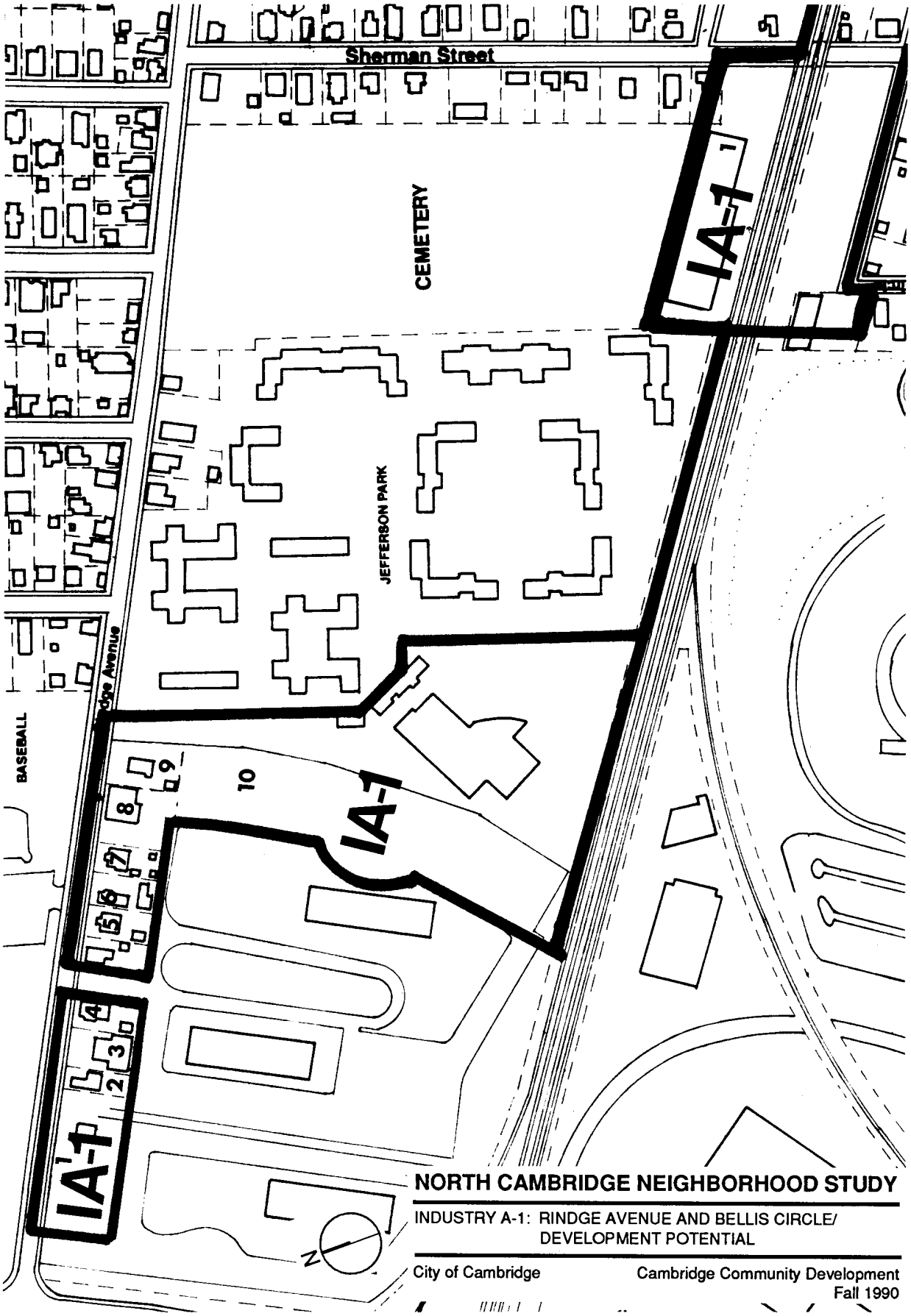
APPENDIX II

LAND USE AND ZONING

- Development Potential: Industry A-1 and Industry C Zoning Districts
- Maps

North Cambridge Development Potential, 1988
Industry A-1 Zoning District:Linear Park

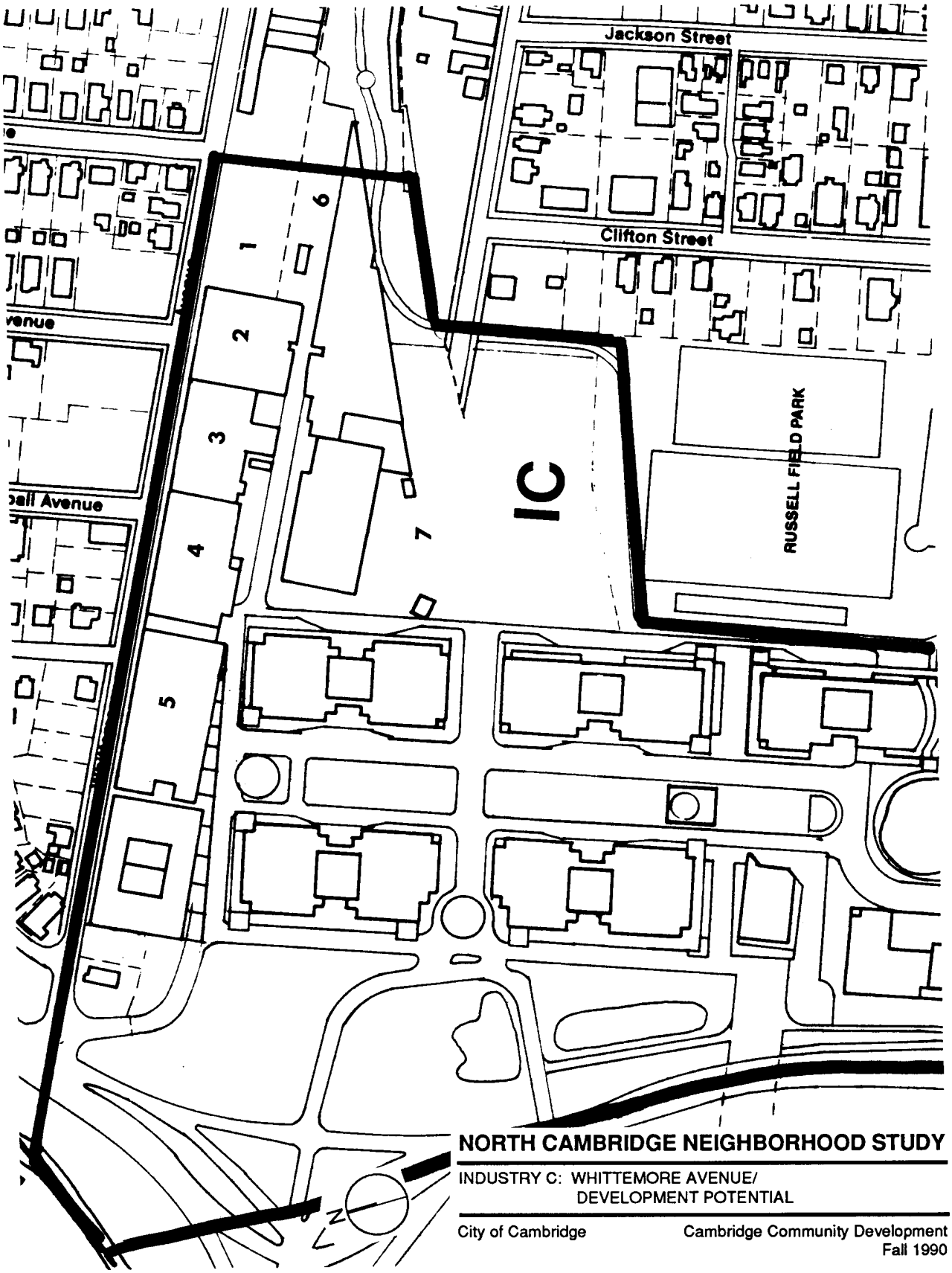
Parcel	Use	Total Parcel Area (Sq. Ft.)	Existing Built Sq. Ft.	Max Buildable Sq. Ft.	% FAR Built	Pot New Sq. Ft.	Max D.U.
1	I[1]	6,967	7,600	8,709	.87	1,109	5
2	R[2]	2,660	3,000	3,325	.90	325	2
3	R	2,660	3,000	3,325	.90	325	2
4	R	2,660	3,000	3,325	.90	325	2
5	R	2,660	3,000	3,325	.90	325	2
6	I	103,246	6,000	129,058	.05	23,058	86
7	I	15,959	37,800	19,949	1.89	-0-	13
8	I	10,123	7,200	12,654	.57	5,454	8
9	I	8,922	20,000	11,153	1.79	-0-	7
10	I	32,369	20,800	40,461	.51	19,661	27
11	R	2,583	1,400	3,229	.43	1,829	2
12	R	2,387	1,400	2,984	.47	1,584	1
13	R	2,276	1,400	2,845	.49	1,445	1
14	R	1,650	1,500	2,063	.73	563	1
15	R	1,798	2,000	2,248	.89	248	1
16	R	12,375	21,620	15,469	1.40	-0-	10
17	R	5,253	5,100	6,566	.78	1,466	4
18	R	3,570	3,000	4,463	.67	1,463	2
19	C[3]	7,176	11,340	8,970	1.26	-0-	5
20	I	8,514	14,400	10,642	1.35	-0-	7
21	I	51,033	1,800	63,791	.03	61,991	42
22	R	3,183	2,000	3,979	.50	1,979	2
23	R	2,003	1,272	2,504	.51	1,232	1
24	R	3,066	1,440	3,833	.38	2,393	2
25	R	2,263	1,020	2,829	.36	1,809	1
26	R	1,916	1,200	2,395	.50	1,195	1
27	R	1,950	1,200	2,438	.49	1,238	1
28	R	1,974	1,200	2,468	.49	1,268	1
29	R	1,956	1,200	2,445	.49	1,245	1
30	I	34,464	24,520	43,080	.57	18,560	28



NORTH CAMBRIDGE NEIGHBORHOOD STUDY

INDUSTRY A-1: RINDGE AVENUE AND BELLIS CIRCLE/ DEVELOPMENT POTENTIAL

City of Cambridge — Cambridge Community Development, Fall 1990

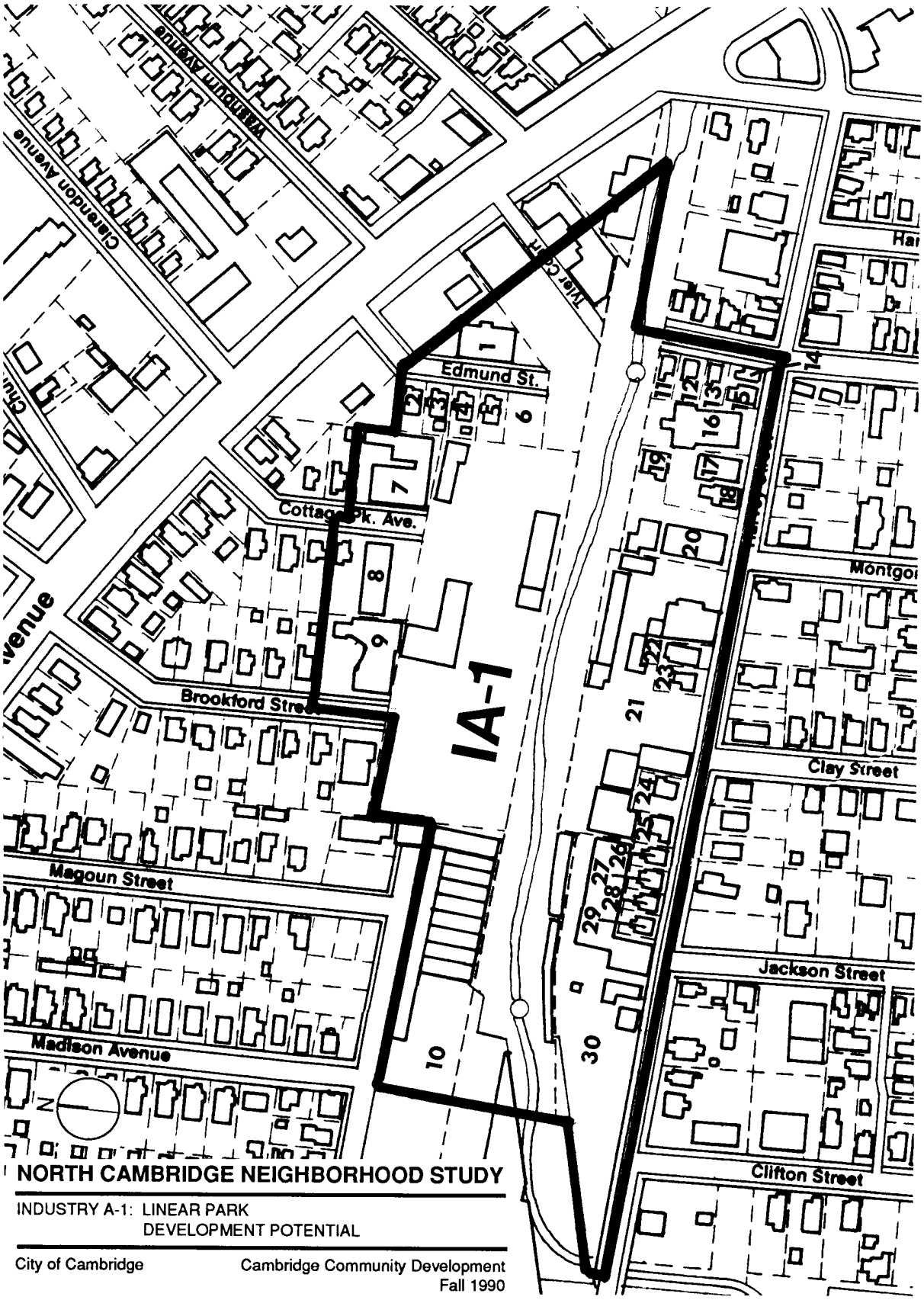


NORTH CAMBRIDGE NEIGHBORHOOD STUDY

INDUSTRY C: WHITTEMORE AVENUE/
DEVELOPMENT POTENTIAL

City of Cambridge

Cambridge Community Development
Fall 1990



NORTH CAMBRIDGE NEIGHBORHOOD STUDY

INDUSTRY A-1: LINEAR PARK
DEVELOPMENT POTENTIAL

City of Cambridge

Cambridge Community Development
Fall 1990

Industry A-1 Zoning District:Bellis Circle

Parcel	Use	Total Parcel Area (Sq. Ft.)	Existing Built Sq. Ft.	Max Buildable Sq. Ft.	% FAR Built	Pot New Sq. Ft.	Max D.U.
1	I	46,231	27,920	57,789	.48	29,869	38

Industry A-1 Zoning District:Rindge Avenue

Parcel	Use	Total Parcel Area (Sq. Ft.)	Existing Built Sq. Ft.	Max Buildable Sq. Ft.	% FAR Built	Pot New Sq. Ft.	Max D.U.
1	C	11,500	2,300	14,375	.16	12,075	38
2	R	3,342	1,952	4,178	.47	2,226	2
3	C	4,218	2,640	5,273	.50	2,633	3
4	R	4,498	800	5,623	.14	4,823	3
5	R	9,913	900	12,391	.07	11,491	8
6	R	4,803	2,360	6,004	.39	3,644	4
7	I	4,825	1,900	6,031	.32	4,131	4
8	I	9,700	5,600	12,125	.46	6,525	8
9	R	8,058	900	10,072	.09	9,173	6
10	I	152,207	25,800	190,259	.14	164,459	126

Industry C Zoning District:Whittemore Avenue

Parcel	Use	Total Parcel Area (Sq. Ft.)	Existing Built Sq. Ft.	Max Buildable Sq. Ft.	% FAR Built	Pot New Sq. Ft.	Max D.U.
1	I	24,000	0	48,000	0	48,000	80
2	I	16,000	33,600	32,000	1.05	0	53
3,4,5	I	56,590	102,000	113,180	.90	11,180	377
6	I	15,765		31,530		31,530	
7	I	84,000		84,000		168,000	

(1) I - Industry

(2) R - Residential

(3) C - Commercial