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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.

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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 	Address Julia Bishop 9 Cottage Pk Ave, Cambridge
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02143

[illegible]

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
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Rebecca Kogler	Rebecca Kogler ✓ 120 Montgomery St. Cambridge, MA 02140
Susan Bueti	Susan Bueti ✓ 127 Montgomery St Cambridge, MA 02140

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9384

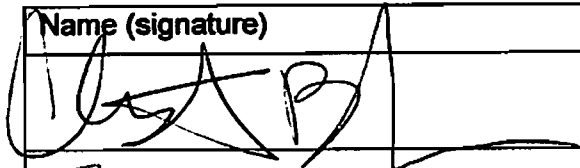
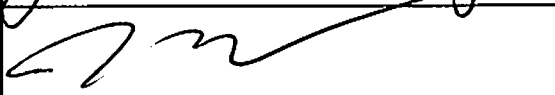
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Tim Crane	TIM CRANE X 19 Brookford Street
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Martin O. Hughes	MARTIN O. HUGHES ✓ 35 Brookford
Lisa C Lambert	LISA C LAMBERT X 30 BROOKFORD ST.
Tatiana Sloane	TATIANA SLOANE ✓ 26 BROOKFORD ST.
David A. Sloane	DAVID A. SLOANE ✓ 26 Brookford St.
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Charles P. B. A.	36 Brookford St Cambridge MA 02140
Dianne Cabral	22 BROOKFORD ST. DIANNE CABRAL

Name (signature)	Address (and PRINT name)
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MACE DOINE MONTLOUIS	15 MAGOUN ST. MACE DOINE
Peter Cho	23 Magoun St Peter J. Cho
Rob Kelly	19 MAGOUN ST ROBERT KELLEY
Carol Kelly	Carol Kelly
Mark Warren	MARK WARREN 33 MAGOUN ST
Donald Warren	33 MAGOUN ST DONALD WARREN
Morgan Carey	43 Magoun St MOREAN CAREY Cambr. Jc, MA
Rita Carey	Rita Carey 41 Magoun St Camb.
Donald Carey	Donald Carey 41 Magoun St Camb.
Paul Green	45 Magoun St. Camb
Paul Dobler	45 Magoun St Camb
Paul Dobler	47 MAGOUN ST. CAMB
George Diep	53 MAGOUN ST
Deonne Dacristi Riggs	53 Magoun St
Jon & Betty Toley	53 Magoun St # 2

(Answer to the question)

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Name (signature)	Address (and PRINT name)
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Harold Helms, Jr	57 Magoun St
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Britt McCarty	57 Magoun St.
Jenna Sawyer	57 Magoun St
Todd Morris	57 Magoun St
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Gloria Gibson	56 Magoun St.
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James P. Robertson	45 MAGOUN ST JAMES ROBERTSON