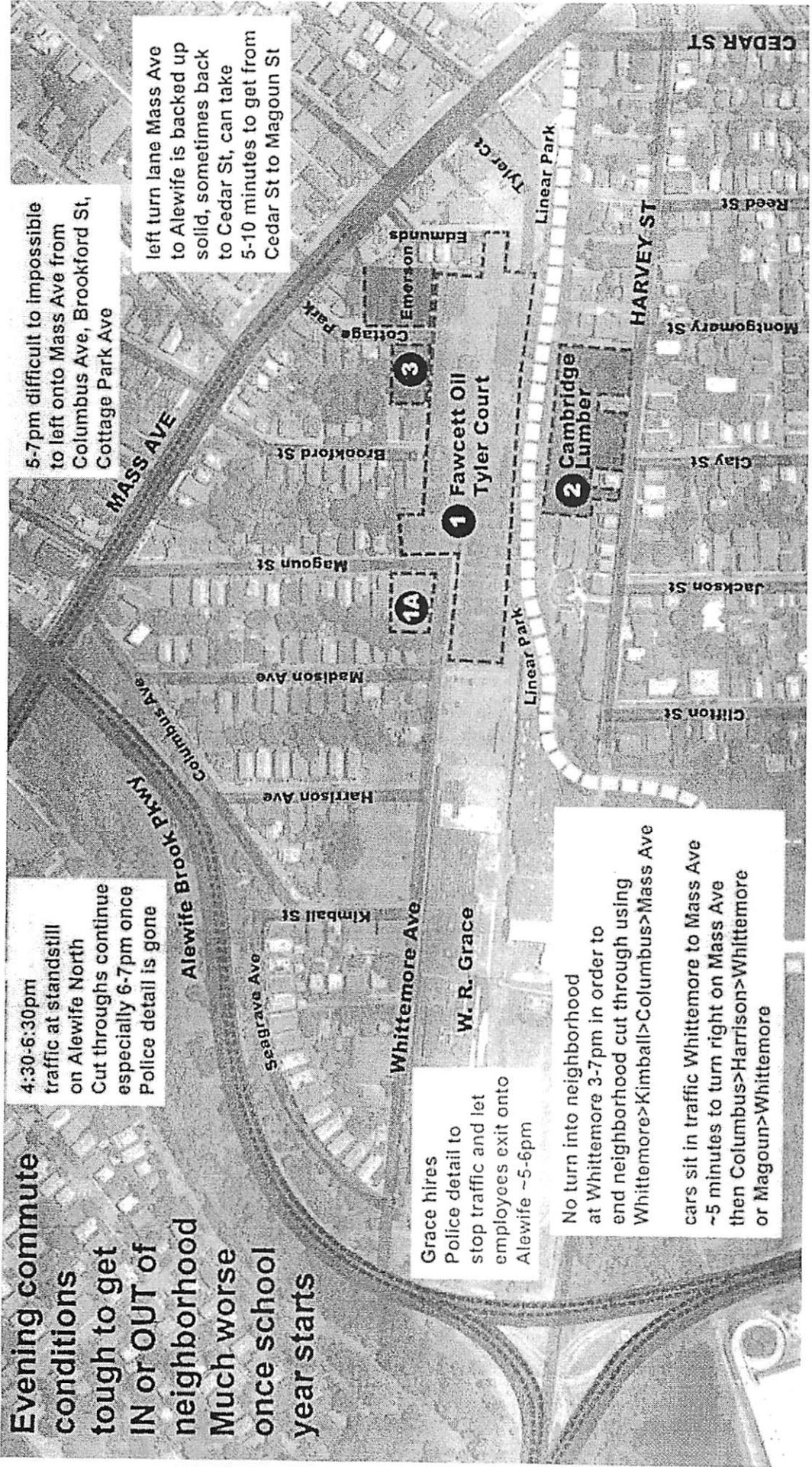
4:30-6:30pm traffic at standstill on Alewife North
Cut throughs continue especially 6-7pm once Police detail is gone

5-7pm difficult to impossible to left onto Mass Ave from Columbus Ave, Brookford St, Cottage Park Ave

left turn lane Mass Ave to Alewife is backed up solid, sometimes back to Cedar St, can take 5-10 minutes to get from Cedar St to Magoun St

Grace hires Police detail to stop traffic and let employees exit onto Alewife ~5-6pm

No turn into neighborhood at Whittemore 3-7pm in order to end neighborhood cut through using Whittemore>Kimball>Columbus>Mass Ave cars sit in traffic Whittemore to Mass Ave ~5 minutes to turn right on Mass Ave then Columbus>Harrison>Whittemore or Magoun>Whittemore



1A

1 Fawcett Oil Tyler Court

2 Cambridge Lumber

3

CEAR ST

Reed St

Montgomery St

HARVEY ST

Clay St

Jackson St

Clifton St

MASS AVE

COLUMBUS AVE

Alewife Brook Pkwy

Seagrave Ave

Whittemore Ave

W. R. Grace

Kimball St

Harrison Ave

Madison Ave

Magoun St

Brookford St

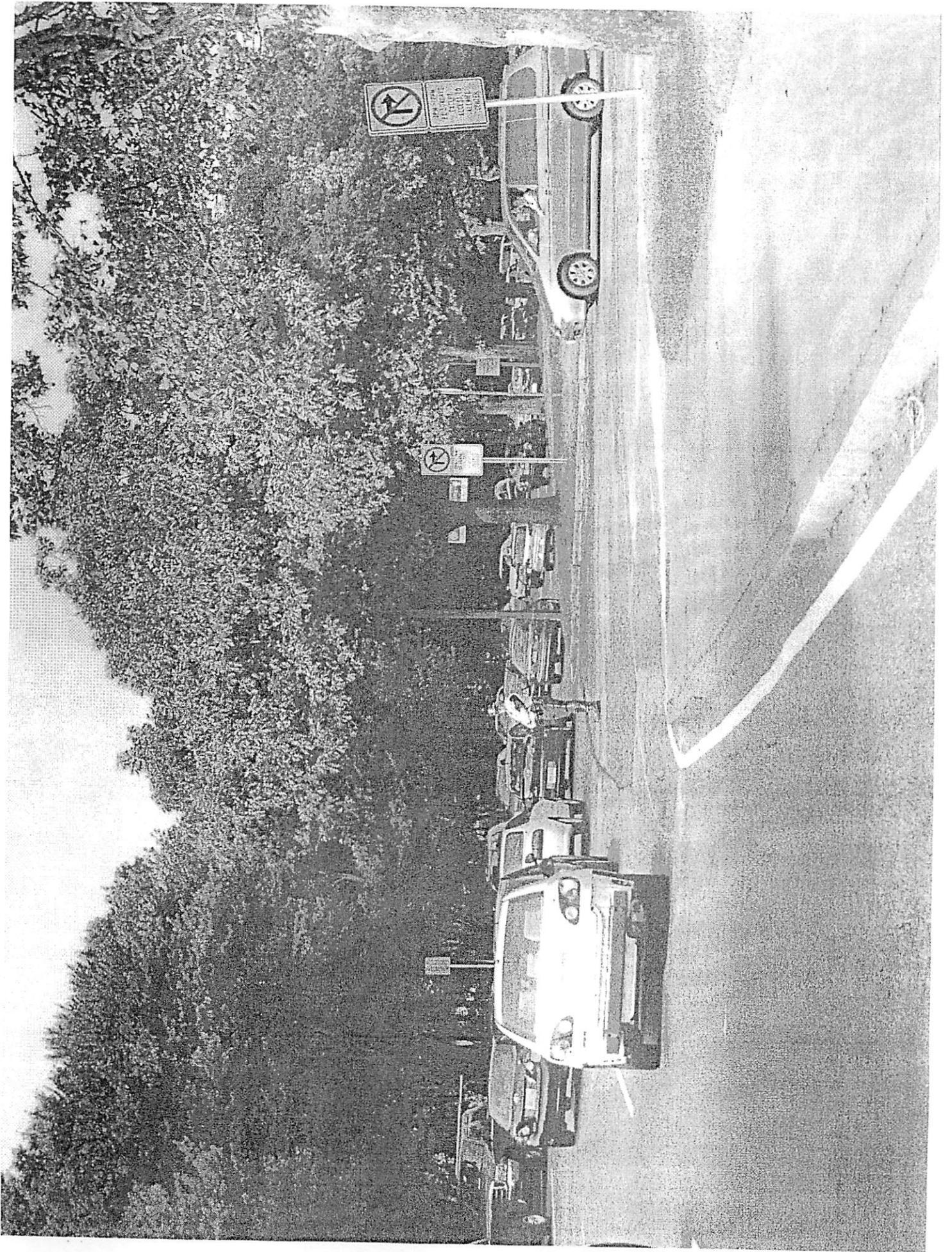
Cottage Park

Emerson

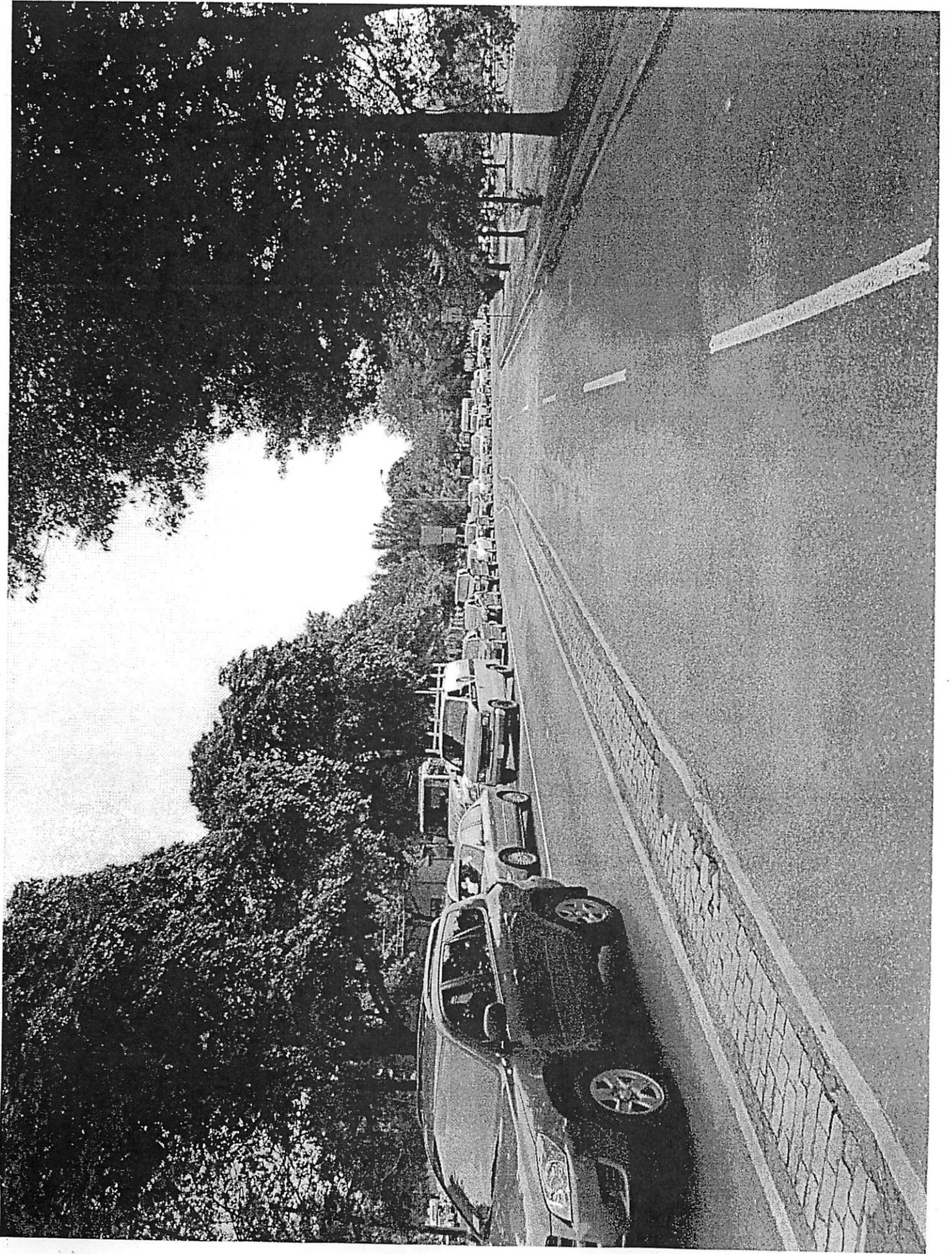
Tyler Ct

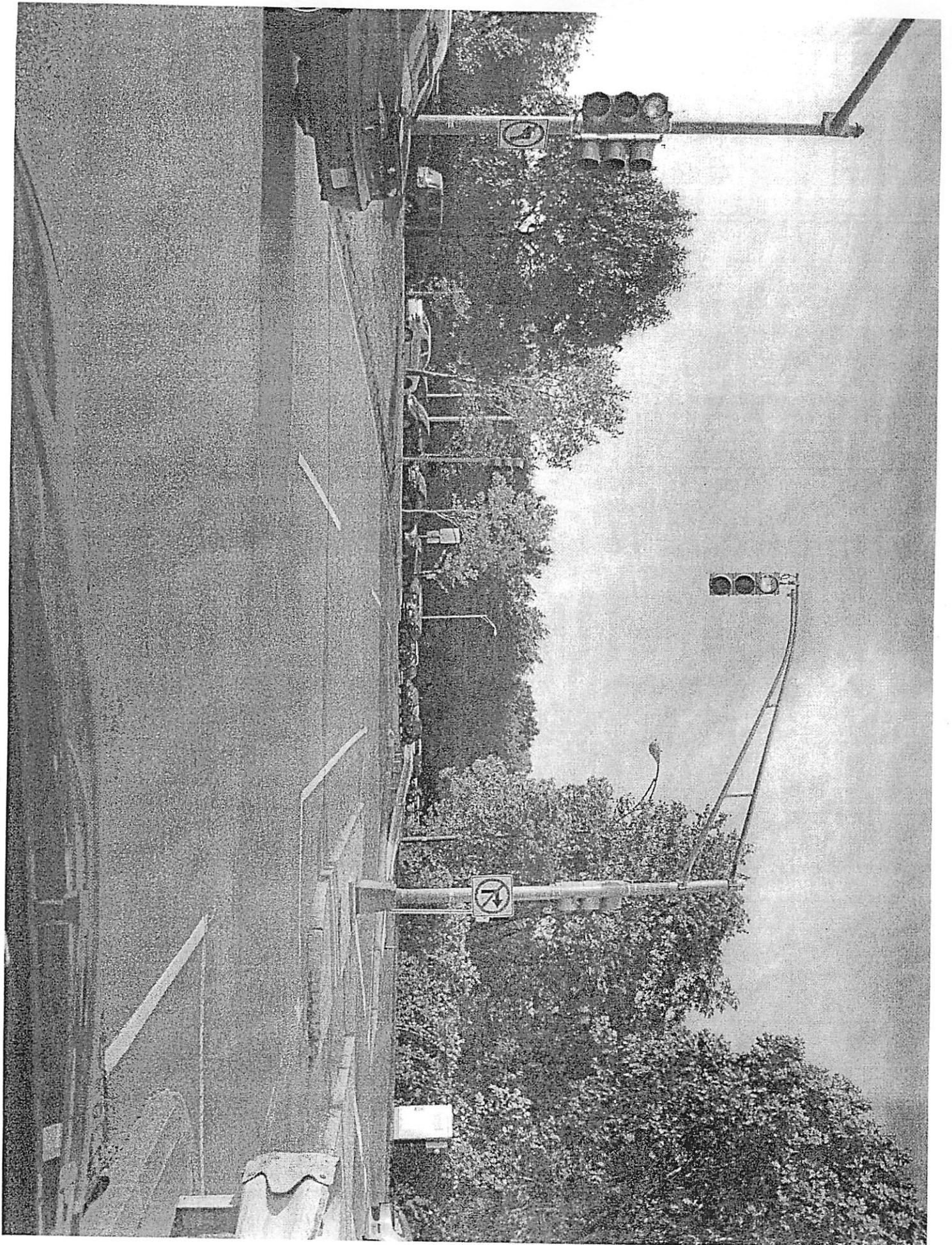
Linear Park

Linear Park



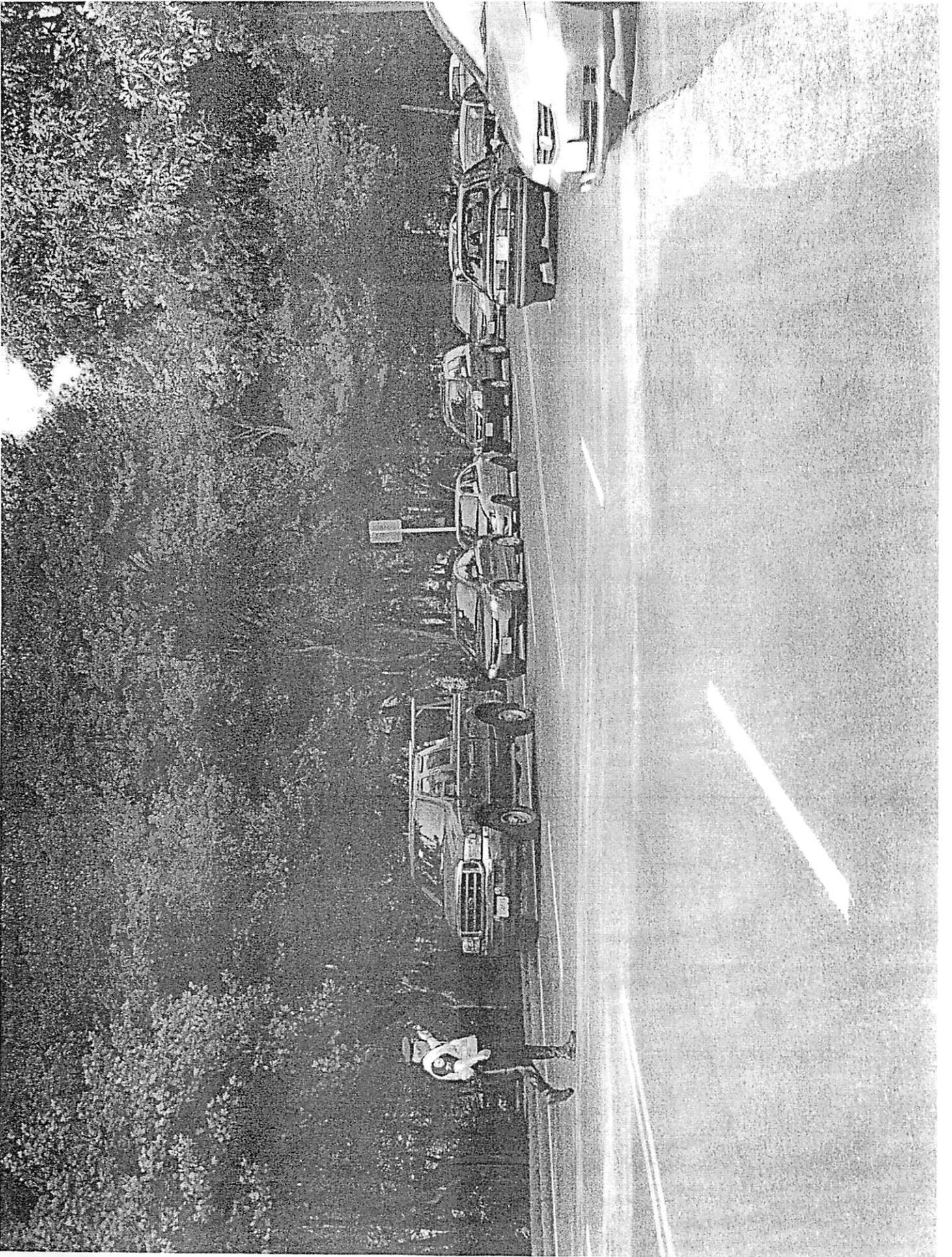
B-46

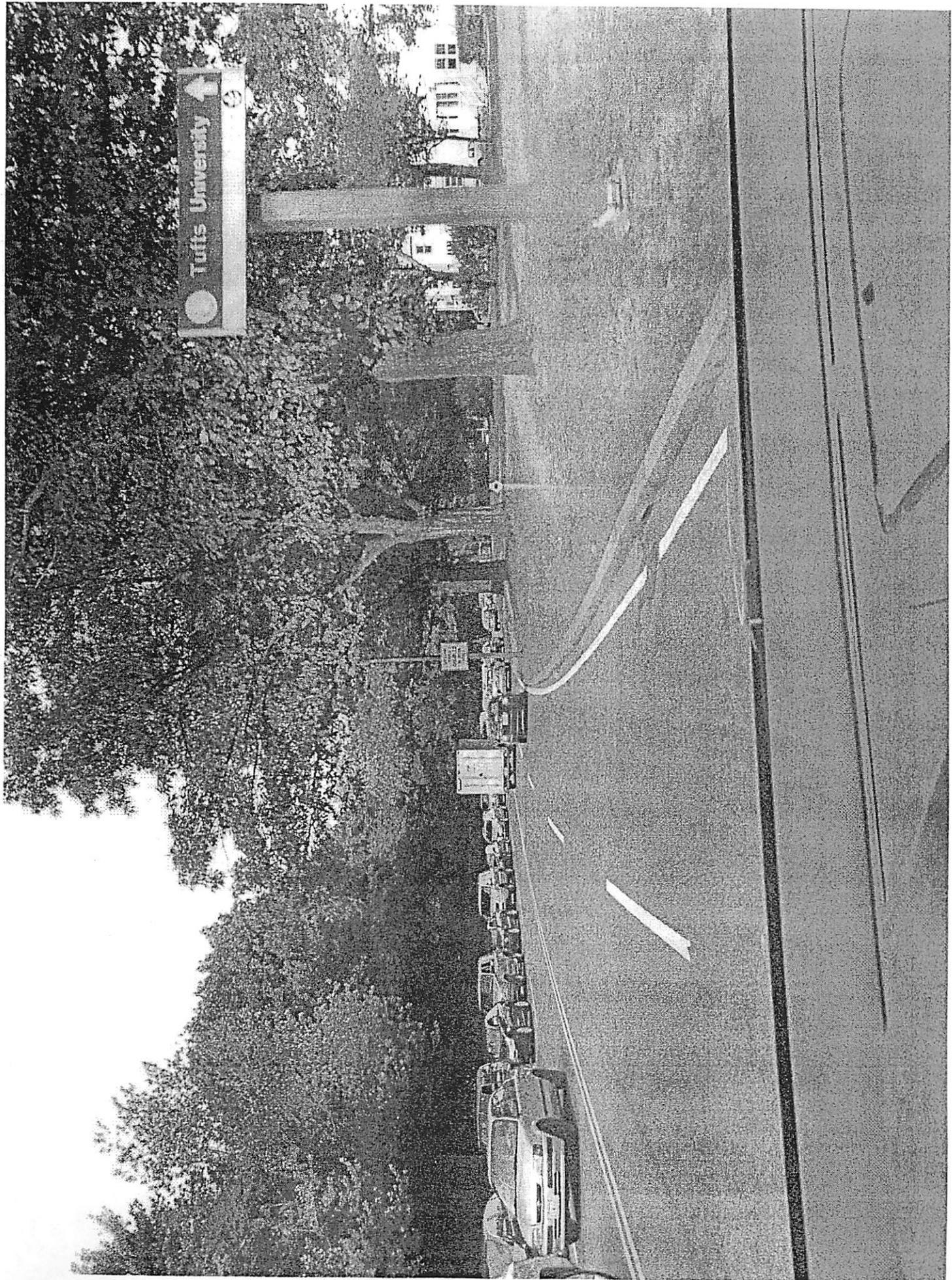




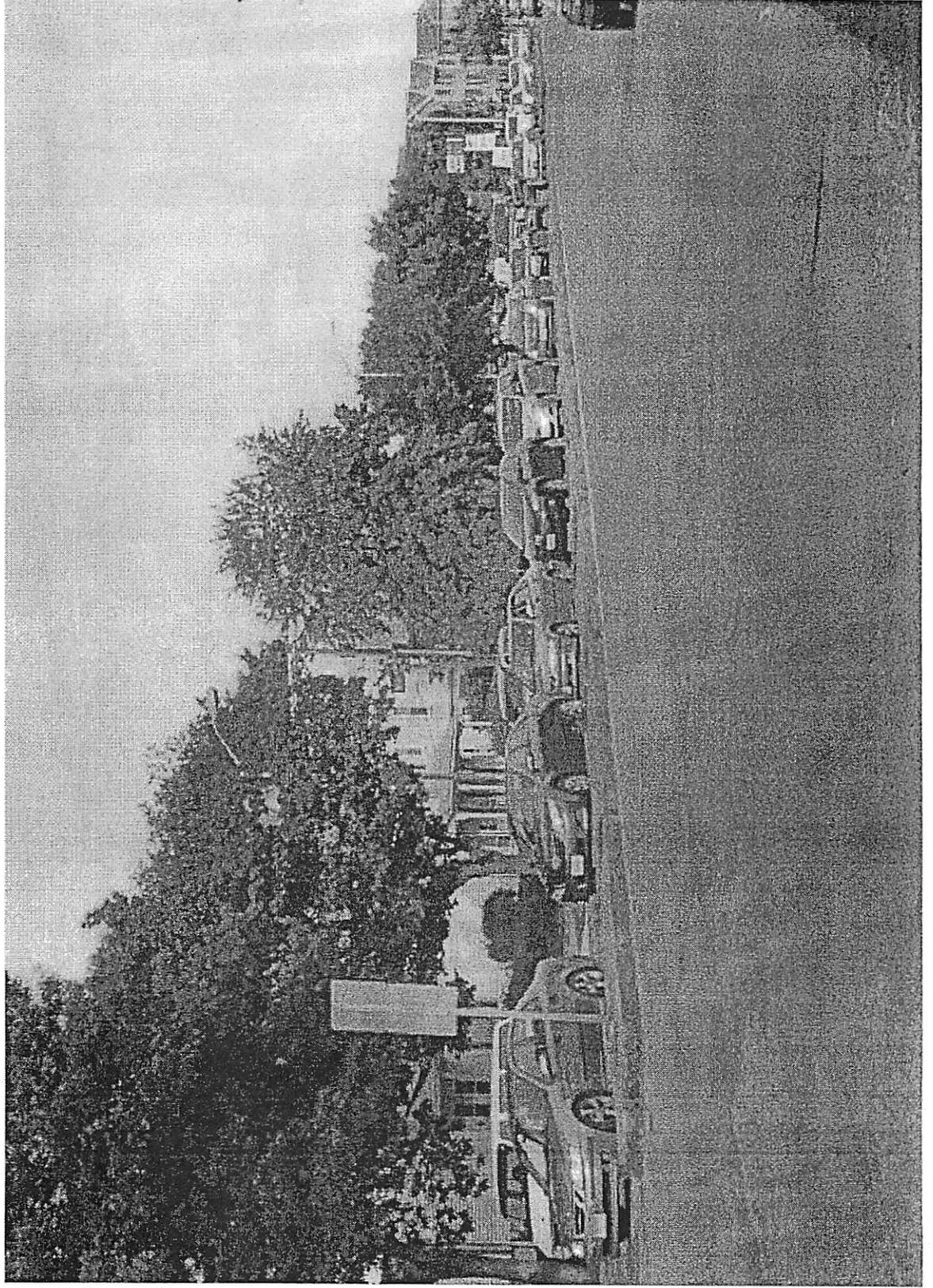
B-417

B-48

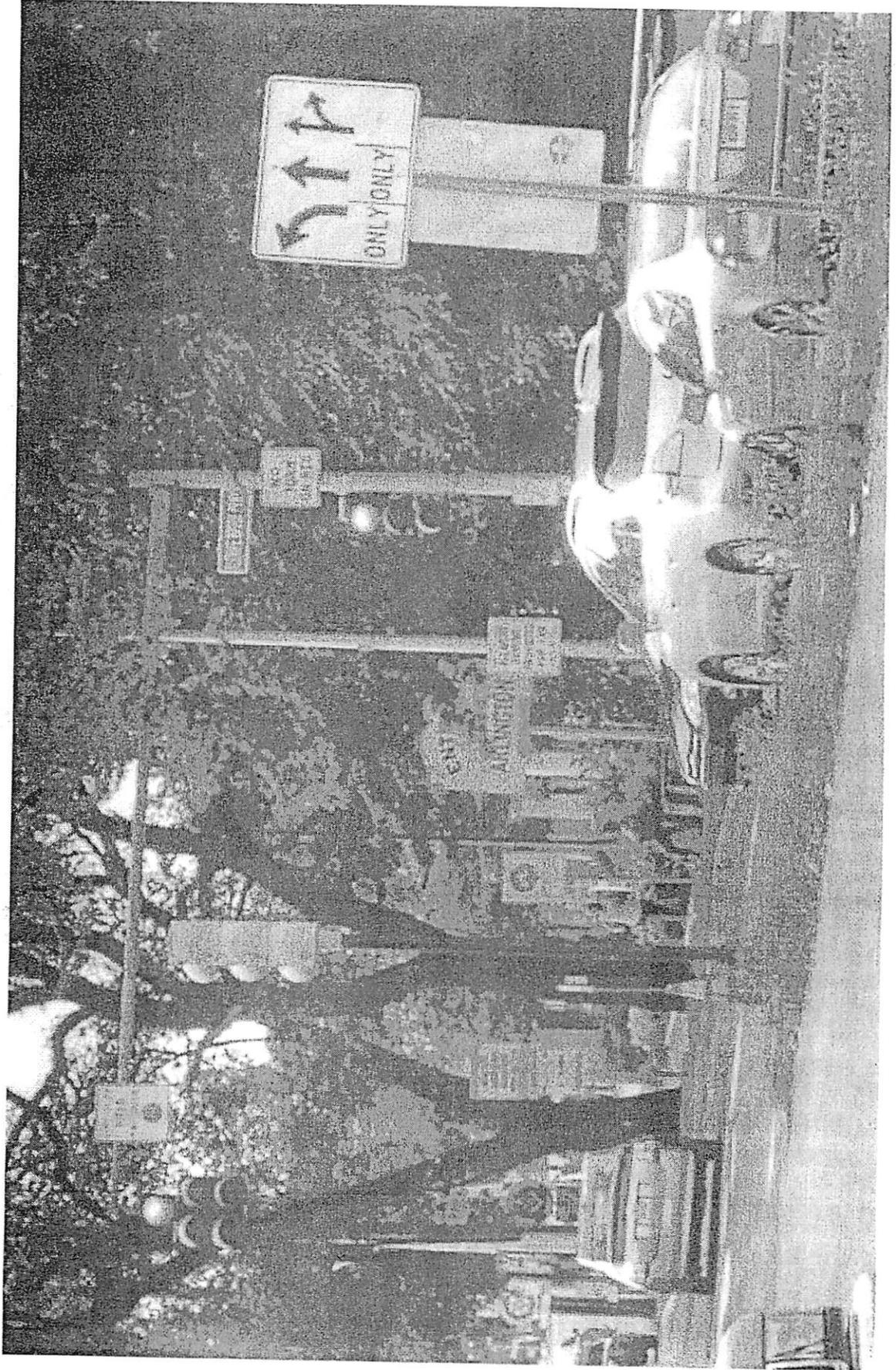




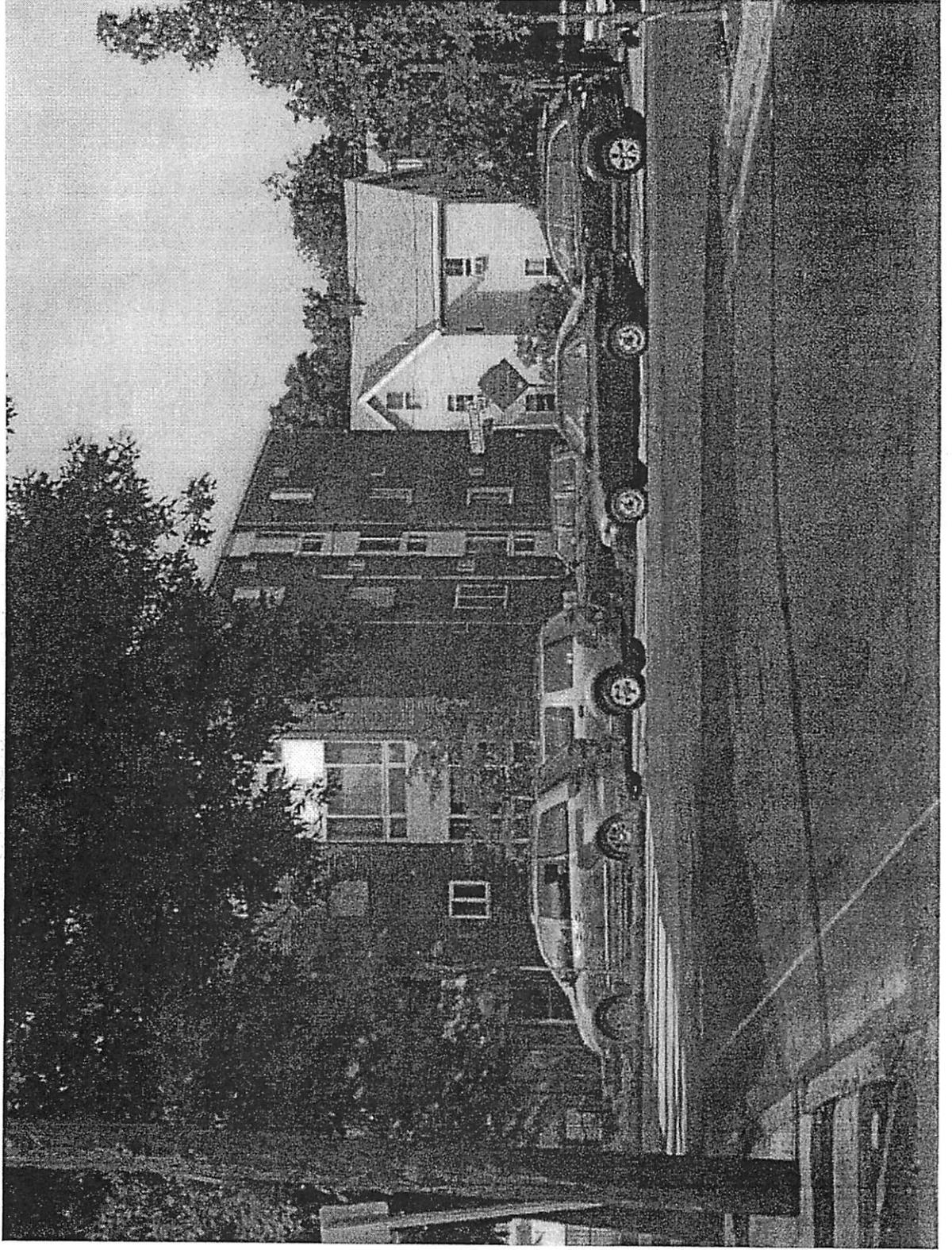
5:32pm car at end of median
nine cars will make Rte 16



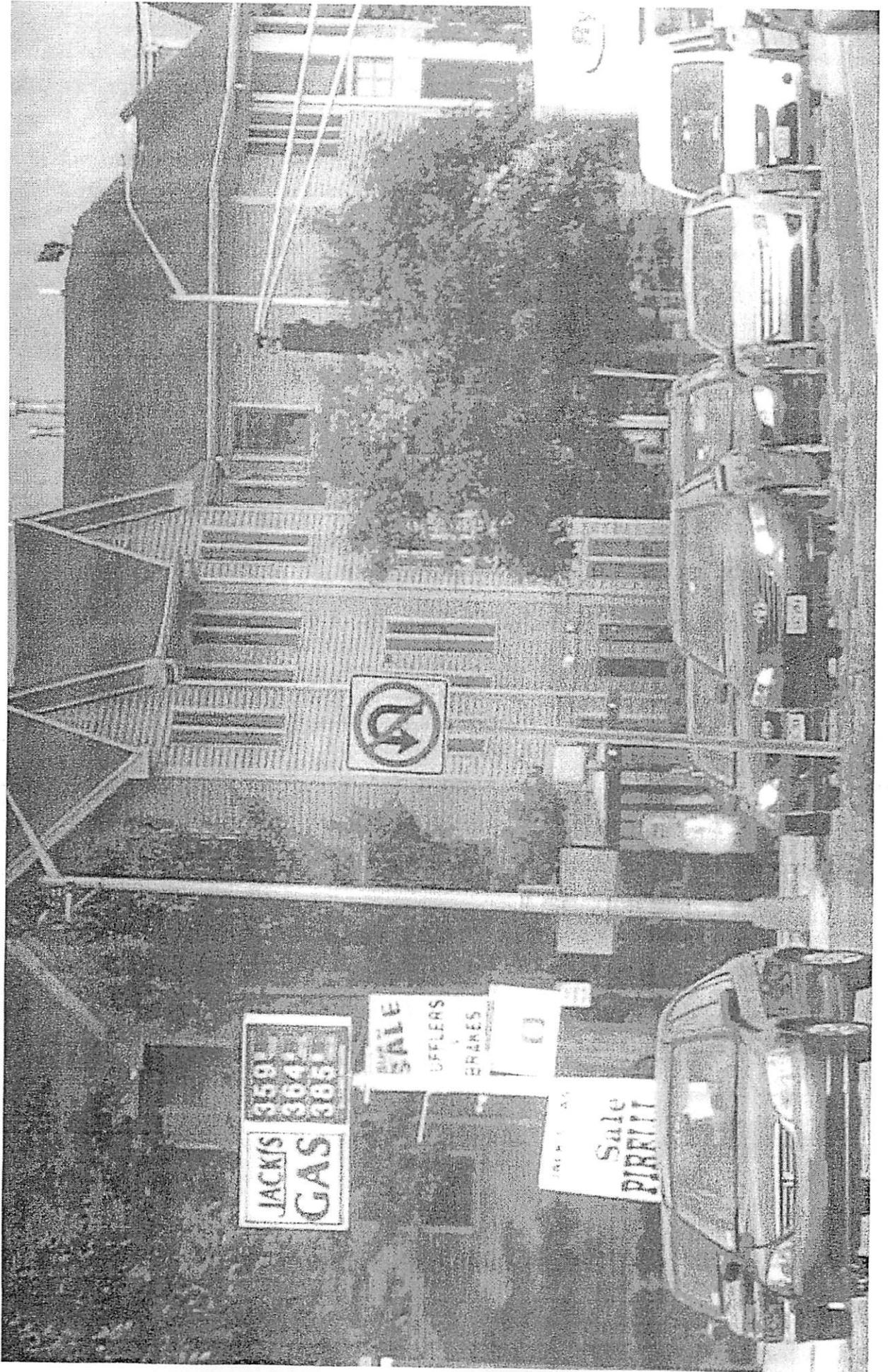
5:34pm car second in line for Route 16 turn



top of Magoun at 4:30PM

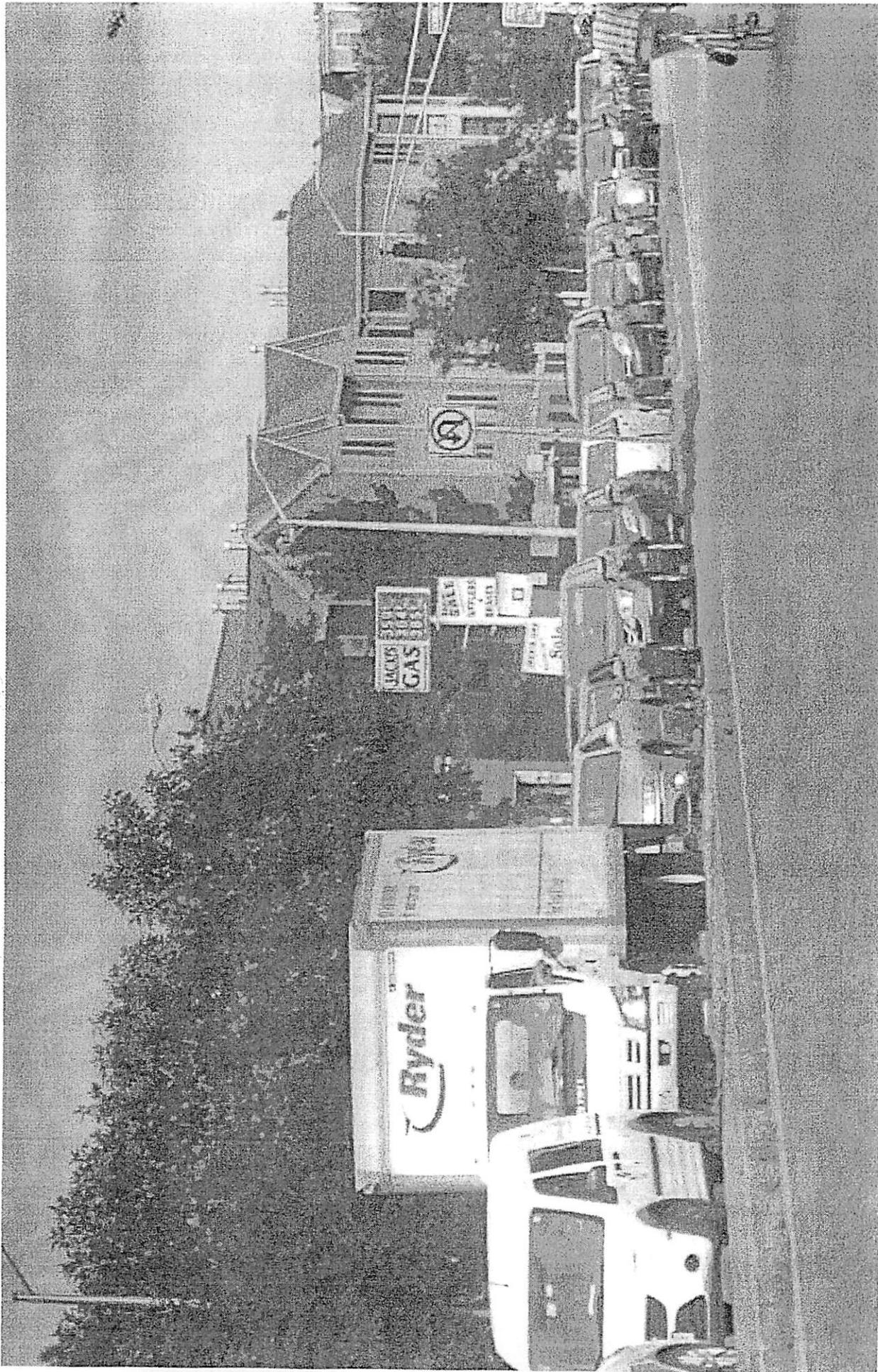


@ 4:56PM

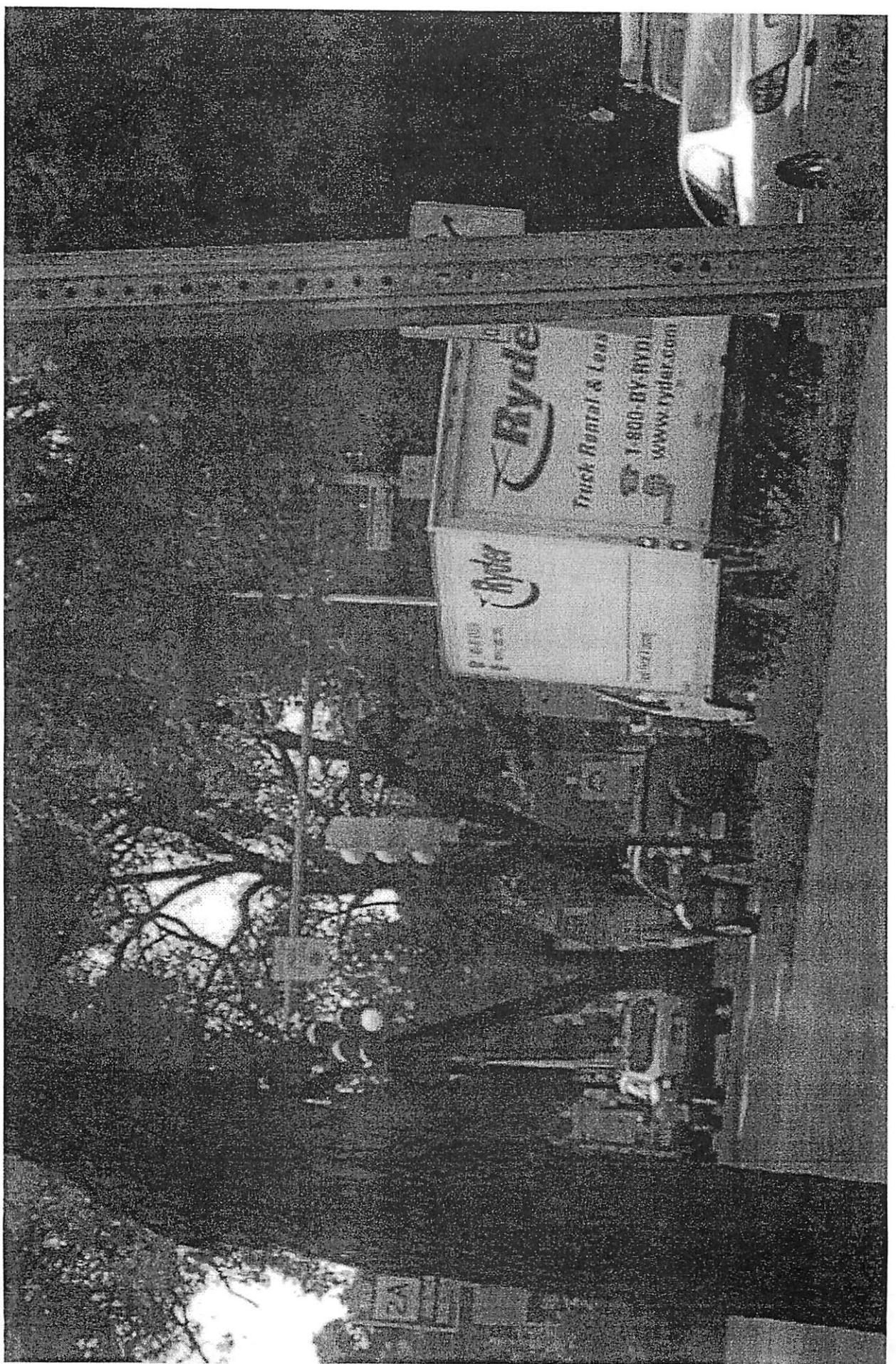


B-53

@ 4:57 PM



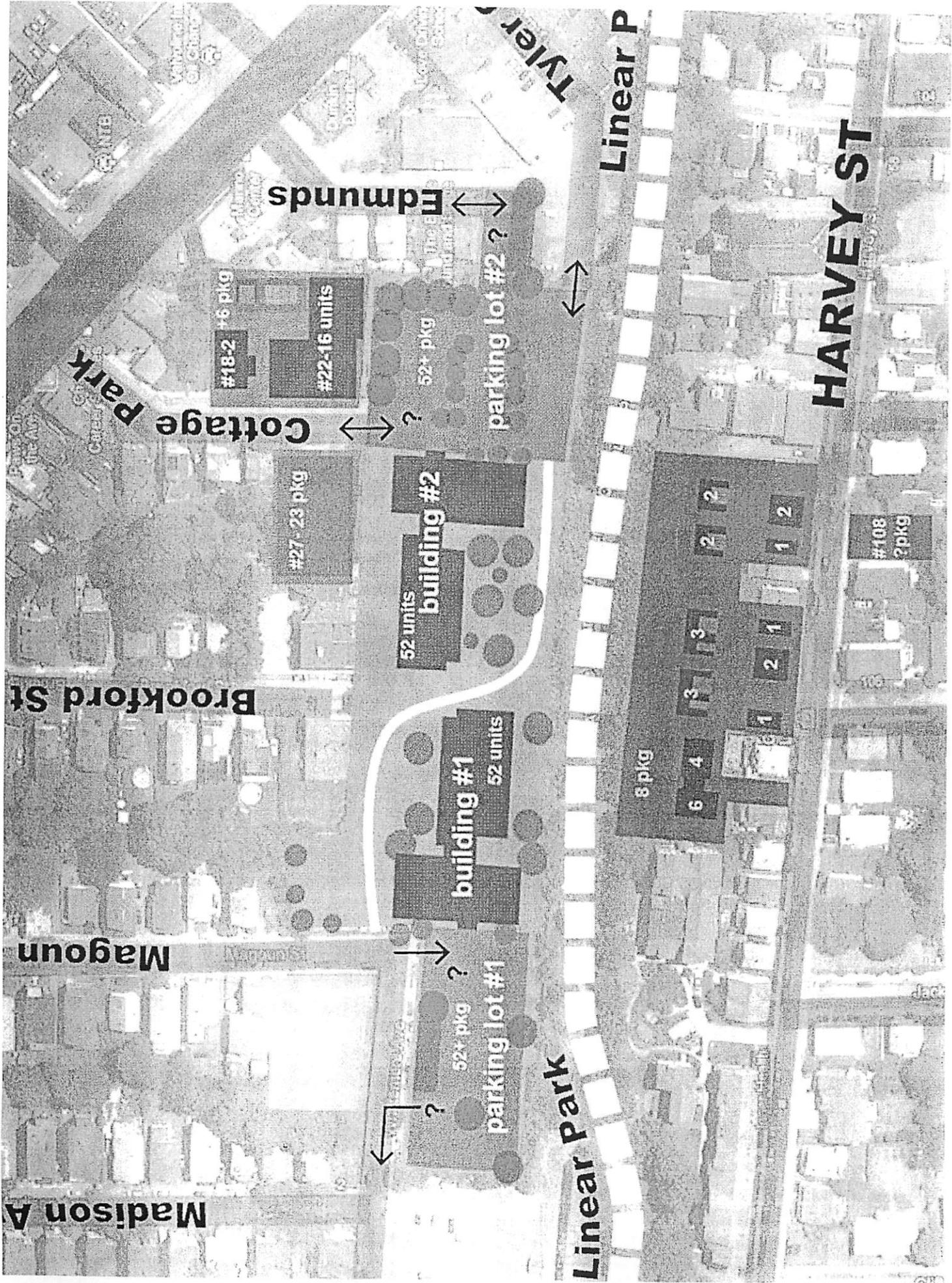
@ 4:59PM



Edmunds & Cottage Park:

SAFETY

- Very Narrow
 - Cottage Park 26' wide at Mass Ave
 - 6.42 of Zoning Ordinance
 - 8.5' width of standard parking space
 - Edmunds is narrower!
- “Dog Leg”
- Tyler Court makes three Dead Ends
 - a Dead End must be a two way street



Bill Fox

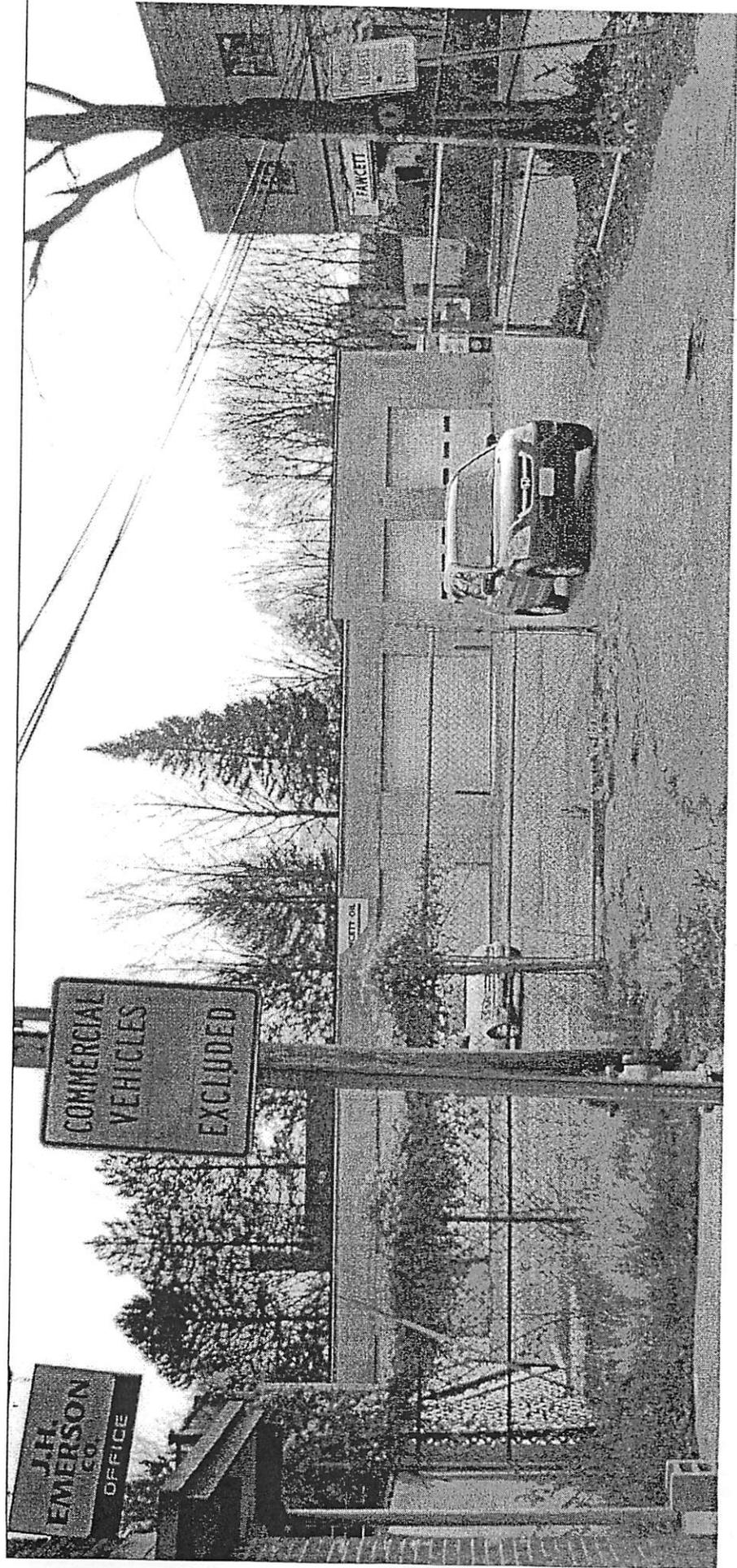
Cottage Park Ave since 1955

the city has to do something with the street to bring new traffic in and out. You can't just build ... an island without a road to it. That's the problem The street's not big enough to handle even with the residential traffic.

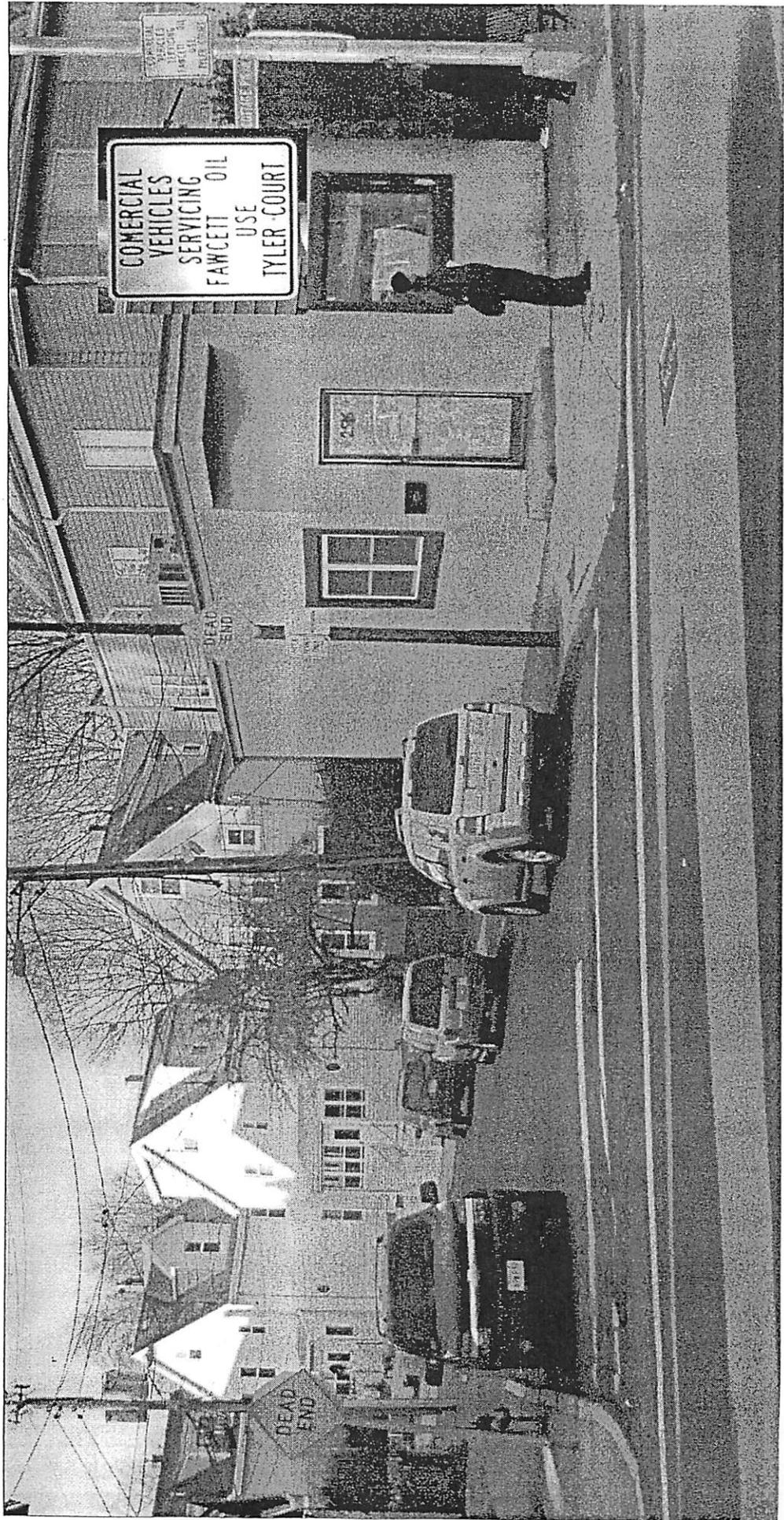
Remains a street from The Past

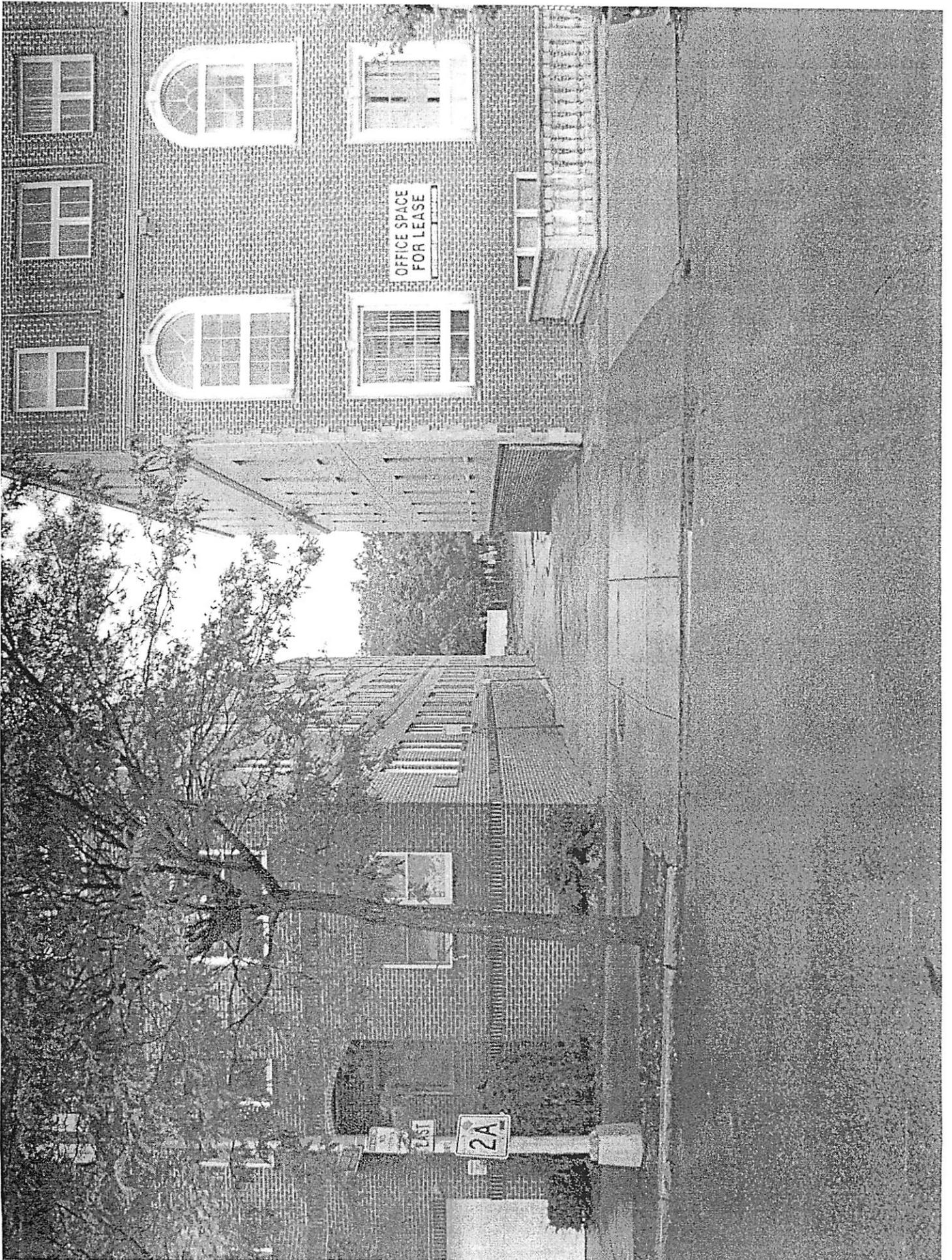
- Still only 6 houses, mostly from 1887
 - 11 units total
 - 16 units (?) Emerson development
 - 52 units Fawcett development
 - **79 units to be serviced by Cottage Park**
- Dangerous:
 - Bill Fox: two pets killed, one recent
 - most residents have seen near “head-on”
- Today’s traffic from Fawcett
 - Dance studio
 - Office space rentals

City Restrictions for Safety #1

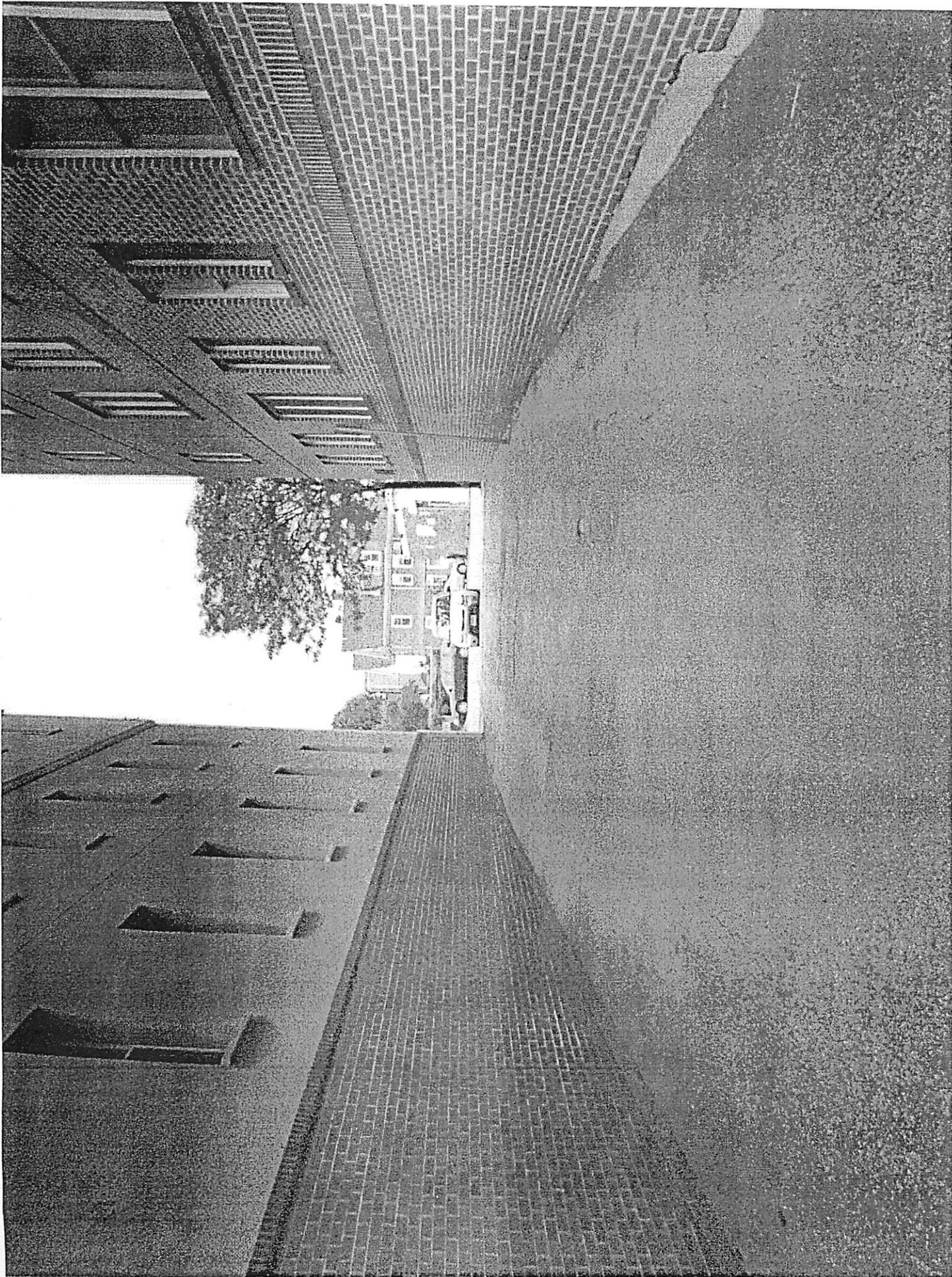


City Restrictions for Safety #2

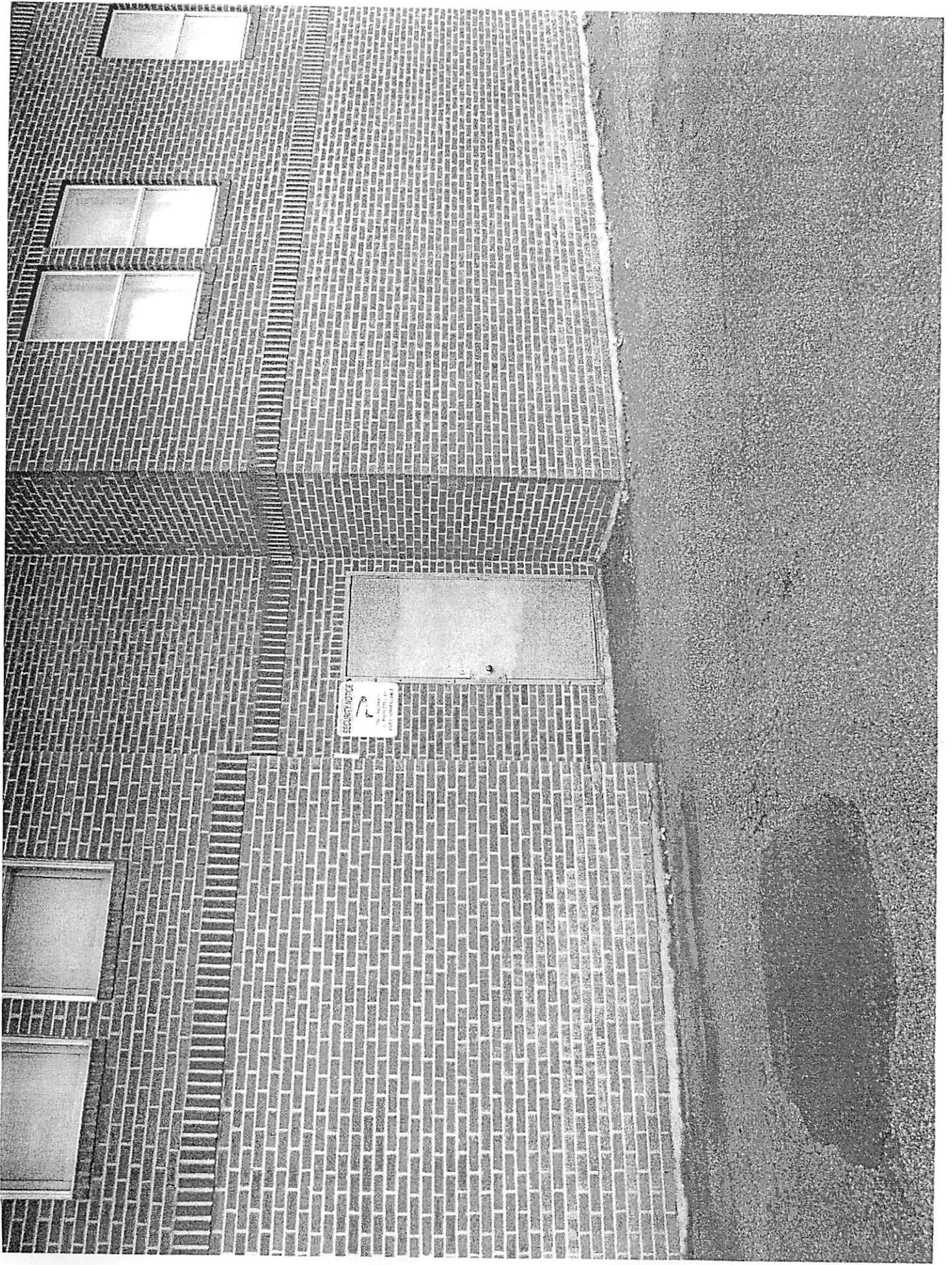




B-63



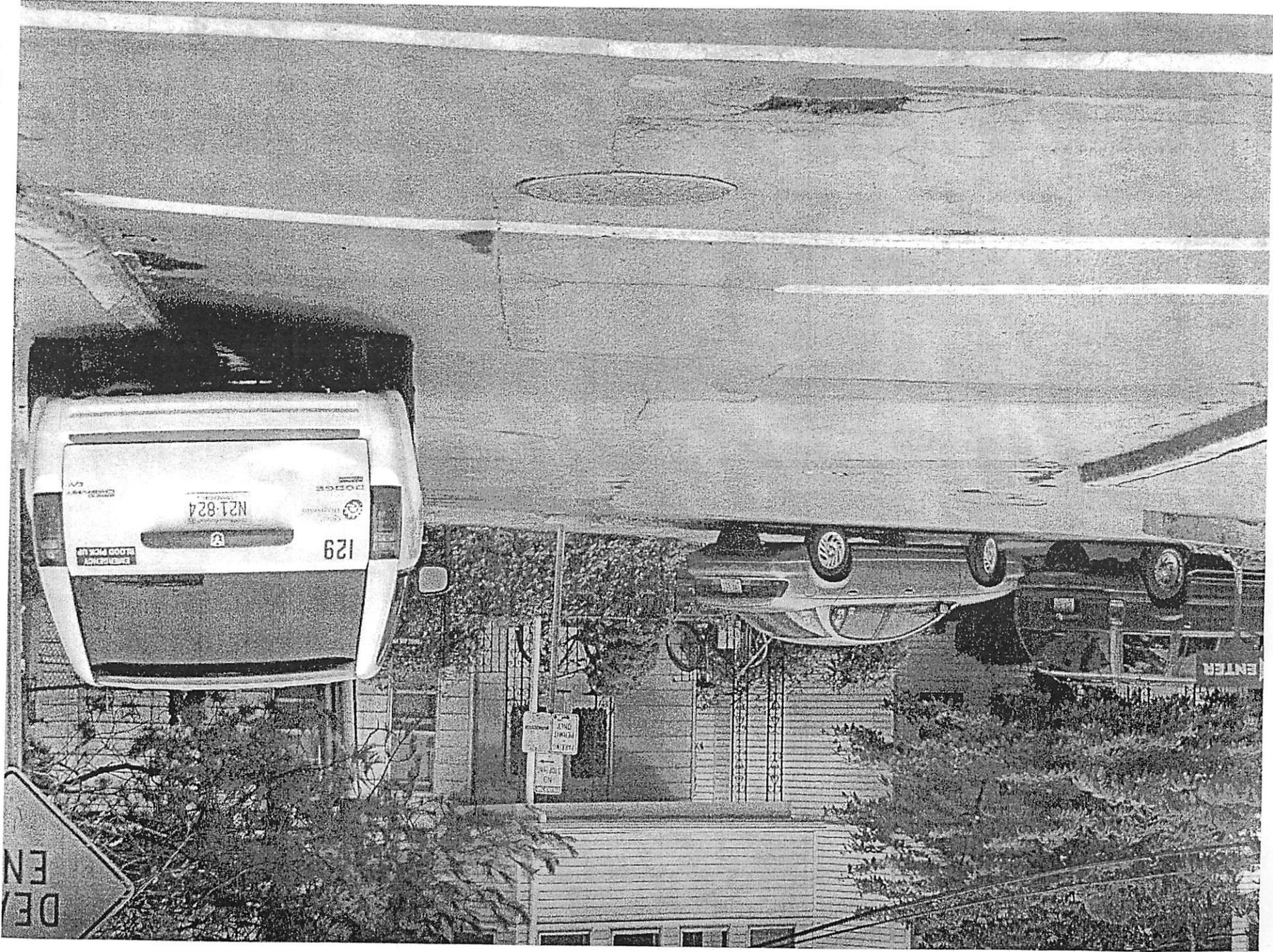
B-64



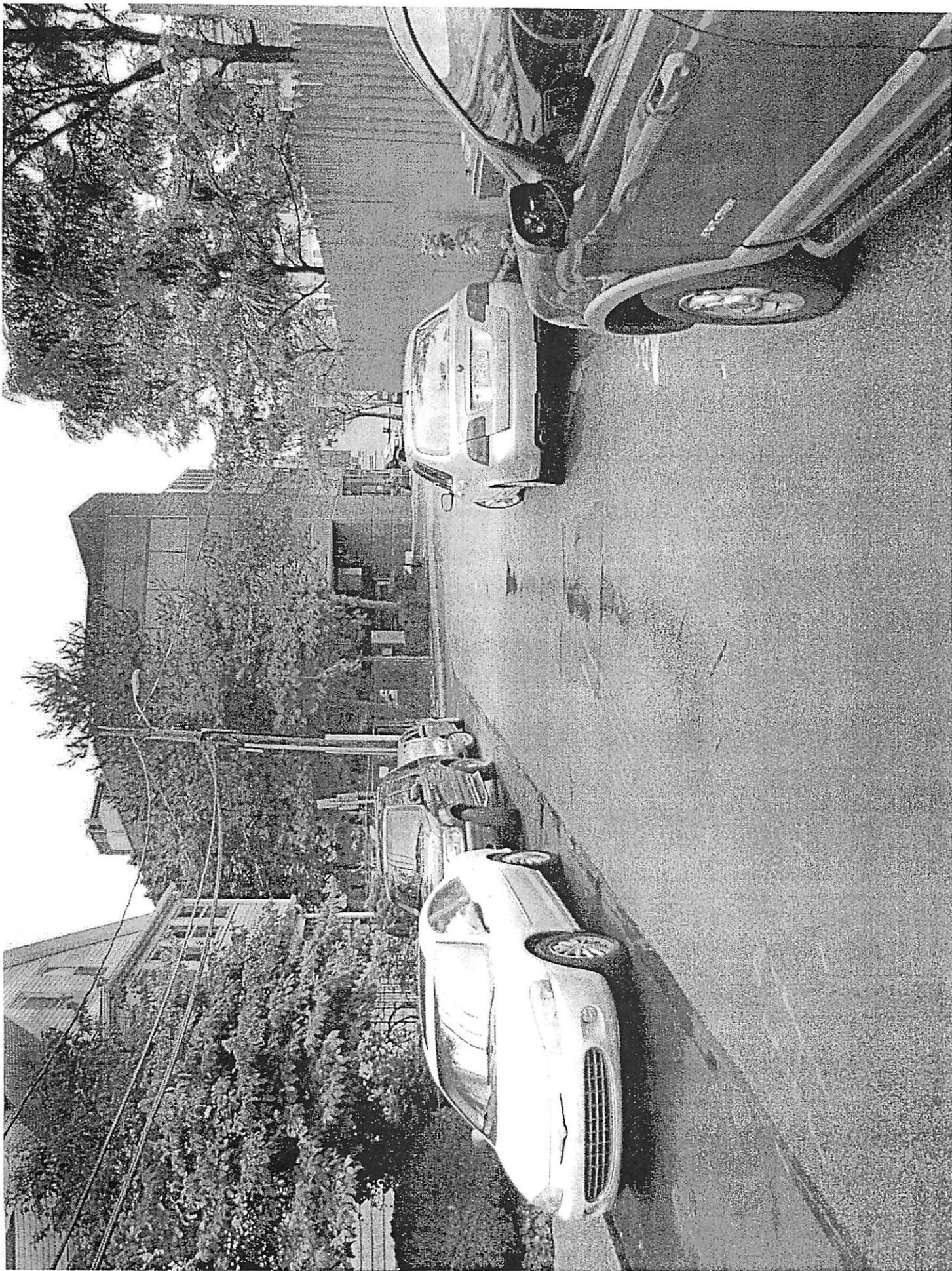


B-65

B-66



B-67



**It's not all about you ...
it's about all of you !**

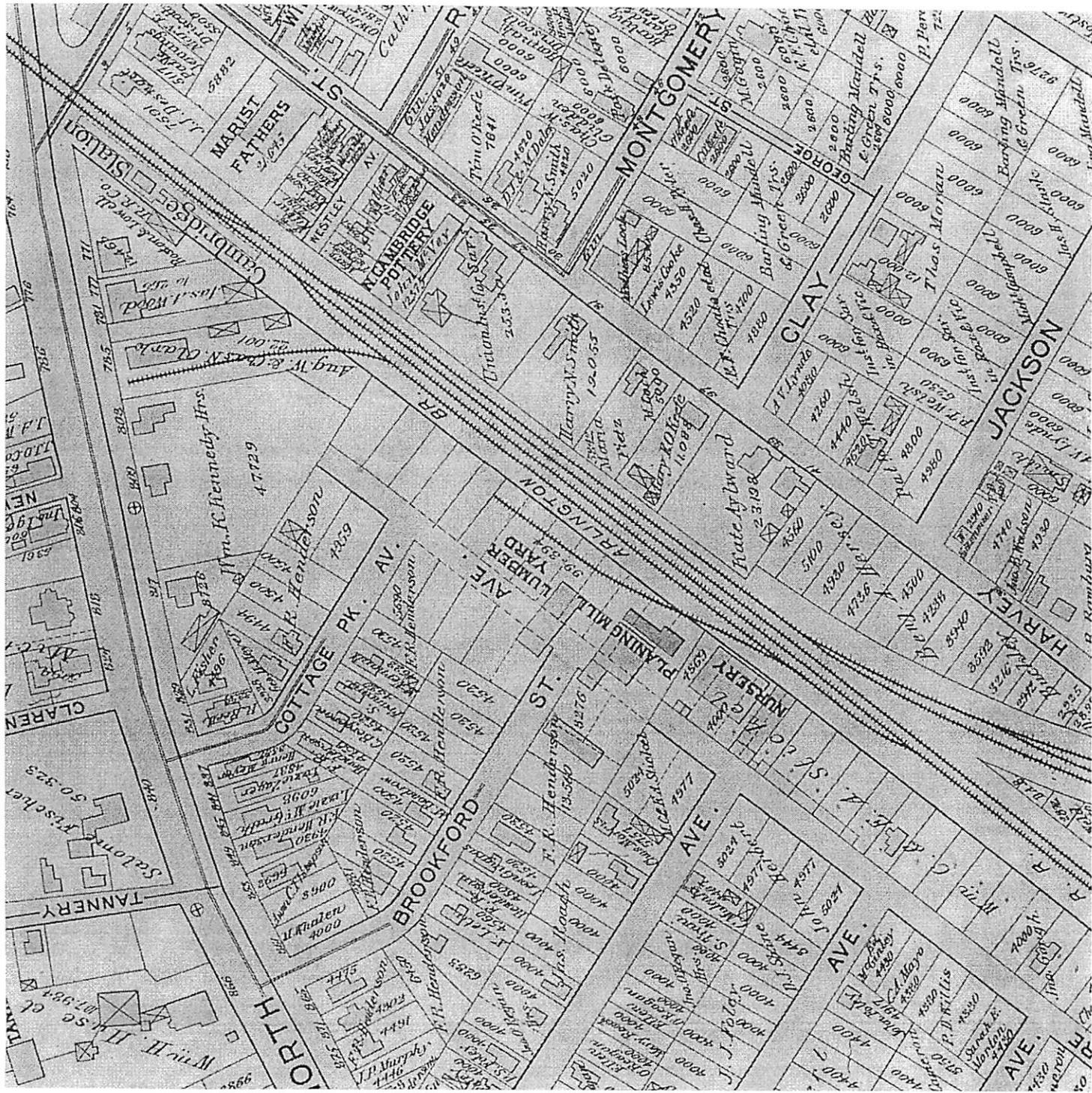
- **Fawcett Redevelopment is BIG**
 - 104 rental apartments
 - Likely transient population
 - Health clinic loses their two parking lots on the Fawcett properties
 - More pressure for on street parking
 - 50-50 Whittemore Triangle to dog-leg split
- **BUT neighborhood is in a building boom**

Cottage Park gets BIG Traffic

- Brookford St closed by court order
- Edmunds St blind to inbound traffic
 - Also Dunkin' Donuts driveway
- Tyler Court
 - it's just a driveway at Mass Ave
 - really not wide enough for two cars
 - Very blind at sidewalk
 - 2456 Mass Ave Variance to build on lot line

1890	Brookford Street & Cottage Park Ave subdivision
1924	first Cambridge Zoning Ordinance
1930	Metropolitan Ice, Oil, & Coal warehouse blocking Brookford Street
1964	MBTA to create regional public transportation - very "smart"
1967	City sells Whittemore Ave stub to Metropolitan Ice to greenhouse guy
1969	Fawcett buys "Metropolitan Ice, Oil, & Coal"
~ 1970	Red Line extension to Alewife announced
1970	Fox daughter close call with Fawcett truck; her dog is killed
1970	Fawcett grandfather verbal agreement to use alternate truck access: Tyler, Whittemore, rail line right-of-way considered
1972	City takes land & extends Tyler Court for Fawcett Oil
1974	"Railbanking" for The Minuteman Bikeway proposed
1976	Fawcett buys 25 Edmunds Street & acquires more access
1977	last passenger train
1979	former Metropolitan Ice, Oil, & Coal warehouse burns to the ground
1981	last freight train
1983	Fawcett sues City to open Brookford Street & Cottage Park Ave
1985	Red Line & Linear Park open
1986	Feds create North Cambridge Stabilization Committee
1987	first proposal for down zoning Industrial A-1 area surrounding Linear Park to Residence B
1987	Variance for building at Tyler Court & Mass Ave
1988 - 1989	CDD's North Cambridge Neighborhood Study recommends down zoning Industrial A-1 area surrounding Linear Park
1989	Court closes Brookford St & stops commercial trucks on Cottage Park
1997	Cornerstone Co-housing plans large multi-family development in IA-1
1997	Open Space districts protected under city wide down zoning
1998	Frankleton Petition filed to down zone IA-1 to Residence B
1998	Inclusionary Housing: 30% up-zoning developer mitigation
1999	Planning Board Petition to down zone to Special District 2
2000	PB SD2 Petition ordained but with 30% up-zoning in the council
2004	Fawcett buys greenhouses
2011	Cottage Park Ave down zoned to Residence B
2011	Cambridge Lumber, Fawcett, JH Emerson announce developments

B-90



CAMBRIDGE STATION
Cambridge St
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

MARIST FATHERS
2085
2086
2087
2088
2089
2090
2091
2092
2093
2094
2095
2096
2097
2098
2099
2100
2101
2102
2103
2104
2105
2106
2107
2108
2109
2110
2111
2112
2113
2114
2115
2116
2117
2118
2119
2120
2121
2122
2123
2124
2125
2126
2127
2128
2129
2130
2131
2132
2133
2134
2135
2136
2137
2138
2139
2140
2141
2142
2143
2144
2145
2146
2147
2148
2149
2150
2151
2152
2153
2154
2155
2156
2157
2158
2159
2160
2161
2162
2163
2164
2165
2166
2167
2168
2169
2170
2171
2172
2173
2174
2175
2176
2177
2178
2179
2180
2181
2182
2183
2184
2185
2186
2187
2188
2189
2190
2191
2192
2193
2194
2195
2196
2197
2198
2199
2200

POTTERY
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400

MONTGOMERY
6000
6001
6002
6003
6004
6005
6006
6007
6008
6009
6010
6011
6012
6013
6014
6015
6016
6017
6018
6019
6020
6021
6022
6023
6024
6025
6026
6027
6028
6029
6030
6031
6032
6033
6034
6035
6036
6037
6038
6039
6040
6041
6042
6043
6044
6045
6046
6047
6048
6049
6050
6051
6052
6053
6054
6055
6056
6057
6058
6059
6060
6061
6062
6063
6064
6065
6066
6067
6068
6069
6070
6071
6072
6073
6074
6075
6076
6077
6078
6079
6080
6081
6082
6083
6084
6085
6086
6087
6088
6089
6090
6091
6092
6093
6094
6095
6096
6097
6098
6099
6100

CLAY
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
2046
2047
2048
2049
2050
2051
2052
2053
2054
2055
2056
2057
2058
2059
2060
2061
2062
2063
2064
2065
2066
2067
2068
2069
2070
2071
2072
2073
2074
2075
2076
2077
2078
2079
2080
2081
2082
2083
2084
2085
2086
2087
2088
2089
2090
2091
2092
2093
2094
2095
2096
2097
2098
2099
2100

JACKSON
6000
6001
6002
6003
6004
6005
6006
6007
6008
6009
6010
6011
6012
6013
6014
6015
6016
6017
6018
6019
6020
6021
6022
6023
6024
6025
6026
6027
6028
6029
6030
6031
6032
6033
6034
6035
6036
6037
6038
6039
6040
6041
6042
6043
6044
6045
6046
6047
6048
6049
6050
6051
6052
6053
6054
6055
6056
6057
6058
6059
6060
6061
6062
6063
6064
6065
6066
6067
6068
6069
6070
6071
6072
6073
6074
6075
6076
6077
6078
6079
6080
6081
6082
6083
6084
6085
6086
6087
6088
6089
6090
6091
6092
6093
6094
6095
6096
6097
6098
6099
6100

HARVEY
6000
6001
6002
6003
6004
6005
6006
6007
6008
6009
6010
6011
6012
6013
6014
6015
6016
6017
6018
6019
6020
6021
6022
6023
6024
6025
6026
6027
6028
6029
6030
6031
6032
6033
6034
6035
6036
6037
6038
6039
6040
6041
6042
6043
6044
6045
6046
6047
6048
6049
6050
6051
6052
6053
6054
6055
6056
6057
6058
6059
6060
6061
6062
6063
6064
6065
6066
6067
6068
6069
6070
6071
6072
6073
6074
6075
6076
6077
6078
6079
6080
6081
6082
6083
6084
6085
6086
6087
6088
6089
6090
6091
6092
6093
6094
6095
6096
6097
6098
6099
6100

ARLINGTON
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600

LUMBER YARD
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600

COTTAGE PK. AV.
4729
4730
4731
4732
4733
4734
4735
4736
4737
4738
4739
4740
4741
4742
4743
4744
4745
4746
4747
4748
4749
4750
4751
4752
4753
4754
4755
4756
4757
4758
4759
4760
4761
4762
4763
4764
4765
4766
4767
4768
4769
4770
4771
4772
4773
4774
4775
4776
4777
4778
4779
4780
4781
4782
4783
4784
4785
4786
4787
4788
4789
4790
4791
4792
4793
4794
4795
4796
4797
4798
4799
4800

BROOKFORD
4530
4531
4532
4533
4534
4535
4536
4537
4538
4539
4540
4541
4542
4543
4544
4545
4546
4547
4548
4549
4550
4551
4552
4553
4554
4555
4556
4557
4558
4559
4560
4561
4562
4563
4564
4565
4566
4567
4568
4569
4570
4571
4572
4573
4574
4575
4576
4577
4578
4579
4580
4581
4582
4583
4584
4585
4586
4587
4588
4589
4590
4591
4592
4593
4594
4595
4596
4597
4598
4599
4600

PLANNING MILL
4376
4377
4378
4379
4380
4381
4382
4383
4384
4385
4386
4387
4388
4389
4390
4391
4392
4393
4394
4395
4396
4397
4398
4399
4400
4401
4402
4403
4404
4405
4406
4407
4408
4409
4410
4411
4412
4413
4414
4415
4416
4417
4418
4419
4420
4421
4422
4423
4424
4425
4426
4427
4428
4429
4430
4431
4432
4433
4434
4435
4436
4437
4438
4439
4440
4441
4442
4443
4444
4445
4446
4447
4448
4449
4450
4451
4452
4453
4454
4455
4456
4457
4458
4459
4460
4461
4462
4463
4464
4465
4466
4467
4468
4469
4470
4471
4472
4473
4474
4475
4476
4477
4478
4479
4480
4481
4482
4483
4484
4485
4486
4487
4488
4489
4490
4491
4492
4493
4494
4495
4496
4497
4498
4499
4500

AVE.
4200
4201
4202
4203
4204
4205
4206
4207
4208
4209
4210
4211
4212
4213
4214
4215
4216
4217
4218
4219
4220
4221
4222
4223
4224
4225
4226
4227
4228
4229
4230
4231
4232
4233
4234
4235
4236
4237
4238
4239
4240
4241
4242
4243
4244
4245
4246
4247
4248
4249
4250
4251
4252
4253
4254
4255
4256
4257
4258
4259
4260
4261
4262
4263
4264
4265
4266
4267
4268
4269
4270
4271
4272
4273
4274
4275
4276
4277
4278
4279
4280
4281
4282
4283
4284
4285
4286
4287
4288
4289
4290
4291
4292
4293
4294
4295
4296
4297
4298
4299
4300

AVE.
4100
4101
4102
4103
4104
4105
4106
4107
4108
4109
4110
4111
4112
4113
4114
4115
4116
4117
4118
4119
4120
4121
4122
4123
4124
4125
4126
4127
4128
4129
4130
4131
4132
4133
4134
4135
4136
4137
4138
4139
4140
4141
4142
4143
4144
4145
4146
4147
4148
4149
4150
4151
4152
4153
4154
4155
4156
4157
4158
4159
4160
4161
4162
4163
4164
4165
4166
4167
4168
4169
4170
4171
4172
4173
4174
4175
4176
4177
4178
4179
4180
4181
4182
4183
4184
4185
4186
4187
4188
4189
4190
4191
4192
4193
4194
4195
4196
4197
4198
4199
4200

AVE.
4000
4001
4002
4003
4004
4005
4006
4007
4008
4009
4010
4011
4012
4013
4014
4015
4016
4017
4018
4019
4020
4021
4022
4023
4024
4025
4026
4027
4028
4029
4030
4031
4032
4033
4034
4035
4036
4037
4038
4039
4040
4041
4042
4043
4044
4045
4046
4047
4048
4049
4050
4051
4052
4053
4054
4055
4056
4057
4058
4059
4060
4061
4062
4063
4064
4065
4066
4067
4068
4069
4070
4071
4072
4073
4074
4075
4076
4077
4078
4079
4080
4081
4082
4083
4084
4085
4086
4087
4088
4089
4090
4091
4092
4093
4094
4095
4096
4097
4098
4099
4100

AVE.
3900
3901
3902
3903
3904
3905
3906
3907
3908
3909
3910
3911
3912
3913
3914
3915
3916
3917
3918
3919
3920
3921
3922
3923
3924
3925
3926
3927
3928
3929
3930
3931
3932
3933
3934
3935
3936
3937
3938
3939
3940
3941
3942
3943
3944
3945
3946
3947
3948
3949
3950
3951
3952
3953
3954
3955
3956
3957
3958
3959
3960
3961
3962
3963
3964
3965
3966
3967
3968
3969
3970
3971
3972
3973
3974
3975
3976
3977
3978
3979
3980
3981
3982
3983
3984
3985
3986
3987
3988
3989
3990
3991
3992
3993
3994
3995
3996
3997
3998
3999
4000

AVE.
3800
3801
3802
3803
3804
3805
3806
3807
3808
3809
3810
3811
3812
3813
3814
3815
3816
3817
3818
3819
3820
3821
3822
3823
3824
3825
3826
3827
3828
3829
3830
3831
3832
3833
3834
3835
3836
3837
3838
3839
3840
3841
3842
3843
3844
3845
3846
3847
3848
3849
3850
3851
3852
3853
3854
3855
3856
3857
3858
3859
3860
3861
3862
3863
3864
3865
3866
3867
3868
3869
3870
3871
3872
3873
3874
3875
3876
3877
3878
3879
3880
3881
3882
3883
3884
3885
3886
3887
3888
3889
3890
3891
3892
3893
3894
3895
3896
3897
3898
3899
3900

Past Public Policy Decisions

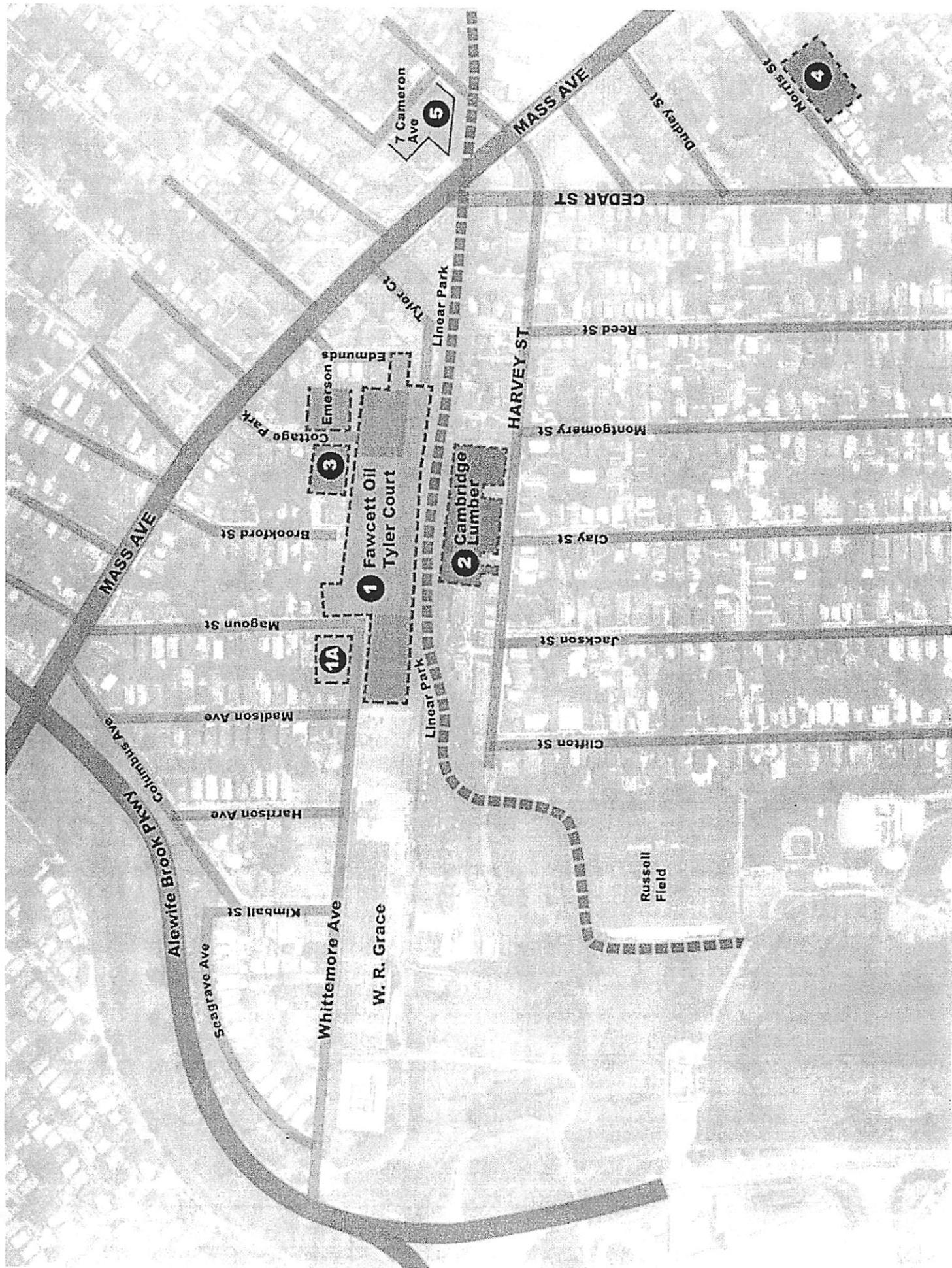
- Federal, State, City decisions for park
 - Could well have been a street
 - easily could have had cross streets
 - City decision in 1970 for Fawcett access
 - Tyler Court, Whittemore, railroad right-of-way
- Streets never improved for access
 - Instead old maps show reduction!
 - Variance at Tyler & Mass Ave
- Planning Board & CDD proposed .5 FAR
 - same as Bishop Petition
 - State Law MGL 40A requires uniformity

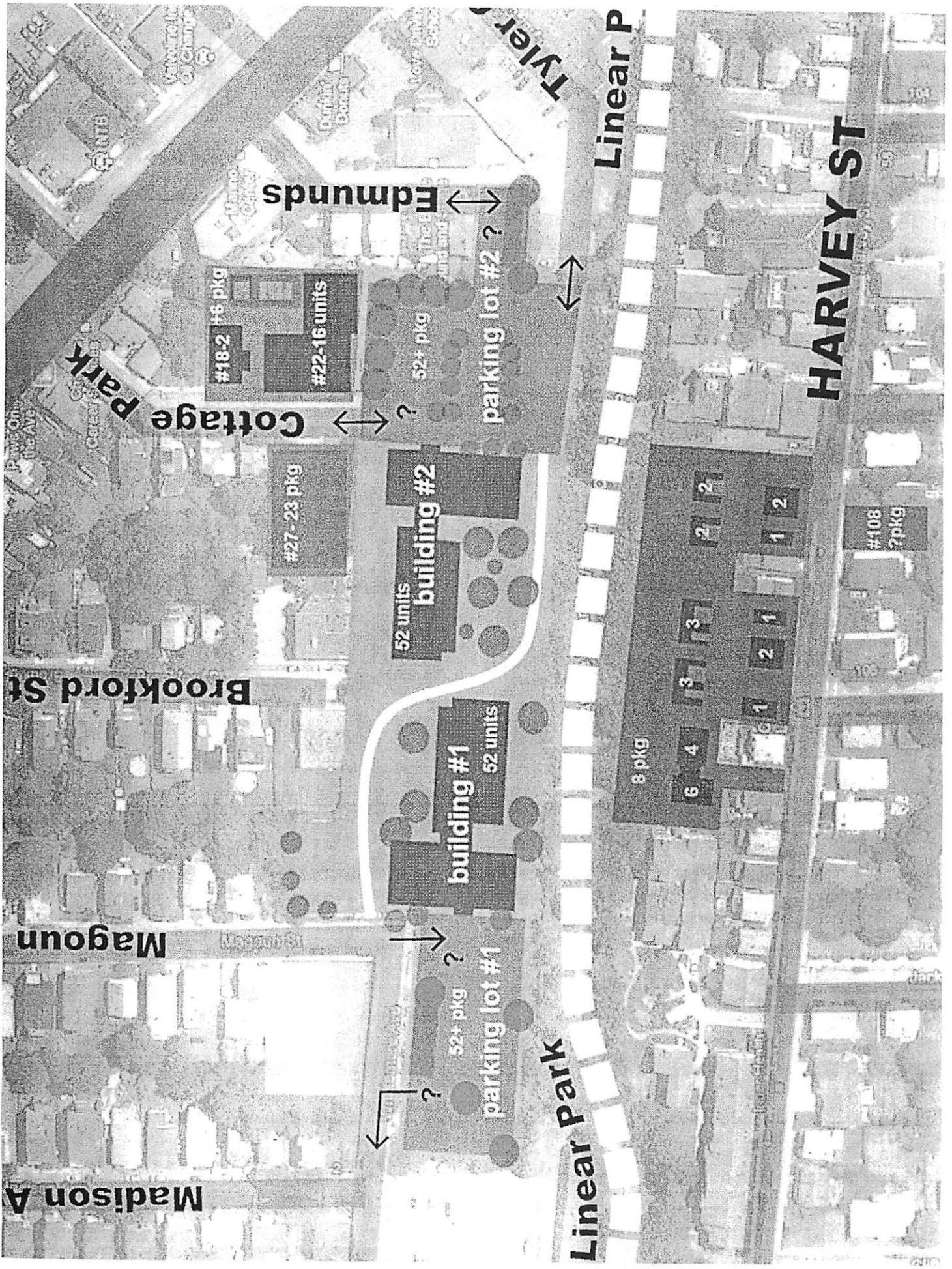
Alternatives to Bishop

- Widen an access street
 - Binney Street was widened in recent times
 - Edmunds inexpensive
 - only four houses
 - BUT dog leg still iffy
 - tear down house at Cottage Park & Mass Ave
- Improve Tyler Court
 - add traffic light
 - “prune” 2456 Mass Ave
 - prohibit 2464 parking at Mass Ave
 - make Mass Ave a “real” intersection

Actual Alternatives

- Lawsuits: horrible damage to community
 - Fawcett sued the City of Cambridge
 - Neighborhood joined with the City against Fawcett
 - folks still passing out copies of the decision
 - Cornerstone Co-housing
 - Settled with Industrial A-1 carve-out
 - “The Sliver House”
 - Marino Restaurant spot zoning
 - etc. etc. etc.
- all before my time!





Madison Ave

Magoun

Brookford St

Cottage Park

Linear P

HARVEY ST

Edmunds

#18-2 +6 pkg

#22-16 units

52+ pkg

parking lot #2 ?

#27-23 pkg

52 units building #2

building #1

52 units

52+ pkg ?

parking lot #1

8 pkg

6

4

3

3

2

2

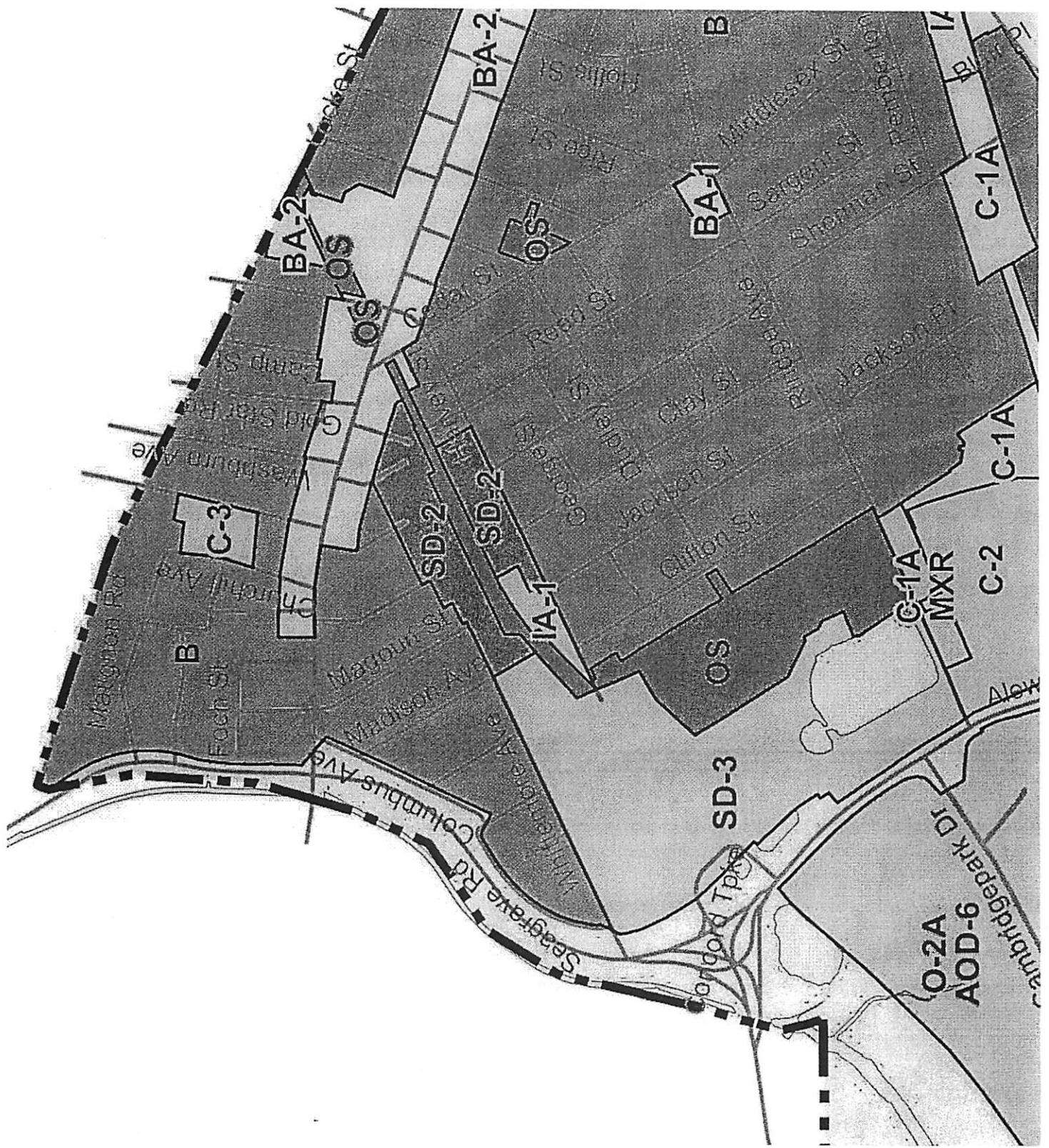
1

2

1

2

#108 ? pkg



Lisa Gould
102 Harvey Street
Cambridge, MA 02140

September 7, 2011
Via email: council@cambridgema.gov

Dear City Councilors:

I am writing as a resident of 102 Harvey Street in North Cambridge to request that you support and pass the Bishop Petition to amend the Special District 2 of the Cambridge Zoning Ordinance in order to protect the Linear Park and our neighborhood.

The Special District 2 was intended to encourage the transition from industrial to residential uses however with the current allowable bonuses and the amount of permitted housing is out of scale with the surrounding neighborhood and in effect threatens neighborhood stability and safety.

There are several principles which drive the rezoning of the Special District 2:

- Enhancing the stability of the neighborhood
- Maintaining the economic and cultural diversity of the neighborhood
- Minimizing the traffic impact on the neighborhood
- Protection of the Linear Park

Supporting Affordability AND Stability in the Neighborhood

Housing can reinforce stability through the inclusion of 3-4 bedroom units as families tend to move in and stay longer, becoming involved and engaged in neighborhoods. The fabric of the neighborhood is enriched because, as studies indicate, families tend to care proportionately more about schools, parks, safety, and certain quality of life issues.

The inclusion of multi-family units allowed in Special District 2 (SD-2) along with affordable housing support prospective projects with a diverse range of family sizes and income levels. This diversity is an ideal for many in Cambridge. In SD-2, the introduction of 104 rental units which are now proposed for the Fawcett Oil Co. property along the Linear Park would serve to undermine the longevity and possibly the stability of the neighborhood since that many rental units would not reinforce the quality of life issues so crucial to a neighborhood. The Bishop Petition will adjust the FAR with affordable units to .65 that is compatible with the neighborhood. The rate of affordable units should instead be calculated to create a density that matches that of the surrounding neighborhood.

Encouraging Conversion of Commercial Uses: Why pass another petition so soon following the last petition?

By 1998 the businesses surrounding the Park included: a home heating oil, printing co., commercial greenhouse, lumberyard and other light industrial businesses. The Community Development Department deemed that it was necessary to revise aspects of the Frankleton Petition initiated by neighbors to downzone the area on both sides of the Linear Park in order to encourage the current owners of businesses to sell or convert their property to residences. To provide incentive, the petition which finally passed February 14, 2000 allowed for a higher FAR and allowing multi-family houses more dense than our surrounding Residential B area.

Fast forward to 2011 with its volatile real estate market, it is apparent that housing and not commercial uses, is clearly the highest and best use with its support of the fabric of the neighborhood.

All of the proposals for 167 or so units that are currently proposed on the Whittemore Avenue side of the Park are for residential uses. The impact of these projects is to threaten to overwhelm the neighborhood and greatly affect the Linear Park and neighbors living on Whittemore Ave., Cottage Park Ave., Edmunds Street, Magoun St, Brookford St, Tyler Court, etc. These densely built streets have very little parking to date. As proposed these projects would only exacerbate the parking situation and create concerns for safety of residents as cars travel along narrow streets seeking parking that doesn't exist thereby impacting the well being of the neighborhood. If there were commercial uses proposed for projects in SD-2 there could be even more traffic added to the streets.

Traffic Impact and Neighborhood Stability

If existing buildings in the Special District 2 zone were to convert to office or commercial use, the amount of traffic and cars on our streets would likely greatly increase. If you can fit 4 cubicles into a room instead of a bedroom, and get a higher rent then what is to say that this will not increase the numbers of cars and general traffic to the commercial sites?

Although it was the contention of some that zoning for a higher density than Res B would be needed to encourage a transition to housing, on September 6, the Cambridge Planning Board granted a permit for the Cambridge Lumberyard project to convert the lumberyard to 20 units of housing including 2 affordable units. Most of the units are 3 bedroom units which serves to bolster families moving into the area thereby strengthening the neighborhood.

Impact of the Bishop Petition

The key is that the Cambridge Lumberyard project which recently received its permit would have been able to build 40 units under the current maximum allowable number of units in SD-2 with the inclusionary bonus. The Cambridge Lumberyard converted to 20 units of housing

including 2 affordable units instead, **without** any incentive to build more units and would have complied with nearly all (except height) aspects of the Bishop Petition.

At the Cambridge Lumberyard project Planning Board meeting for the last existing industrial use on the South side of the Linear Park, the current owner of the lumberyard and the developer were able to create a project which clearly reflects the character of single and duplex houses in North Cambridge. It is more compatible with the form and density of the surrounding neighborhood. Details of the buildings, the scale of the buildings look like the Residential B neighbors blend in, and this is the intent of the Planning Board, the Community Development Department staff which worked together with neighbors and the development team to develop a project in keeping with the spirit of the Ordinance for Special District 2.

What will protect the Linear Park?

The Linear Path will be a link in the Bike Path one day to connect Cambridge with a path that starts to the south of Boston and extends through points west and north. The Linear Path is not just a North Cambridge park but is a reflection of Cambridge to many non-residents.

The height and size of a building along the Linear Park influences one's perception and thus enjoyment of the Park. The current height of 40' is too tall as it tops the tree line in most cases. A canyon wall of 40' buildings along the park will serve to decrease the enjoyment and appreciation of the park.

As I review the proposals for multi-family developments on both sides of the Linear Park, I believe that the density allowed now with the Special Dist 2 zoning makes it possible to build huge developments which threaten to overwhelm us and the greatly impact the Linear Park.

The principles which drive the rezoning of the Special District 2 including stability of the neighborhood, maintaining the economic diversity of the neighborhood, minimizing the traffic impact on the neighborhood will all serve to protect the Linear Park and enhance all of Cambridge. We urge your review and passage of the Bishop Petition in consideration of these principles to protect both the Linear Park and neighborhood.

Sincerely,

Lisa Gould

D-1

Robert Fawcett, Jr.

September 7, 2011

Cambridge City Council
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts, 02139

Re: Bishop Petition

Dear Mayor Maher and Members of the City Council:

I am writing to express my strong opposition to the Bishop Petition which would downzone Special District 2 and threaten the viability of the residential project that my family has been working on for several years.

My family has operated its heating oil business on Tyler Court in North Cambridge since 1970, but my family's service to the Cambridge community goes back more than 117 years when Robert Fawcett & Sons was founded as a hay and grain business by my great, great grandfather. For 75 years our business was located on Portland Street until that property was taken by the City of Cambridge for housing in 1970. We relocated the business to Tyler Court because staying in Cambridge and servicing our customers was important to us.

In 1999, a zoning petition was filed that rezoned our property from Industry A-1 to Special District 2. We recognized that the motivation behind that effort was to encourage the establishment of residential uses and the replacement of industrial uses. Rather than simply object to the zoning change and attempt to block it, we worked cooperatively with city planners, business owners in the area, nearby residents, and the City Council on the creation of Special District 2. On the night that the petition was adopted unanimously by the City Council, many Councilors praised the process as a model of how rezoning can occur in a non adversarial manner.

After that process was completed in 2000, we began the process of searching for yet another home for our family business and exploring joint development alternatives for a potential residential project. As you might imagine, finding a new home for an environmentally unpopular oil company is not a simple task. In 2005 when our abutter, Ed Norberg, informed us that he intended to sell the property where he conducted his nursery and greenhouses, we decided to purchase it in anticipation of making it a part of our future residential project. After several years of planning and preparation, last year my family entered into an agreement with Nordblom Company, a respected residential developer, to partner with us in creating a viable residential community. To lead our design team, we selected Mark Boyes-Watson, a local architect with a proven track record in Cambridge. The team at Boyes-Watson has a reputation for bringing

D-2

varying interests together to create aesthetically pleasing projects that are economically viable and improve their surrounding communities.

In January of this year, even before our design efforts had begun in earnest, our team met with a group of neighbors at a meeting organized by the North Cambridge Stabilization Committee. No formal plans of buildings had been developed yet, but we did talk about the historical context of the site and larger "connectivity" issues. We also heard objections related to the idea of creating a cut-through between Mass Ave. and Whittemore Ave., traffic, parking, safety, and building design.

I continued to stay in touch with neighbors for the next six months and in July of this year our team made a presentation to a well attended meeting of the North Cambridge Stabilization Committee where we showed plans for a two building project containing 104 dwelling units, sited in a park like setting with a pedestrian link between the Whittemore Avenue neighborhood and the Cottage Park neighborhood. We left this meeting with a lot of feedback and a commitment to explore what other measures could be implemented to reduce the potential parking and traffic impacts that might result from our proposed development.

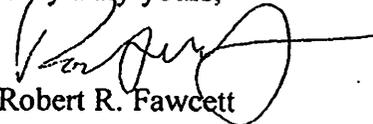
A few weeks after that meeting, without any notice or communication to me or my family, the Bishop petition was filed by some of the very same people who had been lecturing me for nearly a year about the importance of maintaining a dialogue with our neighbors. The Bishop petition, if adopted, would reduce our project by more than 30 units and will destroy its financial viability. Moreover, after years of effort to design a project that complied with the new zoning rules created in Special District 2, we are now faced with an attempt to change these rules just as we are about to file our Special Permit application. That is simply unfair.

I look forward to sharing the details of our residential project with all of you as the hearing process on the Bishop petition gets underway. The conversion of this long time industrial site to a vibrant residential community surrounded by open space and enhanced connections to the Linear Park is just what was envisioned by the City Council when Special District 2 was created in 2000. I urge you to allow that vision to be given a full opportunity to be explored and reviewed by the Planning Board through the upcoming public approvals process.

Adopting the Bishop petition at this time would send a terrible message to a property owner that has spent several years and hundreds of thousands of dollars in designing a project that reflects the spirit and intent of Special District 2.

Thank you for your consideration of this important matter.

Very truly yours,



Robert R. Fawcett