EAST CAMBRIDGE
NEIGHBORHOOD STUDY

A joint report of the East Cambridge Neighborhood Study Committee and the Cambridge Community Development Department.

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INTRODUCTION

Introduction

In the wake of the successful revitalization of the East Cambridge Riverfront, a new set of issues has recently emerged in East Cambridge. For many residents, the key to protecting and enhancing the quality of life in East Cambridge involves: improving city government's responsiveness to neighborhood concerns; limiting future commercial development; vigorously managing development impacts, such as increased traffic congestion and greater competition for scarce parking; and ensuring that future private and public investment leads to more affordable housing for low and moderate income residents.

The *East Cambridge Riverfront Plan*, which was written ten years ago, led to many important accomplishments: creation of a 13-acre open space system; preservation of historical buildings, such as the Bulfinch Courthouse and the Davenport Building; development of a vital mixed use district with retail, office and housing uses; and initiation of the East Cambridge Stabilization Committee on which residents work together to upgrade the neighborhood and prevent displacement of low-income residents with the aid of a $250,000 annual city fund.

But the success of this ten-year revitalization effort, as well as rapid economic growth throughout the city and the region, raises new questions: Who has recently moved to East Cambridge and what affect will this have on existing residents? How can we ensure that future development is compatible with the residential neighborhood? How can we retain and expand the supply of affordable housing for low-income residents? How can we minimize future traffic and parking problems? How can we assist small businesses so they can stay in the neighborhood? The East Cambridge Neighborhood Study is the first step in forming a neighborhood consensus around these issues and in advancing workable solutions to them.

Purpose of the Study

In response to growing public concern over the degree of change occurring in East Cambridge, a neighborhood committee and the Community Development Department worked together to study the most pressing concerns in East Cambridge.

The purposes of the East Cambridge Neighborhood Study are to:

(1) Examine the current demographics of East Cambridge — such as: population, income, education and employment — and how they have changed over time.

(2) Assess the physical changes that have occurred in East Cambridge and identify priority land use and zoning concerns.

(3) Formulate an action plan which will serve as a general guide and a joint city and neighborhood workplan for future growth and improvements.

To accomplish this, staff from the Community Development Department worked with a newly formed East Cambridge Neighborhood Study Committee, an 11-member group including representatives from the East Cambridge Planning Team, Stabilization Committee, business community, neighborhood council, clergy and other concerned residents. The committee met from March to June 1988 to discuss key neighborhood issues: population changes, land use and zoning, Cambridge Street business district, traffic and parking, housing, and parks and open space.

During these meetings, the committee reviewed new information, discussed the results of a recent demographic and community opinion survey, invited in guests who had a particular expertise, and strived for consensus around neighborhood concerns and recommendations for each topic.

Methodology

The Community Development Department and the East Cambridge Neighborhood Study Committee used an array of research methods in compiling information for this report. This information has been the basis for the recommendations that conclude each topic area. The most significant include:

(1) Analysis of U.S. Census data from 1960 to 1980.

(2) A comprehensive land use inventory and in-depth analysis of over 100 non-residential sites.

(3) Analysis of the zoning in East Cambridge, including allowable potential development in each zoning area.

(4) Extensive research on housing characteristics and sales trends from 1960 to 1986.

(5) A 1988 demographic and community opinion survey. From March 19-30, 1988, Bell Associates conducted a random telephone survey of 362 East Cambridge residents. The survey results, presented throughout the report, are estimated to be acccurate within plus or minus five percent.

(6) A 1988 mail survey of participants of the East Cambridge Stabilization Committee and Planning Team to gauge opinion on quality of life, community spirit and specific topics addressed in this report. Questionnaires were mailed to 65 people and 35 responded. Results of this survey are also presented throughout this report.

Community Participation Process and Outreach Methods

Neighborhood groups and the Community Development Department have worked together to create an open and inclusionary process for the neighborhood study. The study has undergone extensive community discussion and review, including:

(1) Formation of a diverse Neighborhood Study Committee comprised of representatives from the Planning Team, Stabilization Committee, business community, neighborhood council, clergy and other concerned residents. Residents volunteered for the committee at a widely publicized Planning Team meeting in February 1988. With the approval of meeting participants, other representatives were asked to participate on the study committee to achieve even broader representation.

(2) The Neighborhood Study Committee held twelve meetings on selected topic areas from March to June 1988. Representatives from city agencies (Traffic Department, Revaluation, Community Development), Just-A-Start, Cambridge Street Business Association, Planning Team, Stabilization Committee and other groups served as resource people for the committee.

(3) The Committee and Community Development Department staff provided periodic updates to members of the Planning Team and Stabilization Committee throughout the study process.

(4) The draft summary of the Committee's report appeared in the East Cambridge News prior to the neighborhood-wide public meetings. The East Cambridge News is distributed door-to-door to every East Cambridge household.

(5) Neighborhood-wide meetings, attended by approximately 100 people at each session, were held to provide an opportunity for residents to comment and suggest changes on the Committee's draft report. The Study Committeee incorporated several substantive changes to this report as a result of these meetings.

Study Area

Located in the northeastern section of the city, East Cambridge is defined by its residents distinctly as the area "east of the railroad tracks" to the riverfront. Its bordering neighborhoods are

Wellington-Harrington, Kendall Square, and Area 4. (See map on the following page). East Cambridge is referred to on the city's maps as Neighborhood 1.

The 375-acre area is bounded by the Riverfront to the east, McGrath Highway to the north, the railroad tracks to the west and Broadway to the south. (See map on page 17). The study of Cambridge Street, includes a nine block area from First Street to the railroad tracks.

This report does not include data collection or analysis of North Point, the 75-acre area north of McGrath Highway. The Community Development Department is now completing a comprehensive rezoning and urban design plan for North Point.

Highlights of the Study Committee Concerns

(1) Without adequate controls, committee members fear East Cambridge will become overdeveloped in the near future, placing additional strains on city services, traffic, parking, and the overall quality of life. In particular, there is concern about the amount of potential development allowed in the industrial area and the Commonwealth Energy parking lot in the southern periphery of the residential neighborhood.

(2) East Cambridge residents are often not informed of proposed development projects early enough — especially those being built as-of-right — and, therefore, do not have an opportunity to communicate their comments and opinions to city officials and developers.

(3) The Committee is concerned about the potential change in the mix of residential and commericial uses on Cambridge Street and strongly believes in maintaining the diversity and character of Cambridge Street as a neighborhood commercial district.

(4) There is widespread agreement that many of the buildings and public areas on Cambridge Street are in need of renovation and that upgrading the business district will require strong cooperation and commitment among the businesses, residents and the City.

(5) Automobile and truck traffic — particularly on Gore Street, Cambridge Street and Third Street — as well as general traffic cutting through residential streets, pose a major problem for residents.

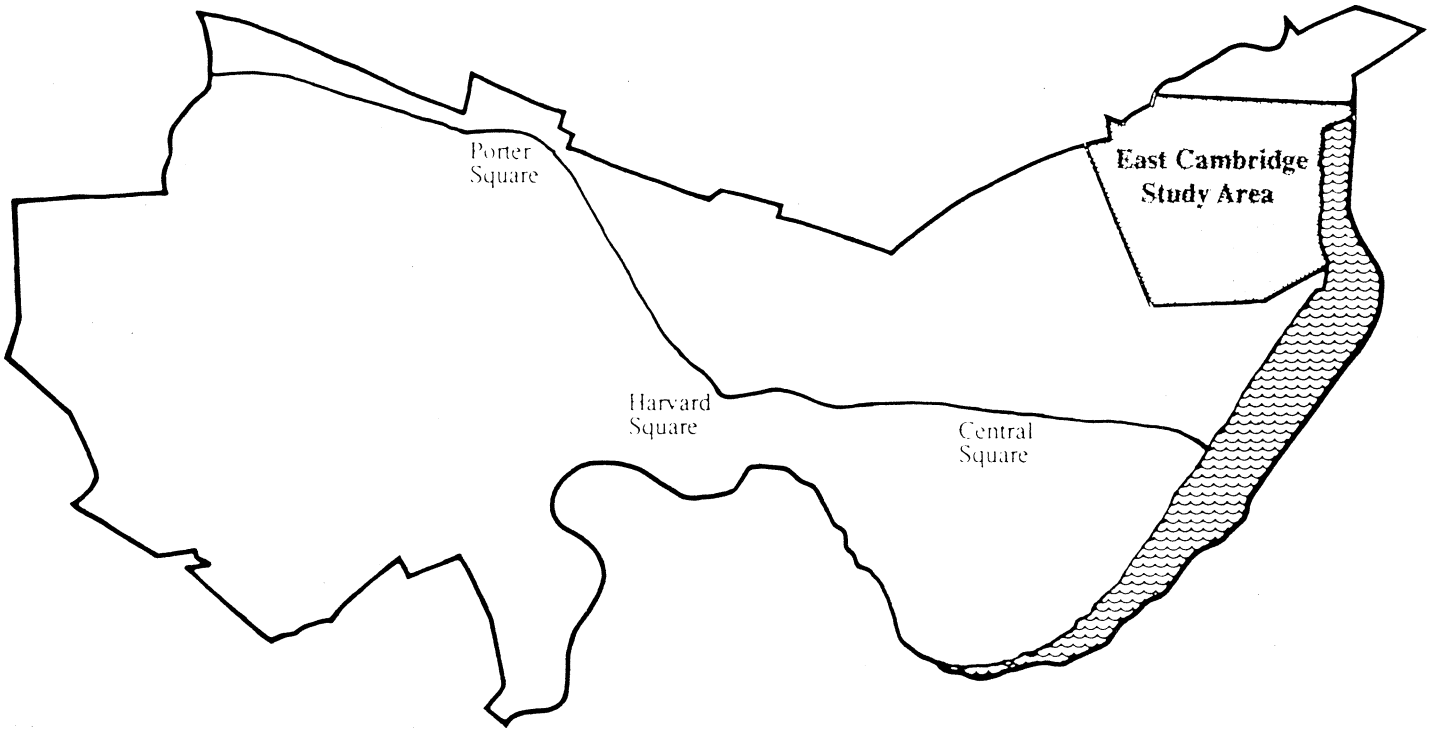
(6) The shortage of resident parking both in the residential district and on Cambridge Street is one of the Committee's top concerns. In addition, the misuse of visitor permits and illegally parked cars are a continual problem for residents, especially near the Courthouse and the Lechmere T-Station.

(7) Escalating housing prices are making it extremely difficult for long-time residents, especially low and moderate income residents, to remain in the neighborhood. The Committee believes there is a strong need for expanded ownership and rental housing opportunities in East Cambridge.

(8) The conversion of three-family homes into condominiums may accelerate over the next decade. The Committee believes further study is required to determine whether these conversions will reduce the number of affordable rental units or whether there is an opportunity to create affordable homeownership opportunities through such conversions.

(9) Committee members believe that rent control tends to be a disincentive for property owners to improve their buildings and that small property owners are not adequately informed about the rules and procedures of rent control.

(10) The Committee believes there is a lack of coordination in park planning and maintenance. As a result, park maintenance is not given enough priority and the City fails to take a comprehensive, preventative approach to managing the park system.

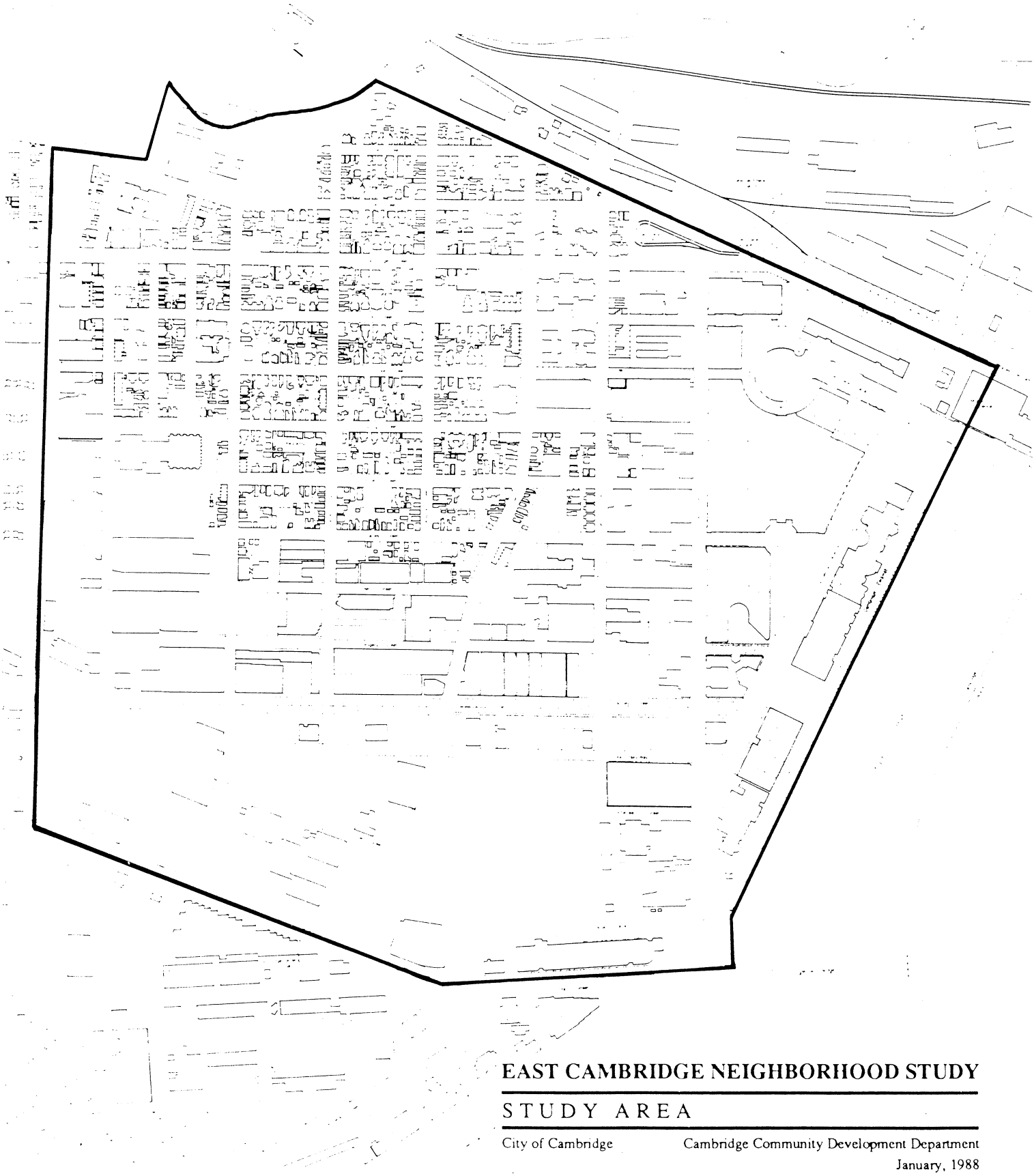


EAST CAMBRIDGE NEIGHBORHOOD STUDY

NEIGHBORHOOD LOCATION MAP

City of Cambridge — Cambridge Community Development Department

January, 1988



EAST CAMBRIDGE NEIGHBORHOOD STUDY

STUDY AREA

City of Cambridge

Cambridge Community Development Department

January, 1988

Highlights of the Recommendations

A principal feature of the Neighborhood Study is the series of recommendations in each topic area. The East Cambridge Neighborhood Study Committee and the Cambridge Community Development Department jointly support each of the 39 recommendations in this report. Some of the most significant recommendations are presented below:

(1) Undertake a rezoning study of most of the non-residential districts to further control larger-scale development and, where appropriate, promote mixed use projects that include a strong component of affordable housing. These areas include: First to Second Street; a large portion of the industrial area between Charles Street and Binney Street from Third Street to Fulkerson Street; and the Commonwealth Energy site south of Binney Street. As part of this process, the Community Development Department should work with a committeee of residents and property owners to prepare a permanent rezonning petition for the above priority areas. (See page 47).

(2) Promote a strong visual and pedestrian connection from the development areas on the periphery of the neighborhood to the East Cambridge residential district. These development areas should be seen as an integral part of the East Cambridge residential neighborhood. (See page 48).

(3) Establish a procedure by which the Inspectional Services Department and the Community Development Department notify abutters and relevant neighborhood groups in East Cambridge of proposed development projects filed with the city. (See page 48).

(4) Start a Cambridge Street business assistance program, such as the National Main Street Program, which would physically upgrade the business district and provide a broad range of services and assistance to small business owners on Cambridge Street. (See page 54).

(5) Undertake a study of the parking problems on Cambridge Street, which includes exploring options for providing more parking for residents who live on Cambridge Street. (See page 54).

(6) Work with a neighborhood committee to implement a one-way street system in East Cambridge to reduce traffic on residential streets.(See page 60).

(7) Establish strict traffic mitigation measures for all new development projects in East Cambridge, which would require developers to take significant steps to minimize traffic impacts in the neighborhood. (See page 60).

(8) Form a neighborhood committee to work with the Cambridge Redevelopment Authority and the Community Development Department on building low and moderate income housing on the Department of Transportaiton lands, pending the transfer of this land from the federal government. (See page 68).

(9) Study the conversion of three-family homes to condominiums to determine its effect on the supply of affordable housing and to determine if such conversions can be a potential resource for creating new affordable homeownership opportunities, including forms of limited equity ownership. (See page 68).

(10) Start a pilot program to involve residents in the maintenance and beautification of neighborhood parks. (See page 75).

Organization of the Report

The report begins with an overview of the demographic characteristics of East Cambridge. Next, it highlights resident opinions of key neighborhood concerns. In general, each subsequent section (land use and zoning, Cambridge Street, traffic and parking, housing and parks and open space) is organized in the following way:

(1) Presentation of the research results.

(2) Highlights of the 1988 neighborhood surveys, including a community opinion survey conducted by Bell Associates, and a survey of participants of the East Cambridge Stabilitzation Committee and Planning Team conducted by the Community Development Department.

(3) Outline of the Study Committee's key concerns.

(4) Joint recommendations of the East Cambridge Neighborhood Study Committee and the Community Development Department.

NEIGHBORHOOD PROFILE

Neighborhood Profile

East Cambridge is traditionally known as a stable, ethnically diverse, and closely-knit neighborhood. More than one-third of its residents have lived in the neighborhood for at least 21 years. However, underlying many issues in East Cambridge is the concern that the population and social fabric of the neighborhood is changing quickly as long-time, moderate income residents are being replaced by newcomers with higher incomes.

This chapter provides an overview of the key demographic changes that have taken place in East Cambridge from 1960 to the present — in terms of population, income, education and employment. This study uses two main sources of information:

(1) The United States Census Bureau data from 1960, 1970 and 1980.

(2) The East Cambridge Demographic Survey conducted by Bell Associates in May 1988.

While precise comparisons are made between 1960 and 1980, general trends are noted to highlight changes from 1980 to 1988. The 1988 survey is distinct from the U.S. Census data because:

- Its methodology included a sample size of 362 residents, whereas the U.S. Census sends a questionnaire to every household.
- It asked fewer demographic questions than the U.S. Census questionnaire.
- It only sampled households with telephones and those who were home during the calling period, resulting in less precise results.

Population

(1) From 1960 to 1980, East Cambridge lost 20% of its population (from 6,702 to 5,380) while the city's population declined by 12% during this same period. Total population figures are not available for 1988.

(2) East Cambridge's population decline from 1960 to 1980 occurred mostly among the age group of 0-19 years (a 45% decrease) and among the age group of 35-54 years (a 36% decrease). For the city as a whole, population decline also occurred among these age groups, but at a lesser rate (a 35% decline for the age group 35-54 years).

The East Cambridge population among people aged 55 and older, however, increased by 38% between 1960 and 1980. For the city, the population of this age group declined by 23% during this twenty-year period.

Between 1980 and 1988, survey results indicate that there has been an increase in the age groups of 20-34 years (from 26% to 37%) and 35-54 years (from 17% to 23%); a continuing decrease in the age group of 0-19 years (from 24% to 19%); and a decrease in the age group over 65 years (from 18% to 13%). The age breakdown for 1988 is:

0-4 years	6%
5-19 years	12%
20-34 years	37%
35-54 years	23%
55-64 years	9%
65 years and over	13%
	100%

(3) Similar to the city, the number of families in East Cambridge has declined significantly. Families comprised 85% of all East Cambridge households in 1960, but only 55% of all households in 1980. For the city, the percentage of families declined from 71% in 1960 to 46% in 1980.

A family is defined as two or more related persons and a household is defined as one or more related or unrelated persons.

The 1988 demographic survey shows a continuing drop in the number of families, representing 48% of all East Cambridge households. The household composition in 1988 is:

single-person household	37%
couple with children	24%
couple without children	17%
live with roommates	12%
single-parent household	7%
other	3%
	100%

(4) Both household and family size have declined over the last twenty years. In East Cambridge, household size decreased from an average of 3.2 persons per household in 1960 to 2.4 persons per household in 1980; family size declined during this same period from 3.6 persons per family to 3.2.

The 1988 demographic survey shows that the greatest percentage of people live in one-person households:

1-person households	36%
2-person households	27%
3-person households	18%
4-person households	11%
5-person households	6%
6-person households	1%
7+-person households	1%
	100%

Ancestry and Race

(1) In 1980, the largest groups with single ancestry in East Cambridge were Portuguese (22%), Italian (20%), and Irish (11%). The other sizeable ethnic group was Polish, which comprised 5% of the East Cambridge population in 1980.

Complete information on ethnicity is not available for 1988.

(2) In 1980, nearly 25% of the city's Italians and Portuguese lived in East Cambridge. Comparable figures for 1988 are not available.

(3) East Cambridge's population in 1980 included 96% whites and 2% blacks and Asians. In 1988, the demographic survey found that the black and Asian population in East Cambridge has grown to 5% (2% black and 3% Asian).

(4) The percentage of foreign-born people in East Cambridge increased from 20% in 1960 to 26% in 1980. However, according to the 1988 demographic survey, the percentage of foreign-born people has dropped to approximately 15%.

Income

(1) In 1980, East Cambridge had the lowest median household income of any neighborhood in the city ($10,187), but ranked sixth among the city's 13 neighborhoods in terms of median family income ($15,929).

(2) From 1970 to 1980, the family poverty rate in East Cambridge remained the same at 12% — the sixth highest poverty rate of the 13 Cambridge neighborhoods.

(3) In 1980, income distribution in East Cambridge was as follows: nearly 27% of the households earned less than $10,000; 34% earned between $10,000-20,000; 29% earned between $20,000-$35,000; and 10% earned more than $35,000.

A direct comparison of income in 1980 and 1988 is not possible. However, the 1988 demographic survey estimates the income breakdown as follows:

- 33% are low income (50% or less of the median income for the Greater Boston area or less than $20,550 for a family of four).
- 26% are moderate income (50%-80% of Greater Boston median income or $20,550-$29,900 for a family of four).

- 41% are middle income and upper income (more than 80% of the Greater Boston median income or more than $29,900 for a family of four).

Education

(1) In East Cambridge, total school enrollment increased slightly between 1960 and 1970, but declined by over 54% between 1970 and 1980, corresponding to the drop in the number of families. For the city, there was a 22% decline in school enrollment between 1970 and 1980.

(2) The 1988 survey found that 17% of East Cambridge households have children attending school. Of these, 88% are attending public schools and 12% are attending private schools.

(3) From 1960 to 1980 there was a significant increase in the percentage of East Cambridge residents 25 years and older who had completed at least four years of high school (from 22% in 1960 to 41% in 1980).

The 1988 survey found a continuing sharp increase in high school graduates to 77%.

(4) Although since 1960, there has been an increase in the percentage of residents completing at least one to four years of college, only 16% of the East Cambridge population 25 years and older had completed at least one year, but not more than four years of college in 1980. For the city, 55% of the population had completed 1-4 years of college in 1980.

The 1988 demographic survey shows a significant increase in the number of residents who have earned a college degree to 36%. The breakdown is as follows:

10% completed no more than eighth grade
13% completed some high school
23% completed high school
18% completed some college
18% completed post-college

Occupations

(1) The most common occupations in East Cambridge from 1960 to 1980 were operatives/laborers, clerical, and services. The following table shows East Cambridge occupations from 1960 to 1980:

Occupation	1960	1970	1980
Operatives/ Laborers	41%	29%	27%
Clerical/Sales	22%	25%	27%
Craftsmen	11%	15%	12%
Services	9%	13%	16%
Other	8%	0%	0%
	100%	100%	100%

(2) Between 1960 and 1980, there was a sharp drop in the percentage of East Cambridge residents employed as operatives or laborers, such as machine operators and assemblers (from 41% in 1960 to 27% in 1980.) However, in 1980 more East Cambridge residents were still employed in this occupation than any other.

(3) From 1960 to 1980, the percentage of residents employed in both professional and service occupations nearly doubled. Professional occupations increased from 9% in 1960 to 16% in 1980 and service occupations increased from 9% in 1960 to 18% in 1980.

The 1988 survey shows a sharp increase in professional occupations and a continued drop in operatives/laborers. The breakdown in occupations include:

Professional/Technical	39%
Clerical/Sales	30%
Services	12%
Operatives/Laborers	10%
Craftsmen	9%
	100%

(4) The unemployment rate in East Cambridge increased from 6.1% in 1970 to 8.3% in 1980, whereas the unemployment rate for the city was approximately 4.0% in 1960, 1970 and 1980.

According to the 1988 survey, this trend reversed as unemployment dropped to 3% in East Cambridge.

(5) The 1988 survey found that 44% of East Cambridge residents work in Cambridge, 29% work in Boston, and the remaining 27% work elsewhere.

Length of Residency

(1) Between 1970 and 1980, the percentage of residents who had lived in the neighborhood five or more years stayed about the same (60%). However, the 1988 demographic survey shows that 68% of residents have lived in the neighborhood five or more years, an increase from 1980.

In 1988, the length of residency breakdown is:

32%	Less than five years
19%	5-10 years
13%	11-20 years
36%	21 years or more.

(2) When comparing newer residents (those who have moved into the neighborhood in the last five years) to longer-term residents, the 1988 survey found that newer residents have higher incomes, more education, and are more likely to be employed in professional occupations.

Summary of Demographic Changes

This chapter has shown that similar to the city as a whole, East Cambridge is experiencing a declining population, particularly among families, and is characterized by smaller-sized households and fewer school-aged children.

East Cambridge continues to have a strong ethnic base comprised primarily of Portuguese, Italians and Irish. The black and Asian population has grown slightly in recent years, but combined, still only comprises 5% of the population. East Cambridge has historically had one of the most sizeable low-income populations (particularly among households) in the city. Today, nearly 60% of the households are low or moderate income, earning less than $29,000 for a family of four.

A significant portion of the East Cambridge population is becoming more educated, with an increasing number receiving high school and college degrees. There is still a significant segment of the population (10%), however, who have less than an eighth-grade education.

Employment changes in the neighborhood are characterized by a shift from manufacturing to professional occupations. This employment shift has been accompanied by a significant drop in the unemployment rate since 1980 from approximately 8% to 3%.

The neighborhood has experienced a recent influx of newer residents who tend to have higher incomes, more education, and be employed in professional occupations than longer-term residents. However, longer term residents (21 years or more) represent the greatest portion of the total neighborhood population.

Resident Views of Neighborhood Quality and Community Participation

To gain a better understanding of community perceptions of neighborhood change, the 1988 survey conducted by Bell Associates, asked several questions about community spirit and neighborhood concerns. The results are presented in the first section of this chapter. In addition, the Community Development Department conducted a separate survey of members of the East Cambridge Stabilization Committee and Planning Team — neighborhood groups who advocate for the neighborhood's needs on a broad range of issues. The results of this survey are presented in the last section of this chapter.

Neighborhood Quality (Bell Associates Survey)

(1) Most residents think East Cambridge has stayed the same or improved as a place to live compared to five years ago. This positive feeling is more pronounced among long-term residents, homeowners and single-person households.

- When asked how their neighborhood rates as a place to live compared to five years ago, 39% said it has improved, 37% said it has stayed the same, and 20% said it has gotten worse, and 4% did not respond.

(2) Most East Cambridge residents think community spirit has stayed about the same, and think it will improve in the future.

- 45% said community spirit has stayed the same over the past five years, 27% said community spirit has improved, and 18% said it has deteriorated.
- 36% said community spirit will improve over the next five years, 28% said it will stay the same, and 19% said it will deteriorate.

(3) When asked to identify the best qualities in East Cambridge, most people responded: neighborly feeling (26%), convenience/location (14%), public transportation (11%), retail establishments (11%), and physical condition/appearance (10%).

(4) When asked about neighborhood problems, most residents cited lack of parking, high housing costs, traffic congestion, high rents and development pressures as major problems. Other problems considered to be minor were: rundown homes, lack of open space and environmental quality. Those issues which were considered not to be a problem were: elderly services, day care, transportation, youth services, rundown parks, and lack of recreation facilities.

However, respondents who have children viewed the problems of lack of day care, lack of open space and lack of youth services as more important than those who do not have children.

Community Involvement (Bell Associates Survey)

(1) The majority of residents (66%) said they do not know enough about development plans for their neighborhood. They prefer to have information about city plans sent to their home through a newsletter, newspaper articles, or mail or flyers. They prefer not to attend meetings regardless of whether they are held in the neighborhood or at City Hall.

(2) Almost one-half (42%) of East Cambridge residents have wanted to change something or address a problem in the neighborhood.

(3) Highly-educated residents and couples are more likely to want to make changes in the neighborhood.

71% of residents with at least some college education want to make changes, whereas 71% of residents with a high school education or less do not see a need to make changes.

The table below highlights community perceptions of neighborhood problems in East Cambridge:

	Major Problem	Minor Problem	No Problem
Lack of parking	70%	13%	14%
High housing costs	65%	10%	14%
Traffic congestion	51%	25%	22%
High rents	50%	18%	24%
Development pressures	47%	16%	20%
Environmental quality	30%	29%	31%
Lack of open space	25%	27%	43%
Rundown homes	23%	38%	35%
Rundown parks	18%	29%	46%
Lack of recreation facilities	15%	25%	47%
Lack of youth services	15%	15%	30%
Lack of day care	11%	8%	27%
Lack of elderly services	8%	14%	45%
Inadequate public transportation	5%	14%	78%

Source: East Cambridge Neighborhood Survey, Bell Associates, 1988

Two-thirds of single people living alone have never contacted anyone about a neighborhood problem.

(4) Of those who want to change something, 50% took some action, usually by contacting a government agency (56%) or contacting the Stabilization Committee or some other neighborhood group (29%).

(5) Nearly one-half (46%) of residents have heard of the Stabilization Committee. Of these, 46% believe they have done a good or excellent job of representing residents' needs to the City, 27% said they have done a fair or poor job, and 27% did not respond.

(6) Of those who have heard of the Stabilization Committee, 17% are active participants (have attended four or more meetings per year over the last two years) and 72% are not active (have attended less than four meetings per year over the last two years).

Neighborhood Organization Survey

The Community Development Department undertook a separate survey of members of the East Cambridge Stabilization Committee and Planning Team to compare their opinions to the survey results of the larger neighborhood. The results are:

(1) Similar to the opinions of the larger neighborhood, neighborhood group participants perceive that the most important neighborhood problems are traffic congestion, lack of parking, high housing costs, and development pressures.

(2) In strong contrast to the larger neighborhood, these participants are less optimistic about the quality of life issues:

- 71% said the neighborhood is a worse place to live compared to five years ago.
- 65% said community spirit has deteriorated over the past five years.
- 44% said the quality of life will not improve at all in the next five years.

(3) When asked what effect East Cambridge residents have had on city policy, 12% said a great deal, 59% said somewhat, and 30% said no effect at all.

LAND USE AND ZONING

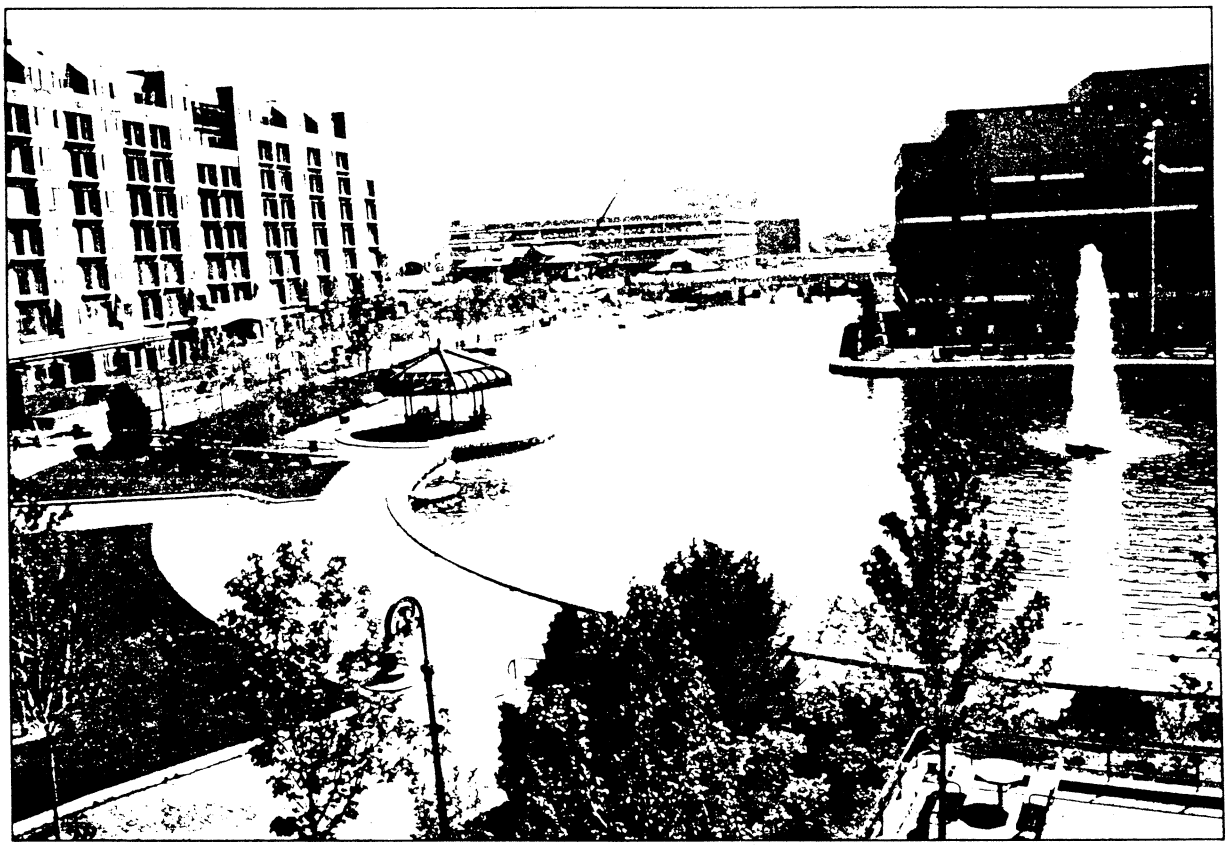


Photo: Carol R. Johnson and Associates, Inc.

Because of its prime location and historical development patterns, East Cambridge has all of the elements of a small city within a city. Transportation access by the Lechmere Canal and the railroad in the late nineteenth century, as well as access by the regional highways and public transportation in this century, led to the development of a large industrial district which encircles a densely-built residential community. Favorable location and transportation access continue to spur today's redevelopment in East Cambridge.

The development of the Middlesex County Courthouse and offices in the 19th and 20th centuries was another important feature of the neighborhood's land use development. In addition, a neighborhood-oriented commercial area on Cambridge Street and the predominance of churches, ethnic clubs and service agencies meet the needs of a diverse population.

In the 1960s and 1970s, the decline of the manufacturing base led to the closing of many East Cambridge factories. The redevelopment of these closed factories for office use coupled with the development of new residential condominiums and expansion of open space are reshaping the historic land use patterns.

This chapter examines the key land use and zoning characteristics and changes which have occurred since 1980, assesses the development potential in the commercial and industrial areas, and recommends specific strategies for controlling and managing future growth in East Cambridge.

General Land Uses

East Cambridge is comprised of a diversity of land uses, including: commercial (30%), industrial (30%), residential (22%), vacant land and parking (6%), open space (5%), institutional/ government (4%), and utilities (3%). (See Land Use Map on following page).

There have been significant land use changes in East Cambridge since 1978 as the table below indicates:

East Cambridge Land Use Changes, 1978-1988

	1978		1988		Change	
Use	in acres	%	in acres	%	in acres	%
Commercial	68	18%	113	30%	45	66%
Industrial	152	41%	111	30%	41	(27%)
Residential	75	20%	82	22%	7	9%
Institution/ Government	16	4%	14	4%	(2)	(13%)
Open Space	8	2%	21	5%	13	62%
Vacant/Parking	45	12%	23	6%	(22)	(49%)
Utilities	11	3%	11	3%	-0-	-0-
TOTAL	375	100%	375	100%		

Source: Cambridge Community Development Department Land Use Inventory, 1978 and 1988.

The highlights of these land use changes are:

- Commercial uses have increased by 45 acres or 66%.
- Open space has increased by 13 acres or 62%.
- Vacant land has decreased by 22 acres or 49%.
- Industrial uses have decreased by 41 acres or 27%.

Overall, the Lechmere Triangle and Riverfront area has changed most dramatically, including:

- An increase of over 25 acres of commercial uses (retail and office) or over 3.8 million square feet of development. This figure includes some projects that have been approved, but not yet constructed.
- An increase of approximately 600 units of housing.
- An increase in 13 acres of open space.
- A decrease in the amount of vacant land and parking, which has primarily been converted to commercial and open space uses.

Zoning

There has been a significant downzoning of the periphery of the East Cambridge neighborhood (Riverfront, Fulkerson Street) over the past ten years. During this period, only the Residential C-1 district and the Business A district on Cambridge Street have remained the same zoning designation.

In 1978, nearly two-thirds of the neighborhood was zoned as Industry B—which is the most permissive zoning district in the city. Today, North Point (the 75-acre area north of McGrath Highway) is the last remaining large area zoned as Industry B. A comprehensive rezoning and urban design plan for North Point is presently underway. In addition, a relatively small area zoned as Industry B on Gore Street/Rufo Road was recently downzoned to Business A-2 and open space.

There are 14 zoning districts in East Cambridge. (See East Cambridge zoning table and map on following pages). In general, the zones which allow the most amount of development are on the periphery of the residential neighborhood. The largest zones are as follows:

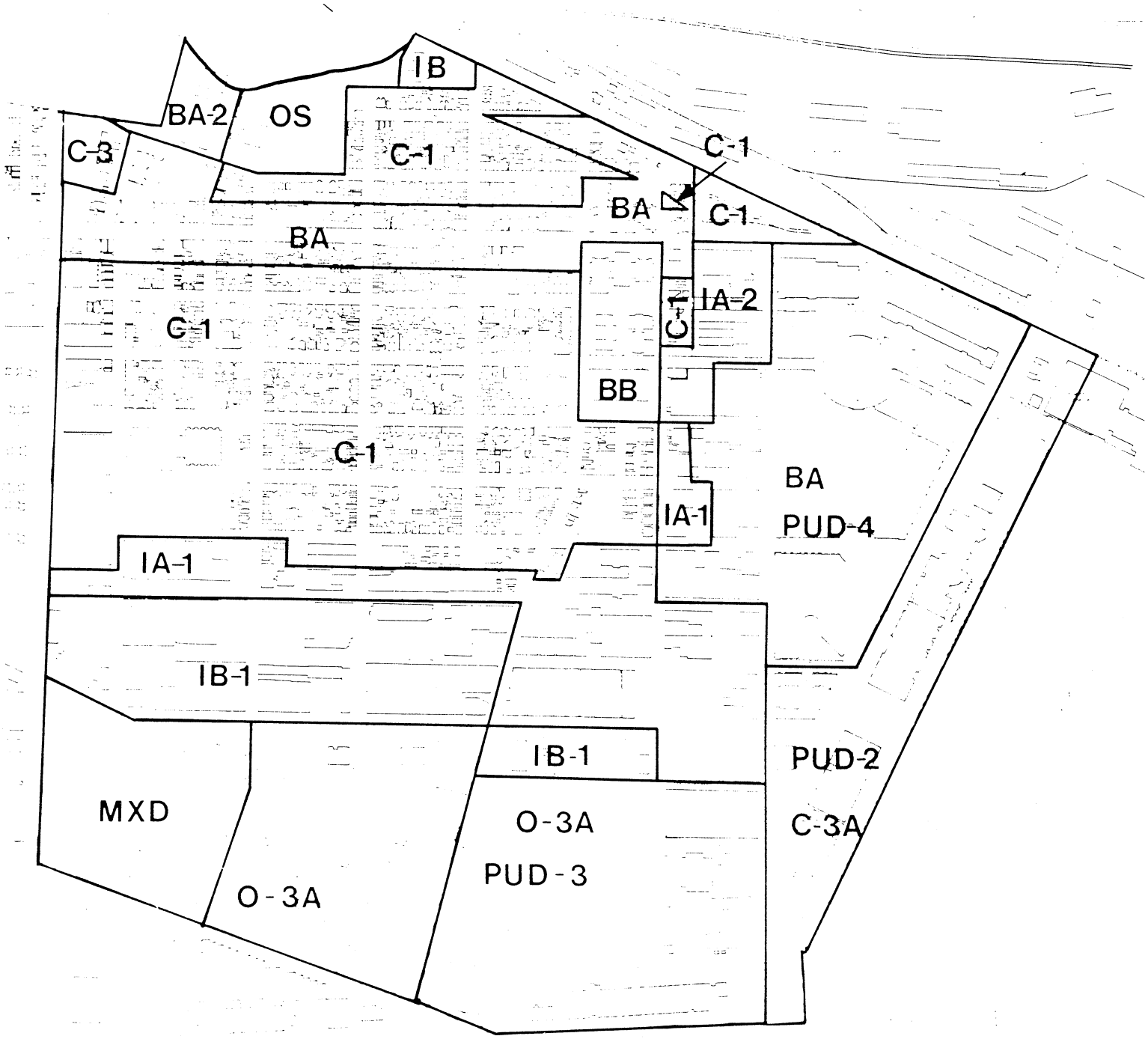
- All of the residential area is zoned C-1, which is comparable to the existing scale of residential structures in the neighborhood.
- The area between First and Third Streets is primarily zoned Industry A-1 and Business A.
- The industrial area — between Third and Fulkerson south of Charles Street — is largely an Industry B-1 zone.
- The Binney Street/Broad Canal area is zoned O-3A.

East Cambridge has three planned unit development districts (PUD), which have been integral to the redevelopment of the Lechmere Triangle and Riverfront area. These districts generally allow (by special permit) more intensity and types of uses than the base zone, but they also require design review and open space contributions.

East Cambridge Zoning Summary, 1988

Zone	Use	FAR*	Maximum Height
C-1	Residential	.75	35'
C-3	Residential	3.0	Unlimited
C-3A	Residential	3.0	120'
BA	Commercial	1.0	35'
	Residential	1.75	85'
BA-2	Commercial	1.0	45'
	Residential	1.75	45'
BB	Commercial	4.0	Unlimited
IA-1	Industrial, Commercial, Residential	1.25	45'
IA-2	Industrial, Commercial, Residential	4.0	70'
IB-1	Industrial, Commercial	3.0	70'
IB	Industrial, Commercial	4.0	none
O3A	Residential, Commercial	3.0	120'
PUD-2	Residential, Commercial	3.0	120'
PUD-3	Offices	3.0	230'
PUD-4	Residential, Commercial	2.0	85'
MXD	Residential, Commercial, Industrial	3.0	120'

*FAR or Floor Area Ratio defines the amount of gross floor area that can be built on a particular lot. For example, if a lot size is 10,000 square feet and has a 1.0 FAR, then the maximum amount of development on that lot is 10,000 square feet; if the FAR is 2.0, then the maximum amount of development is 20,000 square feet.



EAST CAMBRIDGE NEIGHBORHOOD STUDY

EXISTING ZONING

City of Cambridge — Cambridge Community Development Department

January, 1988

Potential Development

The residential district is likely to remain relatively unchanged in the future because it is already densely built at or above the current C-1 zoning limitations. But the majority of sites in the non-residential districts are likely to change in use or to be developed more intensively in the next ten to twenty years. (The map on the following page indicates these specific sites).

There are 12 parcels on which 15,000-50,000 square feet of additional development could occur. More significantly, there are 14 parcels under separate ownership on which 50,000 square feet or more of additional development could occur. Many of these sites are presently used as parking lots and vacant land. (The map on page 43 shows the location of these key sites and the accompanying table identifies the businesses and the amount of development potential.) The largest development sites are the Commonwealth Energy parking lot, the Department of Transportation lands and the Cambridge Redevelopment Authority urban renewal parcels, all located in the Broad Canal area, south of Binney Street. Combined, these sites total approximately 1.5 million square feet or 36 acres and allow up to approximately 3.54 million square feet of new development.

Elsewhere, substantial additional development could also occur if several parcels are assembled. The likelihood of assembling parcels depends upon several factors, including the size and configuration of the parcels, building condition, the number of owners in the block, excess development potential and general economic conditions. An analysis of 23 block areas where land assembly could occur shows that a maximum of 675,000 square feet of new development could occur between First and Third Streets, and approximately 650,000 square feet of development could occur in the industrial district between Third Street and Fulkerson Street. (See East Cambridge Business Inventory Map in Appendix II). It is difficult to predict how much land assembly will occur over a given period of time, but its potential should be noted.

Neighborhood-Wide Survey (Bell Associates)

In addition to the resident survey information on demographics and quality of life issues presented in the two previous chapters, residents were also asked specific questions about development issues in East Cambridge. Some of the highlights are:

(1) Significantly more East Cambridge residents think development in the Riverfront area has had a positive effect on the neighborhood rather than a negative effect. This sentiment is stronger among long-term residents than newer residents.

- 40% believe Riverfront development has had a positive effect, 25% said it has been negative and 24% said the development has had no effect.
- 55% of residents who have lived in the neighborhood 21 years or more think the Riverfront development has been positive; 25% of residents 1-4 years think this development has been positive.

(2) East Cambridge residents also think the development in the Riverfront area has been even more beneficial to the City as a whole.

- 56% of residents said the Riverfront development has been positive for the City as a whole, 11% said it has been negative and 17% said it has had no effect on the City.

(3) Most East Cambridge residents think development pressures cause problems for the neighborhood.

- 47% said development pressures are a major problem, 15% said they are a minor problem and 20% said they are not a problem.

East Cambridge Potential Development

Parcels with 50,000 Square Feet or More of Potential Development

Parcel #	Use	Existing Built	Potential Residential	Potential Commercial
1	CanAM/Kendall Press	51,200	68,800	68,800
2	Parking Lot	-0-	50,000	50,000
3	Parking Lot	-0-	99,868	99,868
4	Parking Lot	-0-	NA	90,321
5	McLaughlin Elevator	57,200	NA	80,800
6	Thypin Steel	100,000	NA	220,208
7	Camb.Electric Motor/Javelin	76,000	NA	125,063
8	Boston Concession Group	76,499	110,892	110,892
9	Metro Pipe	21,900	NA	138,939
10	Vacant	-0-	81,068	NA
11	Vacant	-0-	244,200	244,200
12	Vacant	-0-	561,724	561,724
13	Department of Transportation	40,000	790,469	790,469
14	Parking Lot	-0-	1,500,000	1,500,000
TOTAL SQUARE FEET		532,799	3,507,021	4,081,284

(4) When asked about the positive effects of development, residents most often cited the upgraded physical quality (27%), improved economic conditions (22%) and improvement and development of new buildings (18%).

(5) When asked about the negative effects of development, residents most often cited parking and traffic problems (27%), high housing costs (26%), changing population (22%) and overcrowded conditions (14%).

Neighborhood Organization Survey (Community Development Department)

(1) Members of the East Cambridge Stabilization Committee and Planning Team are more negative about development issues than the larger neighborhood.

- 40% of neighborhood group members think development in the Riverfront has been positive, 50% think it has been negative, and 10% said it has had no effect.

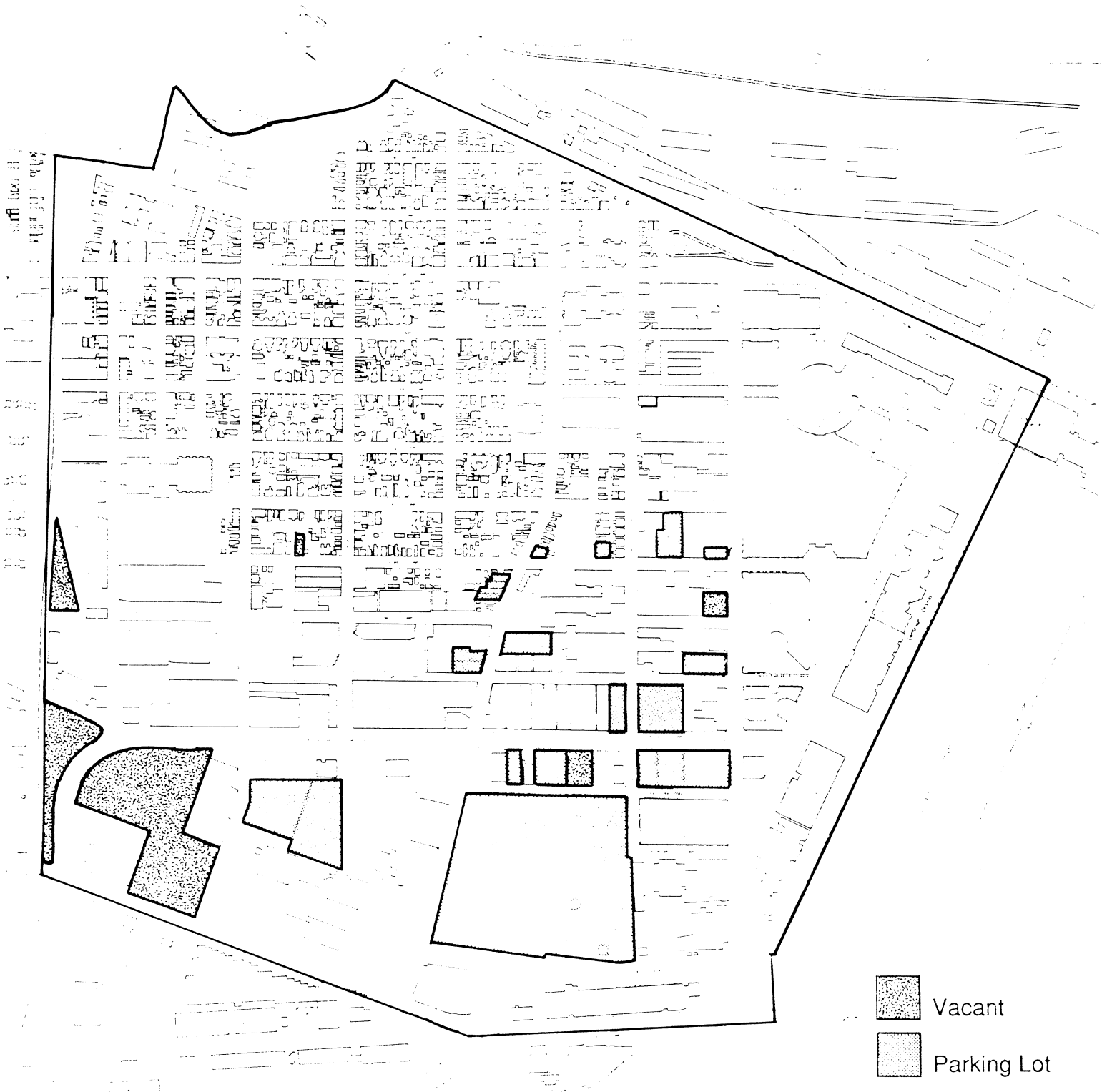
- The shaded areas refer to sites that may change or be developed in the next ten years.
- The numbered sites are those which allow at least 50,000 square feet of new potential development. (See table on next page.)

EAST CAMBRIDGE NEIGHBORHOOD STUDY

SOFT AREAS

City of Cambridge — Cambridge Community Development Department

January, 1988



EAST CAMBRIDGE NEIGHBORHOOD STUDY

PARKING AND VACANT LOTS

City of Cambridge Cambridge Community Development Department

January, 1988

(2) The overwhelming majority of Stabilization and Planning Team members would like to see more development of rental housing.

- When asked what kinds of development they would like to see in their neighborhood, 82% said rental housing, 29% said mixed use development, 24% said retail shops, and 18% did not want to see any new development at all.

Study Committee Concerns

(1) *Potential for Overdevelopment:* Without adequate controls, Committee members fear East Cambridge will become overdeveloped in the near future, placing additional strains on city services, traffic, parking, and the overall quality of life. The Committee views the continued development on the periphery of the residential neighborhood as having the effect of "walling in" the residential area.

While the Committee recognizes that the neighborhood was significantly downzoned in 1978, the cumulative effect of new development in the periphery of the neighborhood requires a careful re-examination of the industrial and planned unit development (PUD) zones.

(2) *First Street to Third Street:* As the Riverfront area continues to develop, there will be greater market pressure to redevelop much of First Street. The Committee wants to prevent the development of buildings with an internal orientation, such as malls, on First Street and prefers a mix of commercial and residential uses in this area.

(3) *Commonwealth Energy Site:* In particular, the Committee is concerned about the amount of development (both density and height) allowed on the Commonwealth Energy parking lots. This site is approximately 500,000 square feet and is under single ownership. Approximately 1.5 million square feet could be developed on this site.

(4) *Industry B-1 Zone:* The IB-1 zone (below Charles between Fulkerson and Third) may allow too much potential development. This zone has a 3.0 floor area ratio and 70 foot height limit.

(5) *Notification of Development Projects:* East Cambridge residents are often not informed of proposed development projects early enough—especially those being built as-of-right—and therefore, do not have an opportunity to communicate their comments and opinions to city officials and developers.

(6) *Residential Abutting Industrial:* The residential uses next to industrial uses, such as on Charles, Second and Fulkerson Streets, are not protected enough against negative impacts, such as truck traffic, pollution, and noise.

(7) *Truck Traffic:* Truck traffic through and along the edges of the neighborhood could become worse as a result of new development.

(8) *Development of Parking Lots:* If parking lots scattered between First and Third Streets are developed into offices or other uses, it could worsen the shortage of parking in East Cambridge.

Land Use Recommendations

(1) Undertake a study to rezone the areas that include First to Second Street, the office districts south of Binney Street and the industrial area between Charles and Binney Streets from Third Street to Fulkerson Street. (See map on page 49) As part of this process, the Community Development Department should work with a committee of residents and property owners to prepare a permanent rezoning petition for the above priority areas.

(2) Institute an interim zoning measure, which would place a uniform height and density limit in the areas that are being studied for permanent rezoning. This temporary zoning would protect the East Cambridge neighborhood against new, large-scale development that could otherwise occur during the rezoning process.

(3) Create a First Street Overlay District, which would:

- Encourage mixed use projects, especially a retail and housing mix.
- Promote the development of affordable housing.
- Create a unified image on First Street in which every project would be subject to design review.
- Reduce the amount of potential development.
- Reduce allowable heights of buildings adjacent to the residential area of Second Street.

(4) Consider rezoning the Commonwealth Energy site to achieve a reduction in allowable height and density.

(5) Study the rezoning of the IA-1/IB-1 zones (Fulkerson and Binney Streets) to promote mixed use development, including office, housing, light industry and an open space buffer along Fulkerson Street near the Metro Pipe site. The new zoning should promote compatible development with the existing residential area.

(6) The Community Development Department should work closely with the Inspectional Services Department and other city agencies to develop procedures by which abutters and relevant neighborhood groups are notified of proposed development projects filed with the city. Developers might be required to meet with residents before the project is approved or disapproved. While the neighborhood recommendations would be advisory, the developer and city should take the concerns and recommendations of the neighborhood into account. The existing development consultation procedures in the zoning ordinance, which already apply to certain areas in the city, could be an appropriate mechanism to consider.

(7) If the U.S. Congress approves the sale of the federal Department of Transportation property on Binney Street, the Cambridge Redevelopment Authority and the Community Development Department should establish a neighborhood advisory committee to develop a master plan for the area. Building housing on this site, with a strong component of affordable housing, should be the principal development goal.

(8) Affordable housing development should be promoted along Fulkerson Street, south of the FAR Group projects, down to Binney Street.

(9) Assure that proper parking ratios are maintained as development occurs in the areas between First and Third Streets and in the industrial district. The Committee strongly believes that developers should be required to replace parking which is lost.

(10) Promote a strong visual and pedestrian connection from the development areas on the periphery of the neighborhood to the East Cambridge residential district as was done in the East Cambridge Riverfront district. These development areas should be viewed as an integral part of the East Cambridge residential neighborhood.

(11) If the city decides to reuse the old fire station on Third and Gore Streets, first priority should be given to reuse as a community service facility for East Cambridge residents.

CAMBRIDGE STREET

BUSINESS DISTRICT

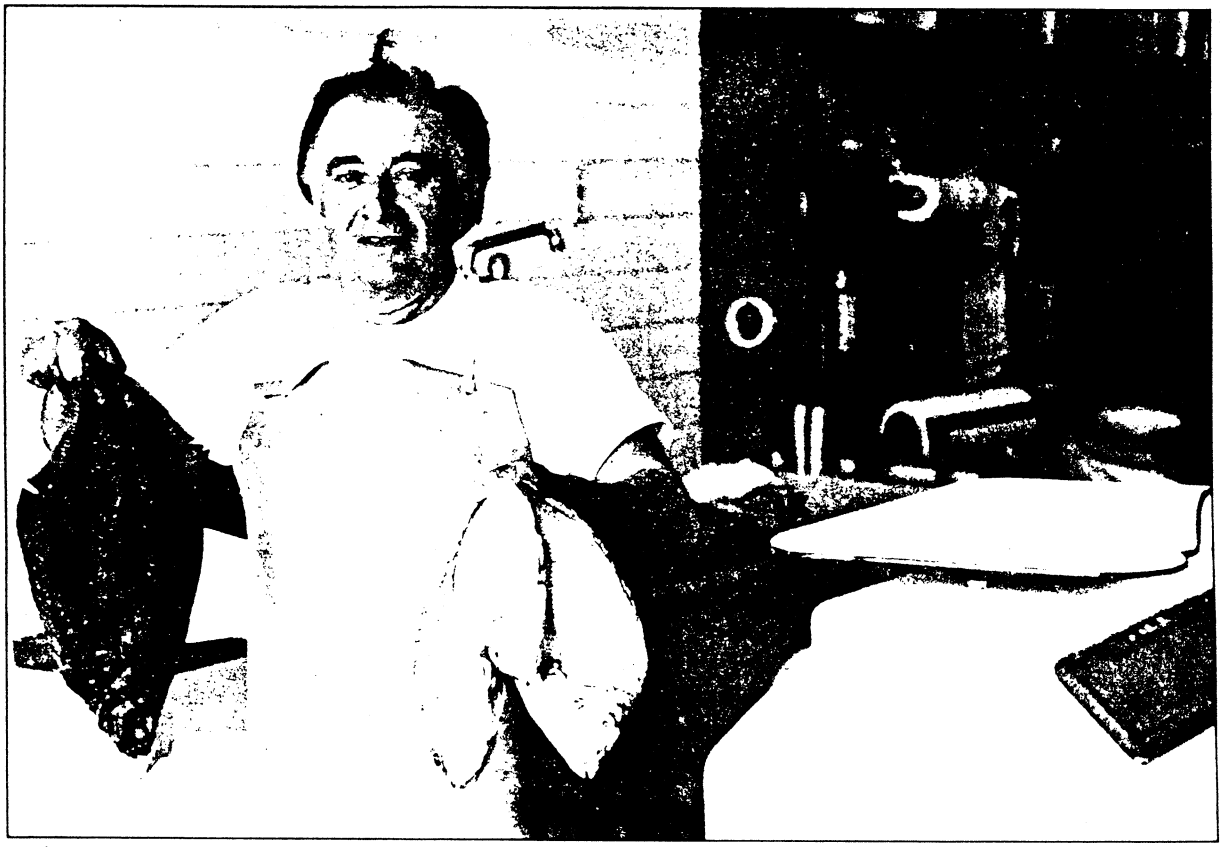


Photo: C. Rollins

Cambridge Street Business District

Cambridge Street still maintains a strong mixed-use environment with a unique diversity of retail stores, professional offices, restaurants and housing. The housing includes both free standing homes and apartments above retail storefronts. The businesses are still largely locally owned stores serving the immediate neighborhoods. Cambridge Street has small lot sizes with diverse property ownership: 80% of the lots are under 5,000 square feet.

In the past decade, Cambridge Street has not changed significantly in physical appearance. All of the buildings are two to four stories in height. During this period, four buildings have been newly constructed or substantially renovated, including Hastings Tapley (267 Cambridge Street), Hammer, Kiefer and Todd architecture firm (501 Cambridge Street), Cambridge Health Center (650 Cambridge Street), and the Awdeh condominium development.

There are very few vacancies on Cambridge Street. Out of more than 80 businesses, only five are vacant. Since 1980, approximately 30 businesses or 40% have changed. However, many of these new establishments are similar to those they have replaced. (See Business Inventory in Appendix III).

Cambridge Street is zoned as a Business A district, which has a 35 foot height limit and a 1.0 floor area ratio for commercial uses and an 85 foot height limit and a 1.75 floor area ratio for housing. This zoning designation combined with the small lot sizes provides adequate protection for the neighborhood against large developments. (See Potential Build-Out Tables in Appendix III).

The sites most likely to be developed in the next decade include: Barrister's restaurant; Bay Bank lot; East Cambridge Savings Bank lot; Carpet Villa; Lechmere T-Station; Mayflower Poultry; Shawmut Bank lot; and the former site of Just-A-Start, which is currently a vacant lot. (See map of soft sites on page 43).

Neighborhood-Wide Survey (Bell Associates)

The neighborhood survey conducted by Bell Associates found that the overwhelming majority of residents (92%) feel Cambridge Street retail stores are serving East Cambridge residents more than people from other Cambridge neighborhoods or neighboring communities. In addition, the majority of residents said the quality of services has remained stable during the past five years.

Neighborhood Organization Survey (Community Development Department)

(1) The majority of East Cambridge Stabilization Committee and Planning Team members (52%) think Cambridge Street will change a lot in the near future. The most often cited changes include: more traffic, more upscale stores and improved storefronts.

(2) Most neighborhood group members would like to see a more varied mix of stores on Cambridge Street. Supermarkets, clothing stores, and restaurants were mentioned most often, followed by convenience stores, entertainment establishments and professional services.

(3) Most members would like to see a wide range of physical improvements on Cambridge Street, including landscaping (50%), street and sidewalk improvements (50%), lighting (39%) and storefront renovations (33%).

Study Committee Concerns

(1) *Parking:* The lack of parking on Cambridge Street and the perceived lack of enforcement of parking regulations are viewed as major problems. Providing adequate parking on Cambridge Street is viewed as crucial to the continued viability of the business district.

(2) *Mix of Residential and Commercial:* The Committee is concerned about potential change in the current mix of residential and commercial uses. The Committee views Cambridge Street as one of the last commercial areas in the city which has retained its diversity and believes that it is an important feature to preserve. More commercial development and the conversion of residential uses to commercial uses could worsen the traffic and parking problems in the area.

(3) *Physical Condition of Buildings:* There is widespread agreement that many of the buildings are in need of repair and renovation.

(4) *Rent Control:* Some members think that rent control has hurt small businesses in mixed use buildings since it is believed that they bear a disproportionate share of the financial burden of the building. Rent control is also viewed as a major disincentive for upgrading property. Other members think that rent control has been positive since it has slowed down change thereby preventing displacement of businesses and low income tenants.

(5) *Signs:* Too many signs protrude on the street; there are signs in disrepair or no longer in use; and the signs lack uniformity.

(6) *Cleaning:* There is too much trash on the street and sidewalks. City agencies and store-owners need to do a better job of cleaning up trash.

(7) *Stability of businesses:* There is general concern that recently there has been an increased turnover of businesses, particularly on certain blocks.

(8) *Diversity of stores:* Although the types of stores and services available on Cambridge Street is not seen as a major problem, the committee believes Cambridge Street lacks quality restaurants and a convenience store.

Cambridge Street Recommendations

(1) Undertake a study of the parking problems on Cambridge Street. This study should address the follow areas:

a. Study the need for parking for residents of Cambridge Street and the costs and benefits of providing such parking.

b. Target specific areas where more parking spaces could be provided for both residential and commercial parking.

c. Enforce parking regulations for the most frequent violations such as double parking and parking violations near the court house.

d. Study the possibility of reducing the size of some loading zones to free up more metered parking.

(2) Start a comprehensive business assistance program, such as the National Main Street Program, with the following goals:

a. Encourage the stability and growth of locally-owned small businesses.

b. Upgrade the physical structures and public areas.

c. Strengthen the local business association to improve planning and marketing.

d. Promote the active community involvement of residents and businesses in improvements and activities.

(3) As part of the business assistance program state above, the following steps should be considered:

a. Undertake a survey of existing businesses to determine ownership and rental patterns, lease terms, financial stability, and business planning needs.

b. Undertake a survey of residential structures to determine number of units, the percentage of rent controlled units and physical condition.

c. Study resident shopping patterns and needs.

d. Provide outreach and access to financial and technical assistance for business owners.

e. Improve store signs and encourage more uniform signs.

f. Upgrade building facades.

g. Encourage business owners and the city to play a more active role in clean-up and maintenance.

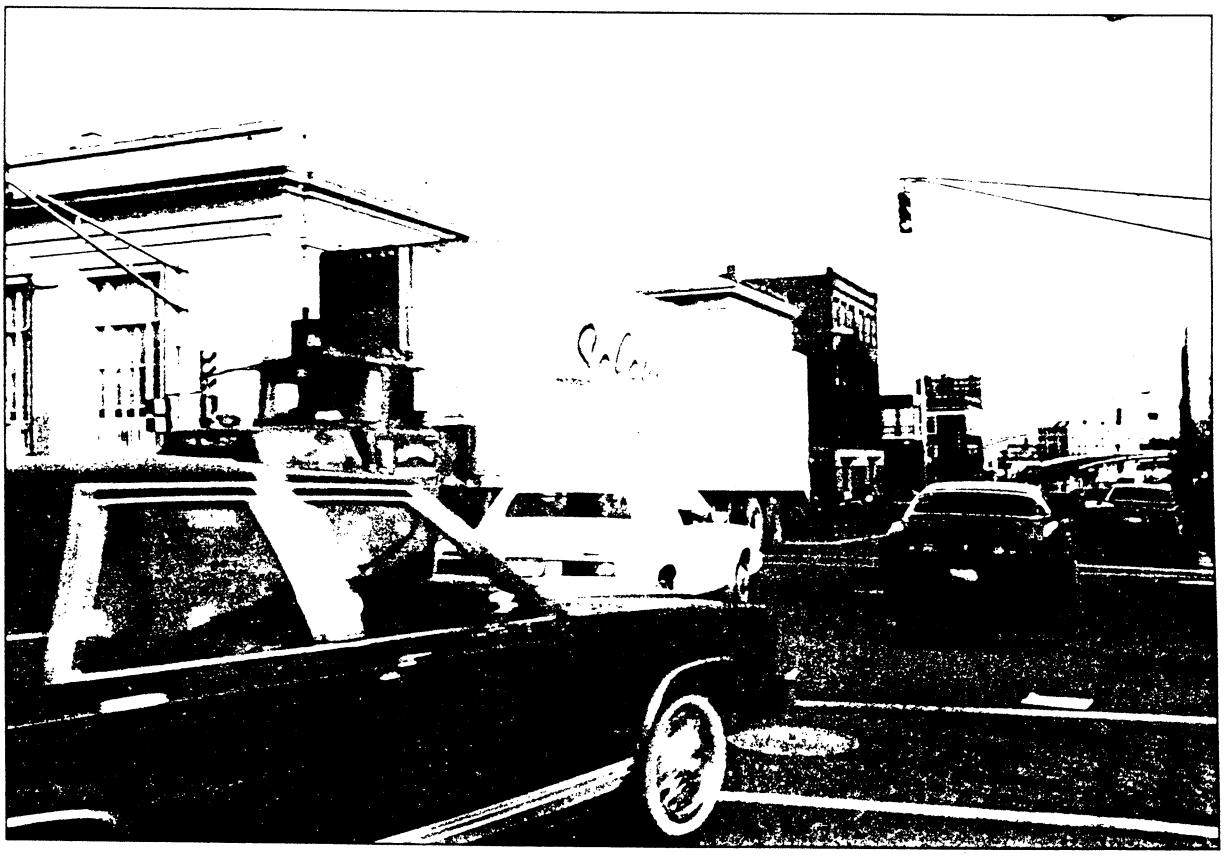
h. Provide more trash receptacles.

i. Clean up the seating area adjacent to the Miller's River development and ensure that this area is well-maintained.

j. Initiate periodic promotional clean-up events with businesses and residents.

k. Enforce the city ordinance which prohibits trash from being placed on the sidewalk more than 12 hours prior to pick-up

TRAFFIC AND PARKING



Traffic and Parking

Growing reliance on the automobile combined with increased growth in Cambridge and the Greater Boston area has resulted in worsening traffic and parking problems in East Cambridge. East Cambridge is located between two important regional arterial networks: Monsignor O'Brien Highway and Memorial Drive and its extension, Commercial Avenue. Large volumes of traffic travel close to the heart of the residential neighborhood on First, Third, Cambridge and Gore Streets. In addition, residents and employees compete for a limited number of on-street parking spaces.

To accommodate increased traffic and parking demands in East Cambridge, several improvements have been made, including:

(1) Completion of the East Cambridge garage.

(2) Changing Thorndike and Spring Streets to one-way streets between First and Third Streets.

(3) Widening of Commercial Avenue from four to six lanes.

(4) Widening of a portion of Binney Street from two to four lanes.

(5) Narrowing Cambridge Parkway to one lane plus parking to provide only local access.

Future improvement plans include:

(1) Extending Charles Street between First Street and Commercial Avenue.

(2) Hiring an East Cambridge Traffic Coordinator to plan and implement alternative forms of transportation to East Cambridge, such as a shuttle bus between Lechmere and Kendall Squares.

(3) Completing the widening of Binney Street between Third and First Streets.

(4) Relocating the Lechmere T-Station to the north side of Monsignor O'Brien Highway and extending First Street to Monsignor O'Brien Highway.

Despite these improvements, the issues of traffic congestion and the scarcity of parking will remain the most challenging issue for years to come. This chapter does not present new research on traffic and parking problems, but rather highlights neighborhood concerns and presents recommendations on this critical issue.

Neighborhood-Wide Survey (Bell Associates)

(1) Most residents view traffic congestion and the lack of parking as significant problems in the neighborhood.

- 51% view traffic congestion as a major problem, 25% view it as a minor problem, and 22% do not consider it a problem.
- 70% consider the lack of parking as a major problem, 13% see it as a minor problem, and 14% do not consider it a problem.

(2) Most residents travel to work by car (46%), but a substantial number take public transportation (27%) or walk to work (20%).

Neighborhood Organization Survey (Community Development Department)

(1) The main traffic problems cited by the Stabilization Committee and Planning Team members were: truck traffic (47%), Third Street (27%), Gore Street (20%) and Kendall Square (13%).

(2) The main parking problems cited were: lack of parking in front of one's house (47%), illegal use of visitor permits (40%), and inadequate parking for the Courthouse (20%).

Study Committee Concerns

(1) *Traffic Congestion Areas:* The major traffic congestion areas affecting the residential neighborhood are:

- Gore Street (to and from Somerville and Twin City Mall);
- Cambridge Street (traffic heading to and from Boston);
- Third Street (from Kendall Square and Boston);
- Sixth Street;
- General traffic cutting through neighborhood streets.

(2) *Truck Traffic:* Truck traffic generated by businesses in the neighborhood is causing particular problems for residents of Charles and Third Street.

(3) *Visitor Parking:* The misuse of visitor permits and illegally parked cars are a continual problem for residents, especially near the Courthouse and the Lechmere T-Station.

Construction workers who park in resident parking spaces are also a concern for residents.

(4) *Residential Parking Requirements:* The existing parking requirements of one parking space for each new unit of housing is seen as inadequate.

(5) *Cambridge Street:* The lack of parking on Cambridge Street for both residents and businesses is a major problem.

Traffic and Parking Recommendations

(1) Reduce the number of trucks going through residential areas in the following ways:

a. Study the possibility of restricting through truck traffic on Charles Street between Third and Sixth Streets.

b. Step up enforcement of areas where trucks are restricted such as on Third Street.

c. Add truck route signs at appropriate locations.

(2) Establish a plan to make the East Cambridge garage available to residents during snow emergencies.

(3) Formulate a plan for a one-way street system in East Cambridge. The Traffic Department with assistance from the Community Development Department should form and work closely with a neighborhood committee representing geographic distribution across the neighborhood.

(4) Undertake a comprehensive study to determine the need for adding parking spaces on Cambridge Street. (See Cambridge Street recommendations on page 36).

(5) Establish strict traffic mitigation measures for all new development projects in East Cambridge. This plan should be presented to all developers proposing new projects in East Cambridge.

(6) Work with the owner of the Twin City Mall to install a walkway from Gore Street into the mall.

(7) Ensure that the new Lechmere T-Station is highly accessible to residents and that there are ample shuttle bus connections from the T-Stations to businesses in the area. The Committee also encourages both a pedestrian overpass and an at-grade pedestrian crossing to the new T-Station.

(8) Encourage the State to speed up the roadway improvements on Binney Street.

(9) Assist the County in implementing measures that would encourage employees to use public transportation and would discourage employees from parking in the residential area. The County should also participate in the mitigation program for East Cambridge Riverfront district.

(10) Examine the potential benefits and impacts of opening up the median at Binney Street and Fulkerson Street.

H O U S I N G

Housing

In 1980, the US Census recorded 2,479 housing units in East Cambridge, 2,229 of which are occupied. Since 1980, 235 units have been built and four units have been demolished, leaving a total of 231 net new units. (See table on this page). Cambridge assessing records show 741 buildings in the neighborhood: 30% are single family; 27% are two family homes, 17% are three family homes, and 26% contain four or more units. Of the 741 residential buildings, 74% are owner-occupied.

According to the Cambridge Office of Revaluation, four buildings were converted to condominiums between 1980 and 1986. One condominium building was recorded as being newly constructed. Three additional condominium projects are under construction along the East Cambridge riverfront, which will add an additional 557 new units. The Galleria Mall development will also include approximately 75 units.

Three-fourths of all structures in the neighborhood were built prior to 1950 (1980 Census). Historically, many homes in East Cambridge have lacked some or all plumbing. In 1960, 38% of the homes lacked plumbing. By 1980, however, this figure had dropped to 4%.

East Cambridge is a neighborhood of renters in proportions similar to the City as a whole. The table below describes the proportions of renters and owners in East Cambridge since 1960:

	Renters	Owners
1960	73%	27%
1970	75%	25%
1980	77%	23%

Results from the East Cambridge Demographic Survey (Bell Associates, 1988) indicate that homeownership rates have increased to 34% since 1980.

East Cambridge New Residential Construction, 1980-1988

Location	Number of Units
120-130 Gore Street	8
198-220 Charles Street	7
34 Second Street	1
217-218 Fulkerson Street	55
71 Fulkerson Street	38
150 Gore Street	114
27 Fifth Street	1
494 Cambridge Street	2
113-115 Seventh Street	2
476 Cambridge Street	1
208 Hurley Street	8
TOTAL	235

Units Under Construction

Project	Number of Units
Esplanade, 75 Cambridge Parkway	206
Grave's Landing, Lechmere Canal	180
River Court, First and Rogers Streets	171
TOTAL	557

Rental Prices

Rents in East Cambridge have traditionally been among the lowest n the City. The table below compares neighborhood median rents to those throughout Cambridge.

Median Rents: 1960 - 1980

	East Cambridge	Cambridge
1960	$35	$63
1970	$70	$134
1980	$118	$219

According to the East Cambridge Demographic Survey (Bell Associates, 1988) breakdown of rental prices in East Cambridge are:

Monthly Rent	Percent
$300 or less	47%
$301 - $600	34%
$601 - $900	9%
$901 - $1200	7%
$1200 or more	1%

Additional conclusions from the 1988 demographic survey are:

(1) 45% of rental units less than $300 are owned by the Cambridge Housing Authority.

(2) Residents who pay lower rents ($300 or less) tend to live in buildings with four or more apartments.

(3) Longer term residents (11+ years) tend to pay lower rents than people who recently moved to the neighborhood.

According to the Cambridge Rent Control Board, East Cambridge has 884 units of rent-controlled housing in 270 buildings, representing approximately one-third of all units. Rental levels in controlled units in East Cambridge are as follows:

Monthly Rent	Percent
$300 or less	83%
$301 - $600	15%
$601 or more	2%

Type and Volume of Sales

There were 108 non-condominium housing sales and 15 condominium sales between 1981 and 1986. Approximately one-third (32%) were of single family homes, close to one-fourth (23%) were two family homes, and 22% were three family homes. The remaining sales were four to eight unit buildings (21%) and buildings with nine or more units (3%).

The years with the greatest sales volume were 1982 and 1986. Twenty non-condominium sales occurred in each of those years. In each case, 17 out or 20 were one-to-three family buildings. Sales slowed somewhat in 1983, when only nine one-to-three family homes were sold.

Single family home sales peaked in 1982, when twelve sales occurred. In other years, the volume was steady, with three to six sales per year. A similar pattern held for two-family homes: two to five sales per year. Three-family homes sales ranged from one to five per year until 1986, when sales jumped to ten in one year.

Housing Sales Price Trends

East Cambridge has historically been one of the city's most affordable neighborhoods for home buying. One to four family home prices since 1960 were lower than those in Cambridge as a whole. Throughout the 1970s, prices were higher in all other Cambridge neighborhoods.

Average prices in East Cambridge rose by 68% during the 1960s, then flattened out until the late 1970s. When adjusted for inflation, prices actually *fell* 32% during this period. While prices for the City and other neighborhoods increased in the late 1970s, those in East Cambridge only rose slightly (33% , or 3% in constant dollars). The average price in the years 1976 - 1980 was only $8,000 more than it was in the late 1960s.

After years of flat or slow growth, sales prices climbed rapidly in the 1980s. From the period 1976 - 1980 to 1981 - 1983, East Cambridge prices rose by 90%; this was the largest percentage increase of any neighborhood in the City. Sales prices for one to four unit homes doubled from he early to the mid-1980s. In contrast, city-wide prices increased by 60%.

East Cambridge VS. Cambridge

Average Sale Prices: 1-4 Family Homes 1961 - 1986

Year	East Cambridge	Cambridge
1961-1965	$12,500	$24,000
1966-1970	$21,000	$34,500
1971-1975	$21,000	$41,000
1976-1980	$28,000	$63,500
1981-1983	$53,080	$111,888
1984-1986	$104,390	$176,720

Source: Cambridge Community Development Department; Banker & Tradesman

The following table shows the range of home prices during the early and mid-1980s:

	Price Range: '81-83	Price Range: '84-86
One family	$22,000 - 75,000	$48,000 - 132,000
Two family	$25,000 - 170,000	$45,000 - 190,000
Three family	$32,000 - 80,000	$55,000 - 200,000

The condominium market did not emerge until 1986; only one sale was registered in 1981. While information is not available for 1987, most of the Thorndike Place condominiums occurred during this year. The median price for condominiums in 1986 was $137,250, with prices ranging from $99,000 to $270,000.

The neighborhood is becoming more expensive for home buyers. The table below shows the median price for a one to three family home in 1981 and 1986, and the income needed to purchase it.

Income Needed to Purchase 1-3 Family Home

	Median Price	Income Needed
1981	$50,000	$21,000
1986	$160,000	$48,000

The required income to purchase a home more than doubled during the six year period from 1981-1986. Rising rent levels in the neighborhood, however, may enable buyers of two and three family buildings to purchase a home with a lower income than the figure shown.

Housing Price Comparisons, 1981-1986

(1) From 1981-1986, East Cambridge prices followed citywide trends, but at a lower level.

(2) Median house prices in East Cambridge ranged from $30,000-$50,000 lower than prices in the City as a whole.

(3) Three family homes were closer in price to those citywide. The gap between East Cambridge and Cambridge ranged from $15,000 to $30,000. The median price for all triple deckers in the neighborhood for 1984-1986 was actually higher than it was citywide ($160,000 vs. $146,000).

(4) Housing prices in Greater Boston were consistently higher than in East Cambridge during each year of the 1981-1986 period. This regional trend of unprecedented housing increases has been a contributing factor to rising costs in East Cambridge and the City as a whole.

(5) In 1981, Somerville prices for one to three family homes mirrored East Cambridge ($45,650 vs. $50,000). By 1985, however, the Somerville median price was nearly $30,000 more than in East Cambridge, rising 202% compared to 120% in East Cambridge.

Sales Turnover and Location

Despite rising housing costs, the housing data shows very few signs of property speculation. Only four of 123 sales between 1981 and 1986 were sold more than once. All of these buildings remained owner-occupied. In three out of four cases, however, the price increased substantially. One building went from $37,500 in 1981, to $200,000 in 1986.

While sales have not been highly concentrated in any particular area, a few streets do have a high number of sales.

Sixth Street:	11 sales
Cambridge Street:	10 sales
Otis Street:	7 sales

Neighborhood-wide Survey (Bell Associates)

(1) Both renter (66%) and homeowners (65%) view high housing costs as a major problem in East Cambridge.

(2) East Cambridge residents believe strongly that there is a need for more housing opportunities.

- 67% said there is a need for more housing opportunities, 25% said there is not a need.

(3) The need for more rental housing is perceived as greater than the need for more homeownership opportunities.

- 50% said there is a greater need for rental housing,
- 16% said there is a greater need for homeownership, and
- 22% said the need for both is equal.

(4) Most renters expect to own a home in the future, but believe they cannot afford to purchase a home in East Cambridge.

- 57% expect to own a home in the future, 37% do not.
- 80% think they cannot to buy a home in East Cambridge.

(5) A large majority of homeowners (74%) are aware of the City's home improvement programs to fix up their homes, but a much smaller number of residents (38%) are aware of programs that provide homeownership assistance.

(6) The majority of residents consider rundown homes a problem, but think the condition of the housing stock is getting better.

- 23% think rundown housing is a major problem,
- 38% think it is a minor problem, and
- 35% do not think it is a problem at all.
- 75% of residents rate the housing in better condition than five years ago.

Study Committee Concerns

(1) *Housing Affordability*: The problem of housing affordability is one of the committee's primary concerns. Escalating real estate prices are making it extremely difficult for long-time residents to remain in the neighborhood. There is a strong need for both ownership and rental opportunities in East Cambridge.

(2) *Condominium Conversion*: The conversion of three family homes into condominiums is likely to accelerate over the next decade. This trend could further reduce the number of affordable rental units in the neighborhood. On the other hand, some committee members view the conversions as a possible resource for creating more affordable homeownership opportunities for moderate income residents.

(3) *Housing Production:* The ability to produce more affordable housing for low and moderate income residents is becoming increasingly difficult. The scarcity of vacant land, high land values and high construction costs severely limit the amount of affordable housing that can be built. The new housing that has been built has been luxury and market rate.

(4) *Density of Development:* The neighborhood is now having to face the dilemma of accepting greater density (taller and bigger buildings) in order to receive a limited number of affordable units a project. With the amount of new development in an already densely built neighborhood, this tradeoff is becoming increasingly unacceptable.

(5) *Abatement Programs:* The committee believes that many elderly and handicapped homeowners are not aware of the City's property tax abatement program.

(6) *Rent Control:* Most committee members think that many property owners have difficulty dealing with the bureaucracy, that rent control tends to be a disincentive for making property improvements and that upper income tenants should not be receiving the benefits of rent control.

Housing Recommendations

(1) Examine the conversion of three family homes to condominiums to determine its effect on the supply of affordable housing and to determine if such conversions can be a potential resource for creating new homeownership opportunities, such as forms of limited equity ownership.

(2) Improve the condition of the existing housing stock in the following ways:

a. Continue to target public resources for housing rehabilitation to low and moderate income residents.

b. Continue to explore ways to upgrade rent controlled housing.

c. Continue to work with neighborhood non-profit agencies to deliver housing rehabilitation services.

(3) Construct new affordable housing for low and moderate income homebuyers and renters in the following ways:

a. Identify all publicly-owned vacant and under-utilized buildings.

b. Seek all available public subsidies from federal, state and local governments.

c. Work with private developers to include affordable units in all new housing developments.

(4) Continue to assist low income elderly homeowners to remain in their homes by targeting housing rehabilitation services to them.

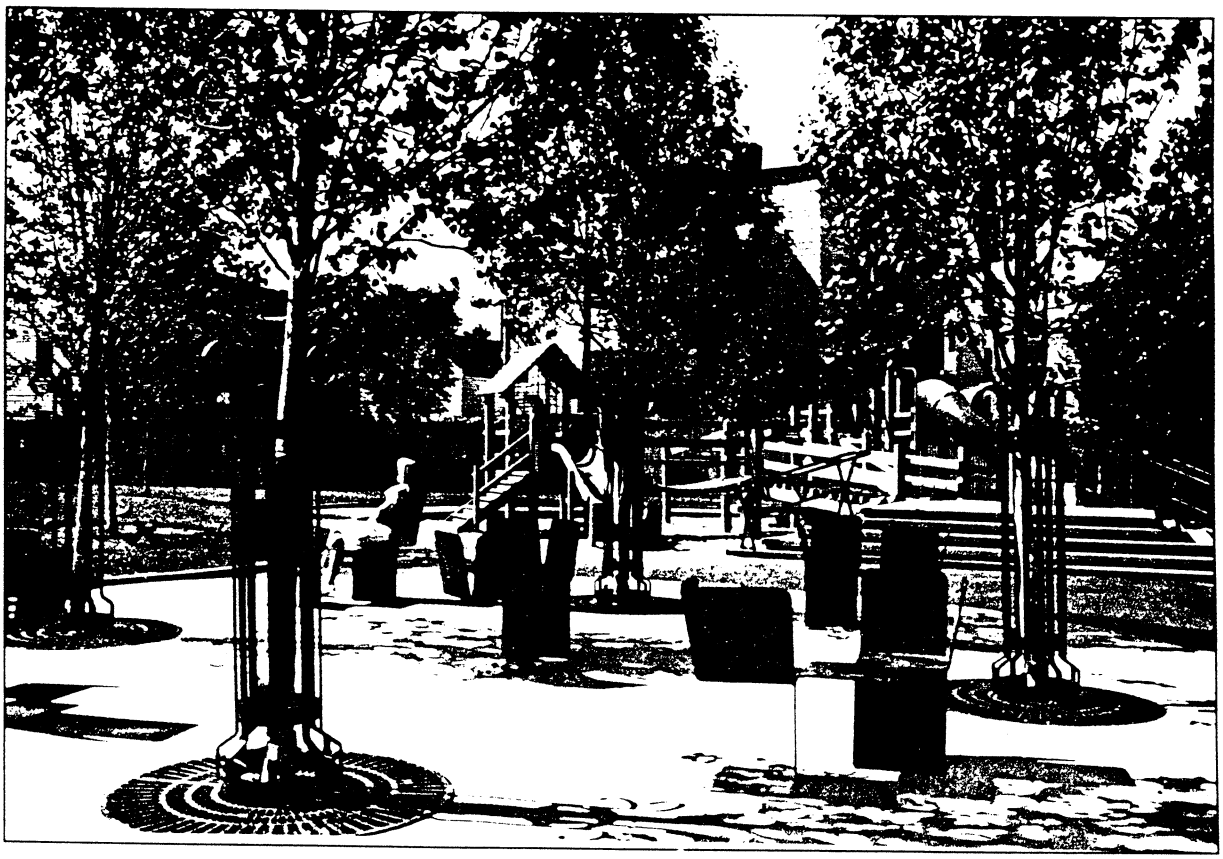
(5) Consider ways in which rent control can better serve low and moderate income people and how small property owners can be better informed and educated about the rules and procedures of rent control.

(6) Widely publicize the various tax abatement programs available to seniors and handicapped residents.

(7) Update housing data and statistics each year, such as housing sales and condominium conversions, and make this information available to East Cambridge residents.

(8) Work with private developers and public agencies to ensure that all new housing developments are built in scale and character with the surrounding neighborhood.

PARKS AND OPEN SPACE



Parks and Open Space

Approximately 20 acres of land in East Cambridge is classified as open space. This land area is primarily parks and playgrounds. Five of the seven parks in East Cambridge are located in the residential neighborhood: Ahern Field, Gore Street Park, Hurley Street Park, Costa Lopez Park and Silva Playground. The remaining two parks—Front Park and Lechmere Canal Park—are located in the Riverfront area. Centanni Way will be completed in 1989 and Charles Park on the Riverfront is expected to be completed in 1991. (See map of East Cambridge parks on the following page).

With the exception of the newly constructed parks (Costa Lopez, Lechmere Canal, and Front Park), the City's open space inventory rates East Cambridge neighborhood parks in fair to poor condition.

The average cost to renovate neighborhood parks has risen dramatically in recent years. It now costs approximately $250,000-$300,000 to substantially renovate the typical East Cambridge playground.

Since 1980, the City has spent nearly $10 million to construct or renovate East Cambridge parks. The bulk of the funds ($8.5 million) has been spent for Lechmere Canal Park. In the next two years, an additional $1.8 million will be spent to construct or renovate other East Cambridge parks including: Gore Street ($300,000), Centanni way ($500,000) and Charles Park ($1 million).

Neighborhood-Wide Survey (Bell Associates)

(1) The amount of recreational facilities and open space is not considered a major problem among residents.

- When asked about the lack of recreational facilities, 15% said it is a major problem, 25% said it is minor, and 47% said it is no problem.
- When asked about the lack of open space, 25% said it is a major problem, 27% think it is a minor problem, and 43% said it is not a problem.

(2) The condition of parks are generally not considered to be a major problem in East Cambridge.

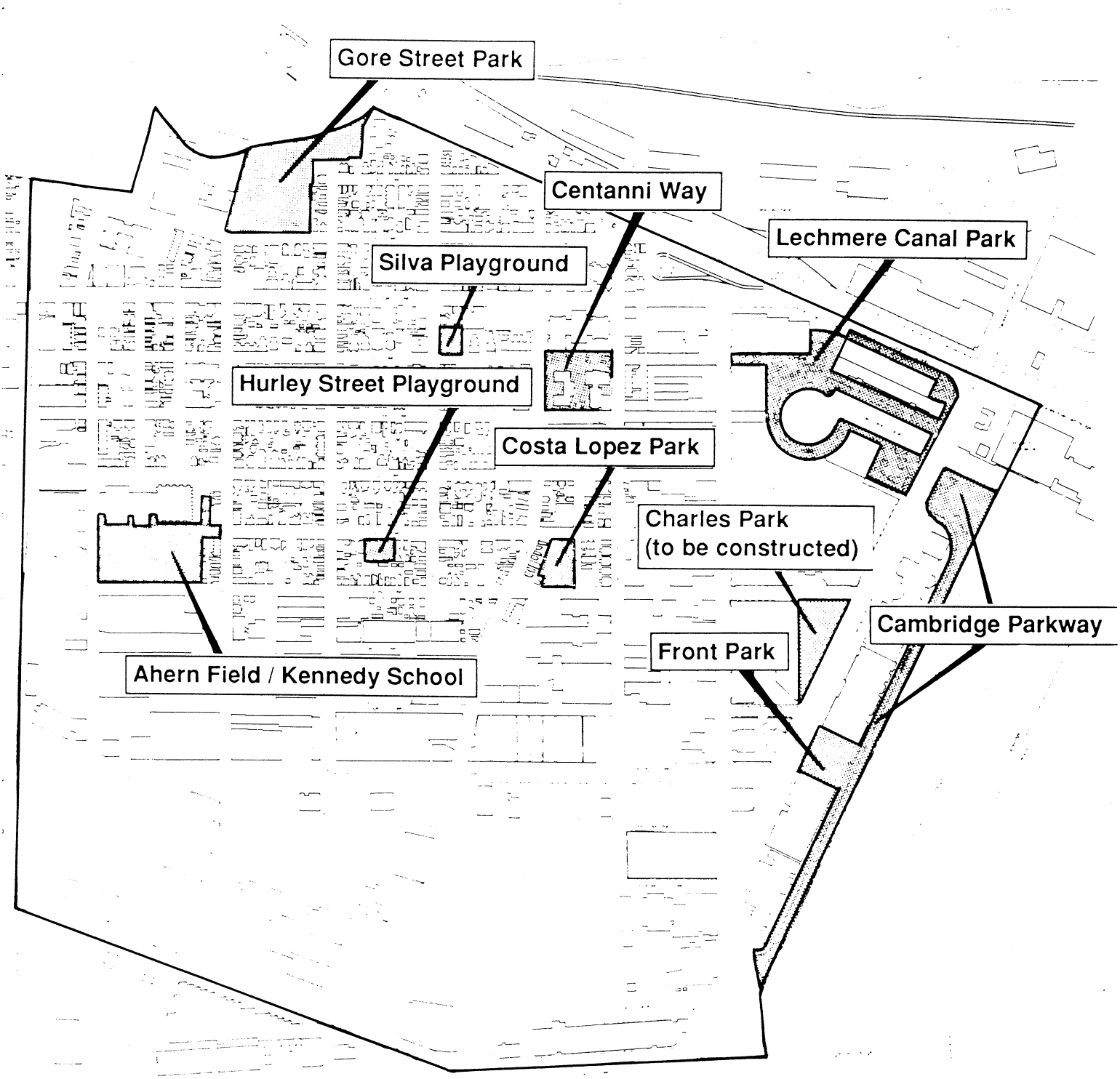
- 18% of residents think rundown parks are a major problem, 27% think they are a minor problem, and 43% think they are not a problem.

Neighborhood Organization Survey (Community Development Department)

(1) East Cambridge Stabilization Committee and Planning Team participants are about evenly split on whether there is enough open space in East Cambridge.

- 52% think there is not enough open space and 48% feel there is the right amount of open space.

(2) Neighborhood group members would like to see more sitting areas (60%), landscaping (45%), active parks (40%), and community gardens (40%).



EAST CAMBRIDGE NEIGHBORHOOD STUDY

PARKS AND OPEN SPACE

City of Cambridge Cambridge Community Development Department

January, 1988

(3) The members rated most parks in fair to poor condition.

- 77% rated Gore Street park fair or poor; 66% rated Kennedy Field fair or poor; and 54% rated Silva Playground fair to poor.
- Costa Lopez Park and Hurley Street Park received good or excellent ratings.

Study Committee Concerns

(1) *Maintenance:* The parks are not well maintained.

(2) *Security:* There is poor lighting and inadequate police protection in most East Cambridge parks.

(3) *Programming:* There are not enough programs at the parks for children and teens.

(4) *Park Management:* There is no city department which takes overall responsibility for park planning, maintenance and programming. As a result, residents do not know where to address their concerns and the City fails to take a comprehensive, preventative approach to managing the park system.

Parks and Open Space Recommendations

(1) The City is currently working on developing a comprehensive maintenance plan for Cambridge parks. As part of this effort, the City should examine ways to improve the coordination among the various city agencies involved in park service and explore the centralization of planning, development and maintenance under a single agency.

(2) Initiate a pilot program to involve residents in park beautification and maintenance. The City should work with residents by targeting one East Cambridge park and forming a neighborhood committee to implement a small-scale program.

(3) Increase the resources for recreation programming in East Cambridge parks. In addition, the City should establish a training program and a summer internship program to train staff associated with the new programs.

(4) Address the problems of security and vandalism in East Cambridge parks by:

a. Increased police presence and lighting in the parks.

b. Strict enforcement of the 10:00 p.m. curfew.

(5) The newly developed East Cambridge parks should be dedicated to Luke Agnetta and Tom Walker in memory of their long and dedicated service to the community.

(6) Enhance the design of future East Cambridge park renovations by considering:

a. Clearly defined play areas and uses for people of different ages.

b. A performance area.

c. Better lighting.

d. More benches.

e. More trash receptacles.

(7) Post signs in East Cambridge parks to encourage residents to keep the parks clean.

(8) Identify and develop areas in the neighborhood that can be used for outdoor sitting, plantings and community gardens.

CONCLUSION

Conclusion

This report has shown that East Cambridge is characterized by a declining family population, a drop in the number of school-aged children, changing employment patterns, and an influx of newer residents who have higher incomes than the longer term residents. In addition, new commercial and residential development has brought unprecedented physical changes to the neighborhood in a relatively short period of time.

Amid these changes, East Cambridge continues to maintain an anchor of stability. Long-time homeowners still have a strong presence in the neighborhood and are generally optimistic about the future quality of life.

But to maintain and improve the quality of life in East Cambridge will require new strategies: strong growth management planning and controls; assistance to small businesses; expanded housing opportunities for low and moderate income residents; strict traffic mitigation measures; and improved park maintenance.

Forging a strong working relationship between a coalition of neighborhood interests—new and long-time residents, neighborhood groups, service agencies, the business community, and clergy—and city government will be the key to reaching these common goals.

Implementation Steps

Action Step	Agency Responsible
LAND USE AND ZONING	
1. Rezone priority areas	CDD
a. Form committee of landowners/residents	CDD
b. Submit rezoning petition	CDD
2. During rezoning study period, institute interim zoning measures to place temporary height and density limits on areas being studied for rezoning.	CDD
3. Institute procedure for public notification of all development projects filed with the city.	CDD/
4. Form committee to establish affordable housing plan for DOT lands.	CDD/CRA
5. Establish plan for reuse of old fire station.	CDD
CAMBRIDGE STREET BUSINESS DISTRICT	
1. Initiate comprehensive parking study of Cambridge Street.	Traffic
2. Start small business assistance program, including physical improvements and access to financial and technical assistance.	CDD
a. Conduct survey of business owners on Cambridge Street	CDD
b. Conduct study of residential property	CDD
c. Liaison with business association CDD/ neighborhood	
TRAFFIC AND PARKING	
1. Place truck route signs at appropriate locations and study further truck restrictions on Charles Street.	Traffic
2. Make East Cambridge garage available during snow emergencies.	CDD/Traffic
3. Plan and implement one-way street system.	Traffic/CDD
4. Formulate traffic mitigation policy for all East Cambridge developments.	Traffic/CDD

(Implementation Steps continued)

Action Step	Agency Responsible
5. Work with owner of Twin City Mall to install walkway from Gore Streetto Twin City Mall.	Twin City Mall/CDD
6. Advocate for speed-up of roadway improvements on Binney Street.	CDD/Traffic
7. Study benefits and impacts of opening up the median at Binney Street and Fulkerson Street.	CDD/Traffic
8. Work with the MBTA to provide a pedestrian overpass and at-grade crossing on Monsignor O'Brien Highway.	CDD/Traffic
HOUSING	
1. Examine conversions of three family homes	CDD
2. Expand housing rehabilitation for rent controlled property.	CDD
3. Identify sites for the construction of new housing for low and moderate income residents.	CDD
4. Publicize tax abatement program.	Revaluation
5. Update housing sales data for 1987 and 1988.	CDD
PARKS AND OPEN SPACE	
1. Study ways to improve coordination of park planning, development and maintenance,including centralization of services under one agency.	CDD/DPW/Recreation/ Parks and Forestry
2. Start program for citizen participation in park maintenance and beautification.	CDD/DPW
3. Increase recreation programming in parks.	Recreation
4. Increase lighting and police presence in neighborhood parks.	Police/CDD
5. Dedicate new East Cambridge parks to Luke Agnetta and Tom Walker.	CDD/City Council
6. Post signs in parks encouraging residents to keep parks clean.	CDD/DPW

APPENDIX I

DEMOGRAPHIC TABLES

Population

	East Cambridge	City	EC as % of City	EC % Changes	City % Change Last 10 Years
1960	6,702	107,716	6.2%	—	—
1970	5,776	100,361	5.8%	1.6%	-7.3%
1980	5,380	95,322	5.6%	5.6%	5.3%

Households

	East Cambridge	Persons per Household	City	Persons per Household	EC as % of City
1960	1,980	3.2	34,253	2.8	5.8%
1970	2,015	2.9	36,411	2.4	5.5%
1980	2,283	2.4	38,955	2.1	5.8%

Families

	East Cambridge	% of all Households	Persons/ Family	City	Person/ Family	% of all Household
1960	1,719	83.6%	3.6	24,187	3.4	71%
1970	1,419	70.4%	3.5	20,850	3.2	57%
1980	1,256	56.3%	3.2	17,719	3.0	46%

Female Headed Families with Children under 18 as a Percentage of All Families

	East Cambridge	City
1960	NA	NA
1970	6.8%	7.3%
1980	8.8%	12.9%

Age of Population

1960

Age	East Cambridge	% of Total	City	% of Total	East Cambridge % of Total
0-4	687	10.6%	9,251	8.6%	7.4%
5-9	591	9.0%	7,174	6.6%	8.2%
10-19	1,066	16.4%	16,067	14.9%	6.6%
20-34	1,335	20.5%	28,811	26.7%	4.6%
35-54	1,622	24.9%	23,115	21.4%	7.0%
55-64	504	7.8%	10,681	9.9%	4.7%
65+	697	10.7%	12,617	11.7%	5.5%
Total	6,502	100%	107,986	100%	6.0%

1970

0-4	462	8.3%	5,919	5.9%	7.8%
5-9	447	8.0%	5,237	5.2%	8.5%
10-19	779	14.0%	15,228	15.2%	5.1%
20-34	1,190	21.4%	37,005	36.9%	3.2%
35-54	1,439	25.9%	16,862	16.8%	8.5%
55-64	617	11.1%	8,410	8.4%	7.3%
65+	625	11.2%	11,700	1.7%	5.3%
Total	5,559	100%	100,361	100%	5.5%

1980

0-4	270	5.0%	3,928	4.1%	6.9%
5-9	299	5.6%	3,802	4.0%	7.9%
10-19	724	13.4%	13,293	13.9%	5.4%
20-34	1,391	25.9%	40,734	42.7%	3.4%
35-54	1,033	19.2%	15,659	16.4%	6.6%
55-64	686	12.8%	7,035	7.4%	9.8%
65+	977	18.2%	10,871	11.4%	9.0%
Total	5,380	100%	95,322	100%	5.6%

Median Age of Population

	East Cambridge	City
1960	31.6	30.3
1970	31.9	26.6
1980	39.7	30.2

Income Measures

	1960		1970		1980	
	East Cambridge	City	East Cambridge	City	East Cambridge	City
Median Income						
Households	$4,844	$3,828	$7,278	$5,115	$10,187	$14,211
Families	$5,415	$5,943	$8,886	$9,815	$15,929	$17,845
Below Poverty (%)						
Households	NA	NA	16.7%	14.8%	NA	NA
Families	NA	NA	12.2%	8.6%	12.2%	11.0%
65 years +	NA	NA	32.0%	13.9%	12.0%	10.2%
Female headed with children under 18	NA	NA	61.0%	42.0%	35.0%	34.0%
Families on public assistance	NA	NA	14.0%	8.0%	18.0%	9.0%

NA = Not available

Income Distribution 1980

	East Cambridge	City
Less than $5,000	9.2%	9.3%
$5,000 - $7,499	8.6%	8.1%
$7,500 - $9,999	9.1%	8.0%
$10,000 - $14,999	20.1%	15.6%
$15,000 - $19,999	13.9%	15.5%
$20,000 -$24,999	12.0%	13.3%
$25,000 -$34,999	16.9%	14.6%
$35,000 - $49,999	9.2%	9.0%
$50,000 +	1.2%	6.7%
Total	100%	100%

Ancestry

1960

Ethnic Group	East Cambridge	% of East Cambridge	City	% of City	East Cambridge as a % of City
Italian	1,594	23.8%	6,243	5.8%	25.5%
Portuguese	NA	NA	NA	NA	NA
Irish	365	5.4%	8,699	8.1%	4.2%
Canadian	259	3.9%	11,278	10.5%	2.3%
Polish	410	6.1%	1,836	1.7%	22.3%
English	96	1.4%	3,338	3.1%	2.9%

1970

Italian	770	13.3%	1,062	1.1%	25.4%
Portuguese	NA	NA	NA	NA	NA
Irish	243	4.2%	972	1.1%	25.0%
Canadian	192	3.3%	2,569	2.6%	7.5%
Polish	296	5.1%	441	1.3%	67.1%
English	59	1.0%	1,218	1.2%	4.8%

1980

Italian	1,074	20.1%	5,203	5.5%	20.6%
Portuguese	1,185	22.0%	4,957	5.2%	24.1%
Irish	596	11.1%	9,695	16.2%	6.1%
Canadian	NA	NA	NA	NA	NA
Polish	276	5.1%	1,687	1.8%	16.4%
English	110	1.0%	1,731	1.8%	2.8%

Foreign Born

	East Cambridge	% of East Cambridge	City	% of City
1960	1,334	20.0%	16,411	15.2%
1970	1,361	23.6%	15,474	15.4%
1980	1,366	25.3%	17,563	17.5%

Race

1960

	East Cambridge	% of East Cambridge	City	% of City	East Cambridge as a % of City
White	6,674	99.6%	100,929	93.7%	6.6%
Black	8	0.1%	5,671	5.3%	0.01%
Amer. Indian	NA	NA	NA	NA	NA
Asian	NA	NA	NA	NA	NA
Other	20	0.3%	1,116	1.0%	1.8%

1970

White	5,698	98.6%	91,408	91.1%	6.2%
Black	22	0.3%	6,783	6.8%	0.03%
Amer. Indian	NA	NA	NA	NA	NA
Asian	NA	NA	NA	NA	NA
Other	56	1.1%	2,170	2.2%	2.6%

1980

White	5,141	95.6%	78,460	82.3%	6.6%
Black	59	1.1%	10,418	10.9%	1.0%
Amer. Indian	8	0.1%	184	0.2%	4.3%
Asian	72	1.3%	3,612	3.8%	2.0%
Spanish Origin	304	5.7%	4,536	4.8%	6.7%
Other	100	1.9%	2,648	2.8%	3.8%

Education Enrollment

1960

	East Cambridge	% of East Cambridge	City	% of City
Kindergarten	91	7.1%	1,338	7.9%
Elementary				
Public	611	47.1%	6,509	58.3%
Private	300	23.1%	4,648	41.7%
Secondary				
Public	232	17.8%	2,849	63.7%
Private	72	5.5%	1,625	36.3%
Total	1,306		16,969	
% Private	31%		40%	
% Public	69%		60%	

1970

Kindergarten	69	5.1%	989	6.8%
Elementary				
Public	892	66.1%	6,756	47.0%
Private	300	23.1%	2,396	16.7%
Secondary				
Public	232	17.8%	2,985	20.8%
Private	72	5.5%	1,209	8.4%
Total	1,565		14,335	
% Private	0%		27%	
% Public	100%		73%	

1980

Kindergarten		(combined with elementary)		
Elementary				
Public	553	77.3%	6,232	55.5%
Private	0	0.0%	1,516	13.5%
Secondary				
Public	162	22.7%	2,590	23.1%
Private	0	0.0%	883	7.9%
Total	715		11,221	
% Private	0%		21%	
% Public	100%		79%	

Educational Attainment (25 Years or Older)

1960

	East Cambridge	% of East Cambridge	City	% of City
Completed High School				
1-3 years	931	24.0%	11,910	19.0%
4 years+	725	18.0%	14,731	24.0%
Completed College				
1-3 years	82	2.0%	4,669	8.0%
4 years +	84	2.0%	11,321	18.0%

1970

Completed High School				
1-3 years	776	23.0%	8,526	16.0%
4 years+	740	23.0%	13,109	24.0%
Completed College				
1-3 years	73	2.0%	4,888	9.0%
4 years+	97	3.0%	16,499	30.0%

1980

Completed High School				
1-3 years	565	16.0%	5,428	9.0%
4 years+	899	25.0%	12,280	21.0%
Completed College				
1-3 years	261	7.0%	6,911	12.0%
4 years+	329	9.0%	25,001	43.0%

Labor Force

1960

	East Cambridge	City
Unemployed	6.5%	4.1%
Total Unemployed	2,602	46,278

1970

Unemployed	6.1%	4.0%
Total Unemployed	2,273	47,024

1980

Unemployed	8.3%	4.5%
Total Unemployed	2,420	49,682

Occupation

1960

	East Cambridge	% of East Cambridge	City	% of City
Professional/Technical	229	8.8%	12,045	26,0%
Clerical/Sales	562	21.6%	11,395	25.2%
Craftsmen	281	10.8%	4,096	8.9%
Operatives/Laborers	1,070	41.1%	9,443	20.4%
Services	227	8.7%	5,440	11.8%
Other	233	9.0%	3,859	8.3%

1970

Professional/Technical	285	12.5%	18,559	39.5%
Clerical/Sales	555	24.4%	12,768	27.2%
Craftsmen	332	14.6%	3,366	7.2%
Operative/Laborers	670	29.4%	6,276	13.3%
Services	382	16.8%	6,029	12.8%
Other	29	1.3%	26	0.1%

1980

Professional/Technical	383	15.8%	23,088	46.5%
Clerical/Sales	649	26.8%	11,830	23.8%
Craftsmen	287	11.9%	2,939	5.9%
Operative/Laborers	665	27.5%	5,012	10.1%
Services	436	18.0%	6,650	13.4%
Other	0	0.0%	163	0.3%

Industry

1960

	East Cambridge	% of East Cambridge	City	% of City
Construction	97	3.7%	1,227	2.7%
Manufacturing	1,214	46.7%	12,058	26.1%
Transportation	129	5.0%	1,531	3.3%
Communications	42	1.6%	988	2.1%
Trade (Whole & Retail)	493	18.9%	6,160	13.3%
Finance, Insurance, Real Estate, Business	NA	NA	NA	NA
Educational	31	1.2%	8,244	
Health, Personal Services, Other Professional	128	5.0%	6,619	17.8%
Public Administration	158	6.1%	2,439	5.3%
Other	310	11.9%	7,012	15.2%

1970

Construction	133	5.9%	1,235	2.6%
Manufacturing	812	35.7%	8,021	17.1%
Transportation	55	2.4%	926	2.0%
Communication	79	3.5%	1,109	2.4%
Trade (Whole & Retail)	417	18.3%	6,025	12.8%
Finance, Insurance, Real Estate, Business	104	4.6%	4,526	9.6%
Education	127	5.6%	12,790	27.2%
Health, Personal Services, Other Professional	388	17.1%	9,414	20.0%
Public Administration	154	6.8%	2,417	5.1%
Other	4	.01%	561	1.2%

(**Industry** continued)

1980

	East Cambridge	% of East Cambridge	City	% of City
Construction	143	5.9%	1,166	2.3%
Manufacturing	569	23.5%	6,620	13.3%
Transportation	102	4.2%	1,365	2.7%
Communications	33	1.4%	813	1.6%
Trade (Whole & Retail)	453	18.7%	6,013	12.1%
Finance, Insurance, Real Estate, Business	116	4.8%	5,714	11.5%
Educational	251	10.4%	14,243	28.7%
Health, Personal Services, Other Professional	572	23.6%	11,009	22.2%
Public Administration	178	7.4%	2,537	5.1%
Other	3	.01%	202	.4%

APPENDIX II

LAND USE AND ZONING

- Business Directory
- Property Ownership
- Potential Buildout

East Cambridge Business Directory, 1988 (excluding Cambridge Street)

Parcel	Business	Address	Use
1	Unitech	First/Thorndike Streets	O
2	Vacant	———	-
3	Carpet World	73 First Street	C
4	David's Famous Shoes	75 First Street	C
5	Charles Reynolds Hairdresser	89 First Street	C
6	Lechmere Cafeteria	91 First Street	C
7	Builders Realty (vacant)	93 First Street	C
8	Lectra City	95 First Street	C
9	Davies & Bibbing, Archits	11 Hurley Street	O
10	Bow & Arrow	11 Hurley Street	I
11	Saddlebrook Corp.	Hurley Street	I
12	ABC Moving Services	35 Hurley Street	I
13	Stamell Construction	33 Hurley Street	I
14	Nynex Corporation	37 Hurley Street	O
15	Deli World	Second/Spring Streets	O
16	East Cambridge Auto Body	79 Second Street	C
17	Cambridgeport Welding Corp.	23 Lopez Avenue	I
18	Sunny's Auto	77 Hurley Street	C
19	Sleep-A-Rama	20 Hurley Street	C
20	Exercise of New England	18 Hurley Street	C
21	Kendall Square Graphics	16 Hurley Street	C
22	Emack and Bolio	Hurley Street	I
23	Underground Camera	99 First Street	C
24	Vacant	——	-
25	Thompson & Lichtner Engineers	111 First Street	O
26	Boston Pet Center	119 First Street	C
26	Kaufman Tools	110 Second Street	I
27	Rumors Furniture	121 First Street	C
28	Big John Sleep Shop	36 Charles Street	C
29	Kendall Press	139 Second Street	C
30	CanAm Sailcraft	48 Charles Street	C
31	Haley & Aldrich	Second/Charles Streets	O
32	American Twine Office Park	Second Street	O
33	Downstairs Cafe	222 Third Street	C
34	Casino Lunch	Third/Charles Streets	C

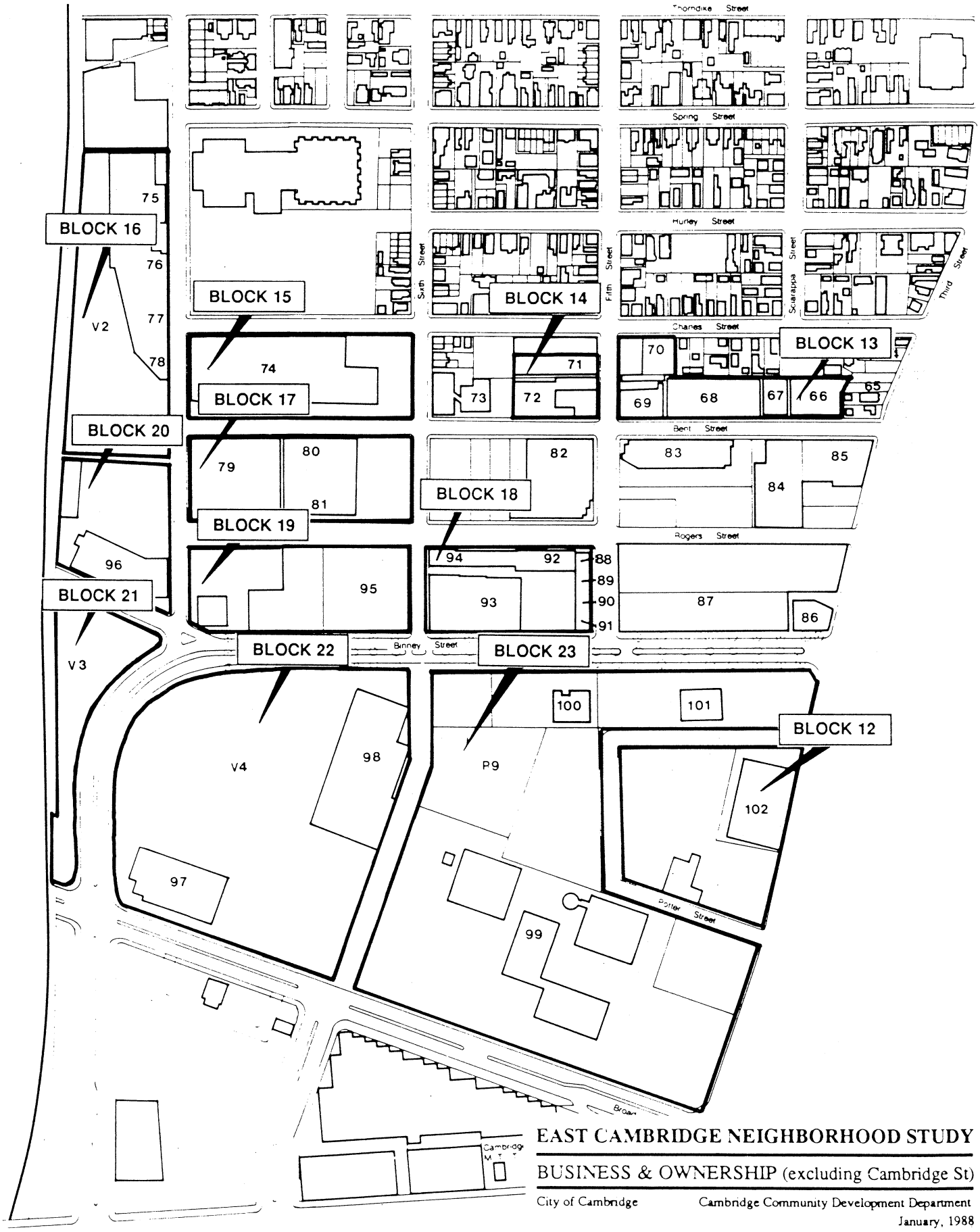
(**East Cambridge Business Directory** continued)

Parcel	Business	Address	Use
35	Organogenisis	83 Rogers Street	R&D
36	Organogenisis	83 Rogers Street	R&D
37	Met Path	65 Rogers Street	R&D
38	Morse Diesel	61 Rogers Street	I
39	Ferguson Ind. for the Blind	173 Second Street	C
40	Stainless Pipe & Fitting	37 Rogers Street	I
41	Green Rubber Company	160 Second Street	I
42	Mandalay Restaurant	143 First Street	C
43	Uncle Sam's Deli	145 First Street	C
44	Vacant	——	-
45	Lotus Development Corp.	161 First Street	O
46	Isotopes	56 Rogers Street	R&D
47	Axiomatics	60 Rogers Street	R&D
48	Beau Tease T-Shirt Shop	64 Rogers Street	I
49	Bay State Computer	68 Rogers Street	0
50	Vacant	——	-
51	Vacant	——	-
52	Applied Biotech	76 Rogers Street	R&D
53	Camb/Som Legal Services	24 Thorndike Street	O
54	Bus & Prof Software	270 Binney Street	O
55	Peter Gray	299 Third Street	I
56	Barbour Stockwell Co.	83 Munroe Street	I
57	Vacant	——	-
58	Unicco Service Co	41 Munroe Street	O
59	Boston Truck Co.	194 First Street	I
60	Athenaeum House	Doc Linsky Way	O
61	Riverview Office Building	Athenaeum Street	O
62	Commonwealth Energy	One Main Street	I
63	August & Simmons, Attorneys	161 Third Street	O
64	Kendall House of Pizza	Third/Charles Streets	C
65	Pediatric Diagnostic Ser	221 Third Street	O
66	Pediatric Diagnostic Ser.	Bent Street	R&D
67	Auto Unlimited	Bent Street	C
68	AT & T	173 Bent Street	O
69	Ocean Woodworks	190 Fifth Street	C
70	Fran Dan Bolt & Screw	188 Charles Street	I

(**East Cambridge Business Directory** continued)

Parcel	Business	Address	Use
71	Commercial Motor Service	177 Fifth Street	C
72	Anderson Engineering Co	225 Bent Street	I
73	Medical Info Technology	235 Bent Street	R&D
74	Boston Concession Group	111 Sixth Street	I
75	Phase One Office Product	89 Fulkerson Street	I
76	Hooper Ames (vacant)	114 Fulkerson Street	I
77	Advance Tire Co.	Charles/Fulkerson Streets	C
78	Tech Sq Auto Service	Charles/Fulkerson Streets	C
79	Thypin Steel	Rogers Street	I
80	Camb Electric Motor Ser	300 Bent Street	I
81	Javelin Software Corp	00 Bent Street	C
82	AT & T	Bent Street	C
83	New England Telephone	210 Bent Street	C
84	Foundry Works Building	180 Bent Street	O
85	Foundry Works Building	180 Bent Street	O
86	Kendall Boiler & Tank Co.	275 Third Street	I
87	TRW	Binney/Third Streets	I
88	Share IPPNW	126 Rogers Street	O
89	M.J. Research	215 Fifth Street	O
90	Sylvester & Cutalano	213 Fifth Street	O
91	Wooden Shoe Printing	241 Fifth Street	C
92	Brenton & Hart	229 Binney Street	I
93	McGlaughlin Elevator	152 Sixth Street	I
94	Shintron	144 Rogers Street	I
95	Thypin Steel	301 Binney Street	I
96	Met Pipe & Supply Co.	303 Binney Street	I
97	Symbolics	11 Cambridge Center	R&D
98	Biogen Labs	14 Cambridge Center	R&D
99	Dept of Transportation	Binney Street	I
100	Dept of Transportation	Binney Street	I
101	Dept of Transportation	55 Broadway	O
102	Commonwealth Energy	Doc Linsky Way	I

C=Commercial
I=Industrial
R&D=Research & Development

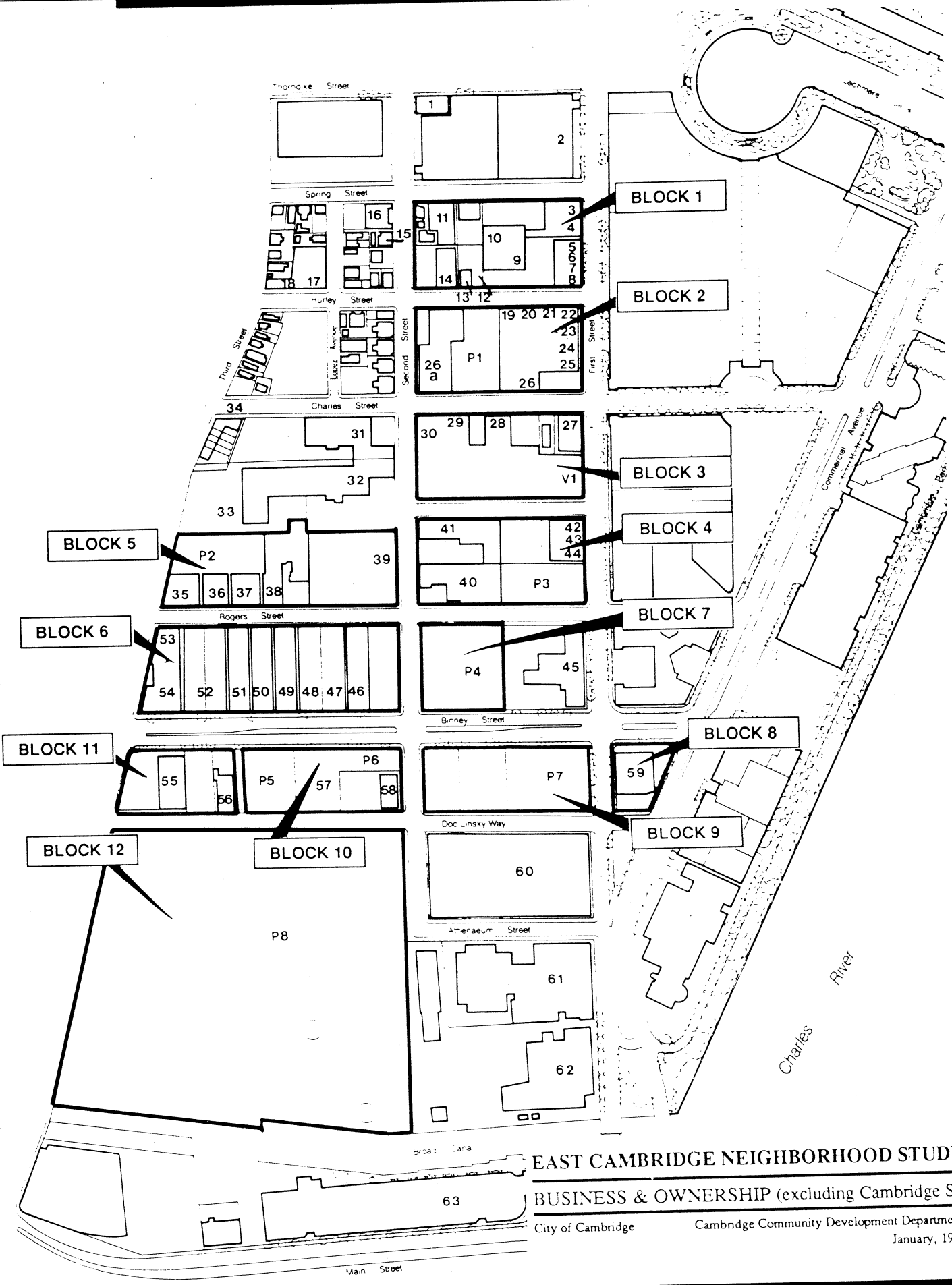


EAST CAMBRIDGE NEIGHBORHOOD STUDY

BUSINESS & OWNERSHIP (excluding Cambridge St)

City of Cambridge — Cambridge Community Development Department

January, 1988



EAST CAMBRIDGE NEIGHBORHOOD STUDY

BUSINESS & OWNERSHIP (excluding Cambridge St)

City of Cambridge

Cambridge Community Development Department

January, 1988

East Cambridge Property Ownership (Excluding Cambridge Street)

Parcel	Business	Landowner
Block 1		
3	Carpet World	73 First Street Trust
4	David's Shoes	73 First Street Trust
5	Charles Reynold's	Epic Realty World
6	Lechmere Cafeteria	Epic Realty Trust
7	Builder's Realty	Epic Realty Trust
8	Lectra City	Epic Realty Trust
9	Davies and Bibbing	Early Spring Realty Trust
10	Bow and Arrow	Early Spring Realty Trust
11	Saddlebrook Corporation	Vahan Hintlian/Tarvis Realty Trust
12	ABC Moving Service	Vahan Hintlian/Tarvis
13	Stamell Corporation	Vahan Hintlian/Travis
14	Nynex Corporation	Vahan Hintlian/Tarvis
Block 2		
19	Sleep-A-Rama	Solomon Kaufman
20	Exercise of N.E.	A.W. Baniste
21	Kendall Square Graphics	A.W. Baniste
22	Emack and Bolios	Epic Realty Trust
23	Underground Camera	Epic Realty Trust
24	Vacant	Epic Realty Trust
25	Thomas and Lichtner	Epic Realty Trust
26	Boston Pet Center	A.W. Baniste
26a	Kaufman Tools	Solomon Kaufman
P1	Parking Lot	Bert Realty Trust
Block 3		
27	Rumor's Furniture	Bent Realty Trust
28	Big John Sleep Shops	Bent Realty Trust
29	Kendall Press	Bent Realty Trust
30	CanAm	Bent Realty Trust
V1	Vacant Lot (135 First St)	135 First Street Trust

*See East Cambridge Business Inventory Map for site locations.

(**East Cambridge Property Ownership** continued)

Parcel	Business	Landowner
Block 4		
40	Stainless Pipe & Fitting	Cedra Properties
41	Green Rubber Company	Harold and Albert Ponn
42	Mandalay's	Rebecca Danberg, Ruth Bell
43	Uncle Sam's Deli	Rebecca Danberg, Ruth Bell
44	Vacant	Rebecca Danberg, Ruth Bell
P3	Parking Lot(159 First St)	Richard Goldman/ Cambridge East Trust
Block 5		
35	Organogenesis	R. Goldman/Beal Companies
36	Organogenesis	R. Goldman/Beal Companies
37	MetPath	R. Goldman/Beal Companies
38	Morse Diesel	R. Goldman/Beal Companies
P2	Parking Lot(240-248 Third)	United Carr, Inc.
Block 6		
46	Isotopes	R. Goldman/Beal Companies
47	Axiomatics	R. Goldman/Beal Companies
48	Beau Tease	R. Goldman/Beal Companies
49	Bay State Computer	R. Goldman/Beal Companies
50	Not Occupied	R. Goldman/Beal Companies
51	Not Occupied	R. Goldman/Beal Companies
52	Applied Biotech	R. Goldman/Beal Companies
53	Camb./Somerville Legal Service	R. Goldman/Beal Companies
54	Business & Prof. Software	R. Goldman/Beal Companies
Block 7		
P4	Parking Lot (50 Rogers St)	R. Goldman
Block 8		
59	Boston Truck Company	Joseph Taymore
Block 9		
P7	Parking Lot	Robert Jones & George Najarian/ Jona Realty

(**East Cambridge Property Ownership** continued)

Parcel	Business	Landowner
Block 10		
57	Vacant	Richard Goldman
58	Unicco Service Co.	
P5	Parking Lot	Richard Goldman
P6	Parking Lot (94 Binney)	Richard Goldman
Block 11		
55	Peter Gray	Peter Gray Corp
56	Barbour Stockwell	Robert Tonon
Block 12		
P8	Parking Lot	Commonwealth Energy
Block 13		
66	Pediatric Diagnostic	Charles King/Cook Trust
67	Auto Unlimited	Charles King/Cook Trust
68	AT & T	Charles King/Cook Trust
69	Ocean Woodwork	Owl Realty Trust
70	Fran Dan Bolt & Screw	Ira Kagno & Samuel Gondelman
Block 14		
71	Commercial Motor Serv.	Samuel Fogel
72	Anderson Engineering	Anderson Engineering
Block 15		
74	Boston Concession Group	
Block 16		
75	Phase One Office Prod.	Marcia Levin
76	Hooper Ames	Ira C. Foss
77	Advance Tire Company	Ira C. Foss
78	Tech Square Auto Serv.	Ira C. Foss, Scarborough Realty Trust
V2	Vacant	
Block 17		
79	Thypin Steel	Stuart Oltchihck & Marilyn Thypin, et al
80	Cambridge Electric Motor	Paul/Richard Lohnes
81	Javelin Software	Paul/Richard Lohnes

*See East Cambridge Business Inventory Map for site locations.

(**East Cambridge Property Ownership** continued)

Parcel	Business	Landowner
Block 18		
88	Share IPPNW	Ira Foss, Eastern Realty
89	M.J. Research	Ira Foss
90	Sylvester & Catalano	Ira Foss
91	Wooden Shoe Printing	Ira Foss
92	McLaughlin Elevator	Ira Foss
93	Brenton & Hart	Ira Foss
94	Shintron	Ira Foss
Block 19		
95	Thypin Steel	Stuart Oltchihck & Marilyn Thypin, et al
Block 20		
96	Metro Pipe & Supply	
Block 21		
V3	Vacant	Cambridge Redevelopment Authority/Boston Properties
Block 22		
V4	Vacant	CRA
Block 23		
P9	Parking Lot	Department of Transportation

* See East Cambridge Business Inventory Map for site locations.

East Cambridge Potential Buildout, 1988
(Excluding Cambridge Street)

Parcel	Zone	FAR	Total Parcel Area	Existing Built SQ FT	Maximum Buildable SQ FT	% FAR Built	Potential New SQ FT
3 & 4	BA/ PUD4	1.0/ 2.0	9,750	6,000	9,750/ 19,500	62/ 31	3,750/ 13,500
5 - 8	BA/ PUD4	1.0/ 2.0	16,250	3,600	16,250/ 32,500	22/ 11	13,650/ 28,000
9 - 10	BA/ PUD4	1.0/ 2.0	22,000	10,000	22,000/ 44,000	45/ 23	12,000/ 34,000
11	IA-1	1.25	6,379	6,379	7,974	80	1,595
12 - 13	BA/ PUD4	1.0/ 2.0	6,000	1,200	6,000/ 12,000	22/ 10	4,800/ 10,800
14	IA-1	1.25	5,485	10,000	6,856	1.45	-0-
17 - 18	C-1	/75	9,641	18,000	7,231	2.5	-0-
19 - 21	BA/ PUD4	1.0/ 2.0	6,945	6,000	6,945/ 13,890	86/ 43	945/ 7,890
22 - 25	BA/ PUD4	1.0/ 2.0	16,000	27,000	16,000/ 32,000	1.7/ 84	-0-/ 5,000
26	BA/ PUD4	1.0/ 2.0	17,035	13,035	17,035/ 34,070	77/ 38	4,000/ 21,035
26a	IA-1	1/25	19,995	14,400	24,994	58	10,594
27	BA/ PUD4	1.0 2.0	6,500	4,000	6,500/ 13,000	61/ 31	2,500/ 9,000
28 - 30	BA/ PUD4	1.0 2.0	60,000	51,200	60,000/ 120,000	85/ 43	8,800/ 68,800
34	C-1	75	6,985	6,200	5,239	1.2	-0-
36 - 38	IA-1	1.25	38,047	32,047	47,559	67	15,512
40	IA-1	1.25	20,000	16,400	25,000	66	8,600
41	IA-1	1.25	20,000	10,900	25,000	44	14,100
42 - 44	IA-1	1.25	10,000	8,000	12,500	64	4,500
47 - 54	IA-1	1.25	120,869	110,869	151,086	73	40,217
55	IB-1	3.0	30,000	15,000	90,000	17	75,000
56	IB-1	3.0	5,500	3,900	16,500	24	12,600
57	IB-1	3.0	20,000	40,000	60,000	67	20,000
59	C-3A/ PUD2	3.0/ 4.0	9,160	9,000	27,480/ 36,640	33/ 25	18,400/ 27,640

(**East Cambridge Potential Buildout** continued)

Parcel	Zone	FAR	Total Parcel Area	Existing Built SQ FT	Maximum Buildable SQ FT	% FAR Built	Potential New SQ FT
66 - 67	IA-1	1.25	12,615	12,615	15,769	80	3,154
68	IA-1	1.25	30,645	30,645	38,306	80	7,661
69	IA-1	1.25	11,809	7,500	14,761	51	7,261
70	C-1	75	14,809	7,200	11,107	65	3,907
71	C-1	75	11,450	10,000	8,588	1.16	-0-
72	IA-1	1.25	20,000	13,800	25,000	55	11,200
74	IA-1	1.25	107,024	76,400	187,292	41	110,892
75	C-1	75	25,448	40,000	19,086	2.3	-0-
76	C-1	75	10,532	9,000	7,899	1.13	0-
77 - 78	C-1	75	84,254	30,000	63,191	47	33,191
79	IB-1	3.0	40,004	120,000	120,012	99	12
80 - 81	IB-1	3.0	67,021	76,000	201,063	38	125,063
86	IB-1	3.0	7,556	5,300	22,668	23	17,368
87	IB-1	3.0	109,330	405,000	327,990	1.2	-0-
88 - 91	IB-1	3.0	15,000	12,000	45,000	27	33,000
93	IB-1	3.0	46,000	57,200	138,000	41	80,800
92 & 94	IB-1	3.0	19,000	17,500	57,000	31	39,500
95	IB-1	3.0	106,736	100,000	320,208	31	220,208
96	IB-1	3.0	53,613	21,900	160,839	14	138,939

* The above numbers are estimates and should be used for statistical purposes only.
** See East Cambridge Business Inventory Map for site locations.
*** Sections identify block groups

East Cambridge Potential Buildout, 1988
Block Summary

Block #	Existing SF	New SF Business	New SF Resid.	Number of Owners	Number of Businesses
1	37,179	33,200	75,950	4	11
2	60,435	40,546	59,551	4	8
3	55,200	21,295	78,675	3	4
4	35,300	64,700	64,700	4	4
5	32,047	41,887	41,887	2	3
6	110,869	40,217	40,217	1	7
7	-0-	50,000	50,000	1	0
8	9,000	18,400	18,400	1	1
9	-0-	99,868	99,868	1	0
10	40,000	155,321	155,321	1	0
11	18,900	87,600	87,600	2	2
12	-0-	1,500,000	1,500,000	1	1
13	57,960	21,983	21,983	2	5
14	23,800	11,200	NA	2	2
15	76,400	110,892	110,892	1	1
16	79,000	NA	114,259	4	8
17	196,000	125,075	NA	2	2
18	86,700	153,300	NA	2	7
19	100,000	258,092	NA	1	1
20	21,900	138,939	NA	1	1
21	-0-	244,200	244,200	1	0
22	200,000	561,724	561,724	1	2
23	450,000	1,357,731	1,357,731	1	1
TOTAL	1,220,690	4,920,146	4,682,868	43	71

* The above numbers are estimations and should be used for statistical purposes only.

East Cambridge Potential Buildout, 1988
Parking Lots and Vacant Lots

Parcel	Zone	FAR	Parcel Area	Built SF	Potential New SF
PA	IA-1	1.25	20,005	-0-	25,007
P2	IA-1	1.25	21,100	-0-	26,375
P3	IA-1	1.25	30,000	-0-	37,500
P4	IA-1	1.25	40,000	-0-	50,000
P5	IB-1	3.0	30,107	-0-	90,321
P6	IB-1	3.0	15,000	-0-	45,000
P7	IA-1	1.25	79,894	-0-	99,868
P8	03A	3.0	500,000	-0-	1,500,000
P9	03A	3.0	100,846	-0-	302,538
	PUD-3				
V1	BA	1.0	10,000	-0-	10,000
V2	C-1	.75	108,091	-0-	81,068
V3	MXD	3.0	81,400	-0-	244,200
V4	MXD	3.0	25,825	-0-	561,724
TOTAL			1,062,268		3,073,601

P = Parking Lot
V = Vacant Lot

* See East Cambridge Business Inventory Map for site locations.

APPENDIX III

CAMBRIDGE STREET

- Business Directory
- Property Ownership
- Potential Buildout

Cambridge Street Business Directory

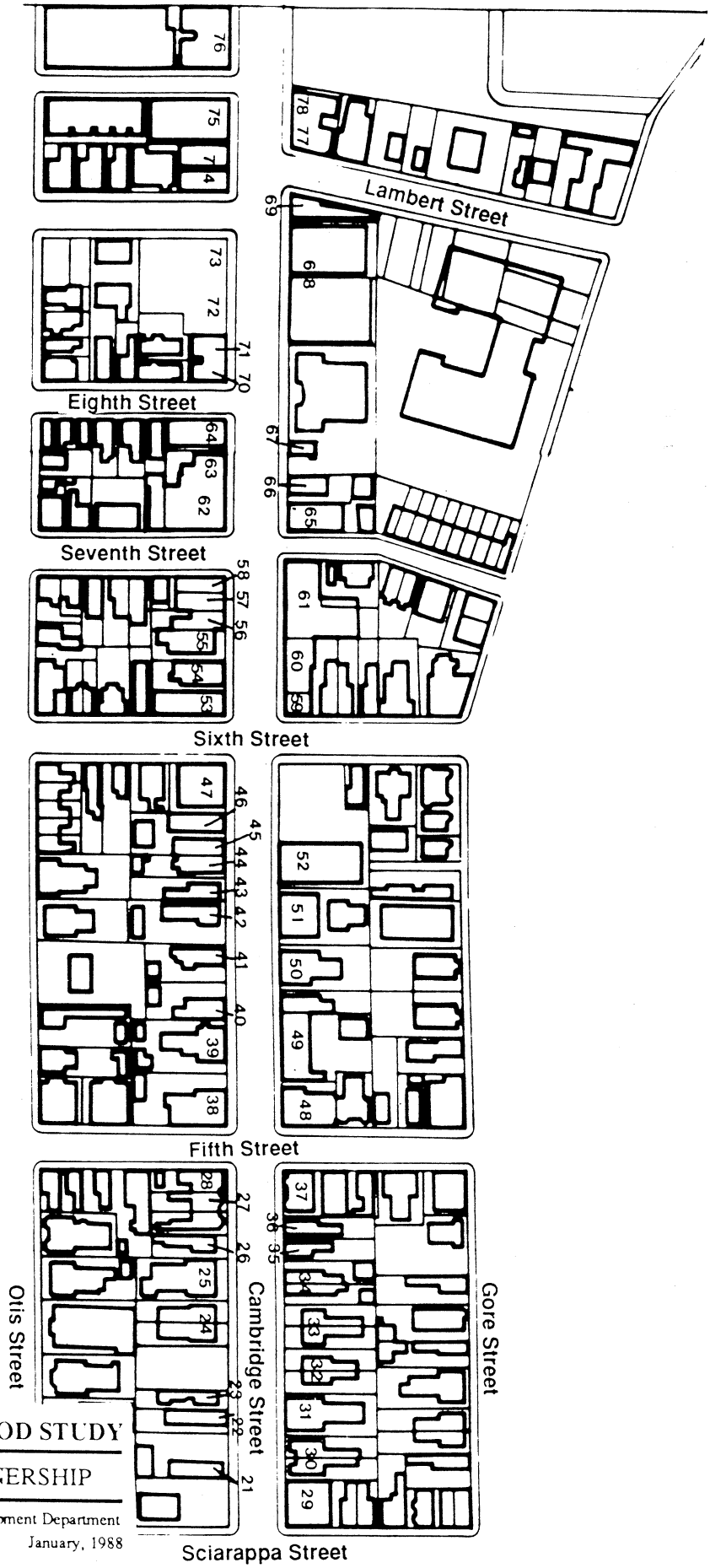
Parcel	Business	Address
1	Borden Candy	Cambridge/First
2	Shawmut Bank	160
3	Anthony Gargano, Attorney	149
4	Residential	157
5	Registry of Deeds	208
6	Fire Station	173
7	Barrister Restaurant (closed)	189
8	Podiatrist Office	207
9	Bay Bank Middlesex	225
10	East Cambridge Savings Bank	292
11	John Keohan, Dentist	310
12	Vacant	320
13	Sweet Touch Bakery	241
	Word First (Statler Bldg)	247
14	Manny's Pizza/El Greco Restaurant	251
	Toy Store (closed)/Court House Barber Shop	261
15	Hastings Tapley	267
16	Hastings Tapley	267
17	Cafe A & S	291
18	Post Office	303
19	Santoro's/Kenneth's Coiffure	307
20	St. Francis Church - 42 Sciarappa Street	
21	Portuguese Credit Union	350
22	Residential	338
23	Residential	364
24	Rogers Funeral Home	380
25	Residential	380
26	Residential	400
27	Silva Travel/Forti Insurance	402
28	Bill's Barber Shop	408
29	Patty Michael's Real Estate	337
30	Aram's Pizza/Sun City Tanning Salon	345,351
31	Rosaly's Boutique/Antique Shop	361,357
32	Residential	371
33	Residential	381,379
34	Juliet's Beauty Salon/Cleaning & Tailoring Shop	389

(**Cambridge Street Business Directory** continued)

Parcel	Business	Address
35	Port Villa Restaurant (closed)	397
36	Tulho International (Butcher)	403
37	Residential	409
38	Pat's Corner Store	424
39	Lechmere Animal Clinic	440
	Hair Wiz	444
40	Equidio & Sons Funeral Home/Appleton Fair Gifts	448,450
41	Residential	462
42	Residential	472
43	Residential	474
44	Wong's Village	480
45	Court House Seafood	484
46	Residential	494
47	All Music Studio/	500
	Cambridge Street Cleaners	506
48	Ciampa Apothecary	425
49	Taxidermy, Locksmith	441
50	Residential	457,459
51	Sew-Low Discount Fabrics	473
52	Hammer, Kiefer & Todd/Pip Printing	501
53	Luigis Variety	520
54	Shoe Repair	528
55	Joseph's Hair Styles	534
56	Dorothy's Boutique	538
57	Lorraine's Cake Decorating Supplies	544
58	Sarah Mason Interior Decorating	550
59	Lupardo Insurance	519
60	T & C Flooring	525
	Adrian Gaspar, CPA	527
61	Mattress Center	543
62	Laudromat/E. Cambridge Animal Clinic (closed)	566
63	East Cambridge Plumbing and Heating	568
64	Middlesex Cleaners	580
65	Bill and Lorraine's Restaurant	561
66	Maria's International Hair Design	569
67	Carpet Villa	573
68	Mayflower Poultry/Hedin Furniture Warehouse	621

(**Cambridge Street Business Directory** continued)

Parcel	Business	Address
69	Pugleiese Restaurant	636
70	East Cambridge Realty	594
71	Donna's Beauty Salon	600
72	Hedin Furniture	616
73	New Deal Fish Market	622
74	Vacant Store	638
75	Carpenter's Union Local/ Ferriter & Costello/ America Educational Travel/ Cambridge Health Center	650
76	660 Liquors/Domingo's Restaurant	660,674
77	Albert's Market	645
78	Vellucci Insurance Agency	657



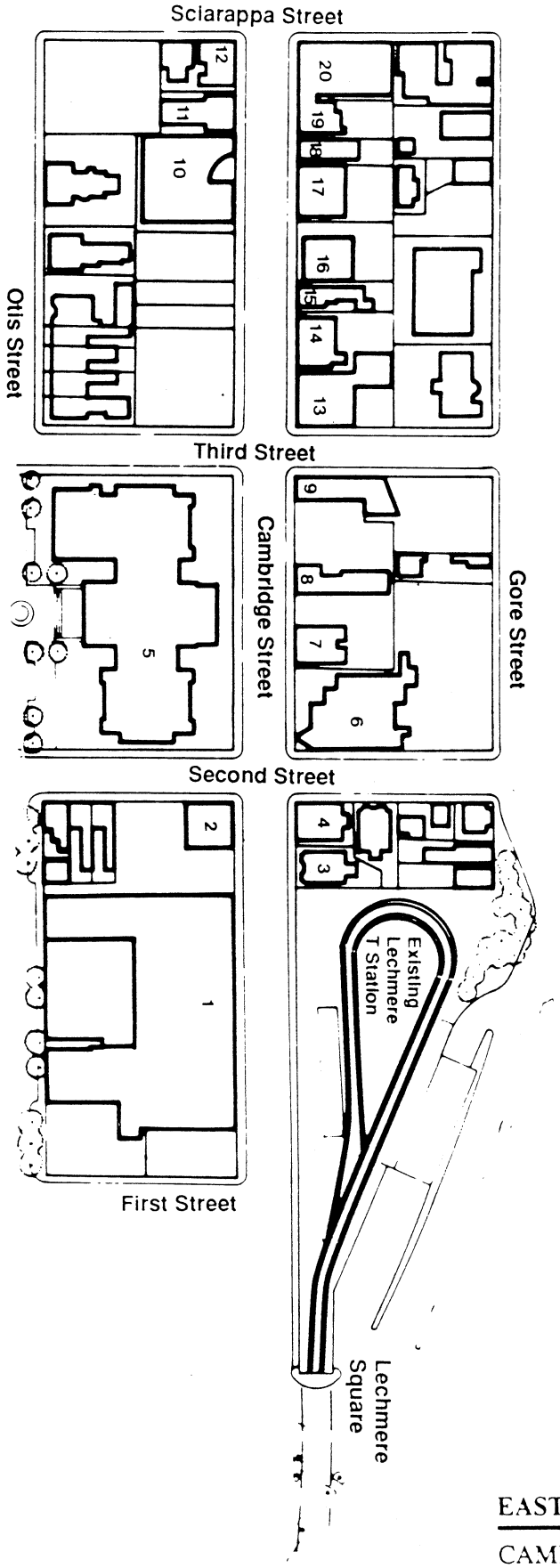
EAST CAMBRIDGE NEIGHBORHOOD STUDY

CAMBRIDGE ST. - BUSINESS & OWNERSHIP

City of Cambridge

Cambridge Community Development Department

January, 1988



EAST CAMBRIDGE NEIGHBORHOOD STUDY

CAMBRIDGE ST. - BUSINESS & OWNERSHIP

City of Cambridge Cambridge Community Development Department
January, 1988

East Cambridge Property Ownership, 1988
Cambridge Street

Parcel	Owner
1	Sultan and Deran Hintlian
2	County Bank and Trust Company
3	John and Alice Gargano
4	Ernest and Joseph Ferraro
7	Manuel Costa/Barrister Trust
8	Vito and Rose Maida
9	Baybank Trust Company
10	East Cambridge Savings Bank
11	Lee-Way Realty Corp.
12	Lee-Way Realty Corp.
13	Pauland Catherine Feldman
	William Daniels
	Emanuel Saropolos
14	Andrew Maddalo
15	John and Georgiana Motta
16	Frederick England and David Lane
17	John and Catherine Alberts
18	Italian American Community
19	Antonia Shelzi
20	St.Francis Church
21	Manuel Rogers, Jr.
22	Manuel Rogers, Jr.
23	Manuel Rogers, Jr.
24	Manuel Rogers, Jr.
25	Manuel Rogers, Jr.
26	Mary Puma/Evergreen Real Estate Trust
27	Manuel and Maria DaSilva
28	Wallace and Susan Stark
29	Barry Hallett
30	John Levantakis
31	Mohammed Alwan
32	Joseph Ciampa
33	Anthony Guida
34	Italia Pasquariello
35	Joao Resendes DeSousa
36	John Daly
37	Stephen Castabile
38	Patrick DeCardio/Robert Mamola
39	James Ditucci
	Anthony Souza
40	Joseph and Carol Egidio
41	Mary Aufiero
42	Marjoree Andrew
43	Pauline Chicareillo
44	Joy and Benjamin Wong
45	Alfred Demaso, Jr.
46	Alfred Demaso, Jr.
47	Joseph and Eduardo Ponte
	Vasilios Momtsios
48	Walter Ciampa
49	Elio Farese
	Clemanta Champey
	Joseph Champey
	Wai Chung Yeung
50	James Bonsignore
51	Nicholas Soutter
53	Sarkis Dhonesian
54	Susi Riziero
55	Joseph Vassella
56	Kevin Branley
57	Susan Menezes
58	Susan Menezes
59	Neil and Janis Lupardo
60	Mary Volpe
	Adrian Gasper
61	George Canfield
62	Albano and Irene Ponte
63	Eli Bikofsky
	Paul and Richard Opacki

(**East Cambridge Property Ownership** continued)

Parcel	Owner
64	Paul and Richard Opacki
65	Bill and Butch, Inc.
66	Charles Smith
67	St. Anthony Philharmonic
68	Richard Silve
69	Anna Farmer
70	Frank DeLuca and Antonette Fronduto
71	Frank DeLuca and Antonette Fronduto
72	Gerald Green
73	Carlo and Mary Fantasia
74	Alberto Vasquez
75	Rudolph Russo, Richard Ferrier, Michael Costello
76	Frank Budryk and Barbara Loughran
77	Joseph Young
78	Peter and Laura Vellucci

East Cambridge Potential Buildout, 1988
Cambridge Street

Parcel	Parcel Area	Max. SF	Existing Built SF	Potential New SF
TStation	72,992	54,744	-0-	54,744
1	60,000	240,000	218,700	21,300
2	12,492	21,861	2,500	19,361
3	3,275	5,731	3,900	1,831
4	2,343	4,100	6,000	-0-
7	7,700	13,475	8,000	5,475
8	5,017	8,780	6,900	1,880
9	16,021	28,037	5,200	22,837
10	29,636	51,863	16,200	35,663
11	4,461	7,807	6,450	1,357
12	2,137	3,740	-0-	3,740
13	7,923	13,865	7,500	6,365
14	4,025	7,044	2,100	4,944
15	3,175	5,555	4,800	755
16	6,300	11,025	6,750	4,275
17	5,600	9,800	2,250	9,550
18	2,800	4,900	3,600	1,300
19	4,100	7,175	4,200	2,975
20	6,000	10,000	6,000	4,000
21	5,000	8,750	2,400	6,350
22	3,000	5,250	4,800	450
23	2,000	3,500	2,100	1,400
24	10,000	17,500	7,200	10,300
25	5,100	8,925	7,800	1,125
26	2,150	3,763	3,000	763
27	2,230	3,903	5,700	-0-
28	4,128	7,224	6,000	1,224
29	2,686	4,701	7,500	-0-
30	5,000	8,750	3,600	5,150
31	5,000	8,750	6,600	2,150
32	5,000	8,750	3,000	5,750
33	5,000	8,750	3,600	5,150
34	5,000	8,750	3,000	5,750
35	2,500	4,375	1,650	2,725

(**East Cambridge Potential Buildout** continued)

Parcel	Parcel Area	Max. SF	Existing Built SF	Potential New SF
36	2,500	4,375	2,850	1,525
37	1,887	3,302	2,400	902
38	1,938	3,392	4,800	-0-
39	5,000	8,750	4,000	4,750
40	3,570	6,248	1,900	4,438
41	3,570	6,248	2,400	3,848
42	5,000	8,750	2,800	5,950
43	2,500	4,375	3,300	1,075
44	2,500	4,375	3,600	75
45	1,450	2,538	3,600	-0-
46	3,550	6,213	3,600	2,163
47	3,000	5,250	7,500	-0-
48	2,928	5,124	4,500	624
49	9,732	10,848	7,800	3,048
50	5,000	8,750	7,200	1,550
51	6,500	11,375	11,250	125
52	12,471	21,824	22,500	-0-
53	2,050	3,588	4,000	-0-
54	2,625	4,594	3,600	994
55	2,625	4,594	3,600	994
56	1,489	2,606	3,000	-0-
57	1,000	1,750	2,400	-0-
58	1,000	1,750	2,250	-0-
59	620	1,085	1,800	-0-
60	1,596	2,793	7,200	-0-
61	5,935	10,386	14,400	-0-
62	2,640	4,620	7,200	-0-
63	3,000	5,250	3,800	1,450
64	1,740	3,045	5,400	-0-
65	2,040	3,570	5,400	-0-
66	2,178	3,812	2,400	1,412
67	4,010	7,018	800	6,218
68	15,000	26,250	21,750	4,500
69	1,967	3,442	5,100	-0-

(**East Cambridge Potential Buildout** continued)

Parcel	Parcel Area	Max. SF	Existing Built SF	Potential New SF
70	1,375	2,406	2,000	406
71	1,375	2,406	2,000	406
72	6,247	10,932	14,400	-0-
73	1,294			
74	3,250	5,688	6,000	-0-
75	4,908	8,589	8,000	589
76	4,426	7,745	12,000	-0-
77	1,762	3,084	2,400	684
78	1,176	2,058	1,800	258

* Sections identify block groups

APPENDIX IV

MEDIAN SALES PRICES

- Single Family Homes
- Two Family Homes
- Three Family Homes

East Cambridge VS. Cambridge Median Sales Prices: 1 Family Homes 1981-1986

Year	East Cambridge	Cambridge
1981	$ 50,000	$ 85,000
1982	$ 37,750	$ 74,500
1983	$ 67,000	$120,000
1984	$ 48,000	$110,000
1985	$101,000	$149,000
1986	$126,500	$218,000
1981-1983	$ 39,250	$ 89,950
1984-1986	$ 90,950	$157,000
Percent Change:	132%	75%

Source: Banker & Tradesman, Cambridge Office of Revaluation

East Cambridge VS. Cambridge Median Sales Prices: 2 Family Homes 1981-1986

Year	East Cambridge	Cambridge
1981	$ 51,000	$ 85,000
1982	$ 58,250	$ 83,500
1983	$ 72,500	$106,000
1984	$ 63,950	$107,000
1985	$114,000	$140,000
1986	$150,000	$199,000
1981-1983	$51,000	$ 87,000
1984-1986	$114,000	$150,000
Percent Change:	124%	72%

Source: Banker & Tradesman, Cambridge Office of Revaluation

East Cambridge VS. Cambridge Median Sales Prices: 3 Family Homes 1981-1986

Year	East Cambridge	Cambridge
1981	$ 48,750	$ 80,000
1982	$ 64,000	$ 75,000
1983	$ 68,500	$ 80,000
1984	$ 75,000	$ 98,000
1985	$135,000	$147,750
1986	$185,000	$225,500
1981-1983	$ 64,000	$ 80,000
1984-1986	$160,000	$146,000
Percent Change:	150%	83%

Source: Banker & Tradesman, Cambridge Office of Revaluation