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

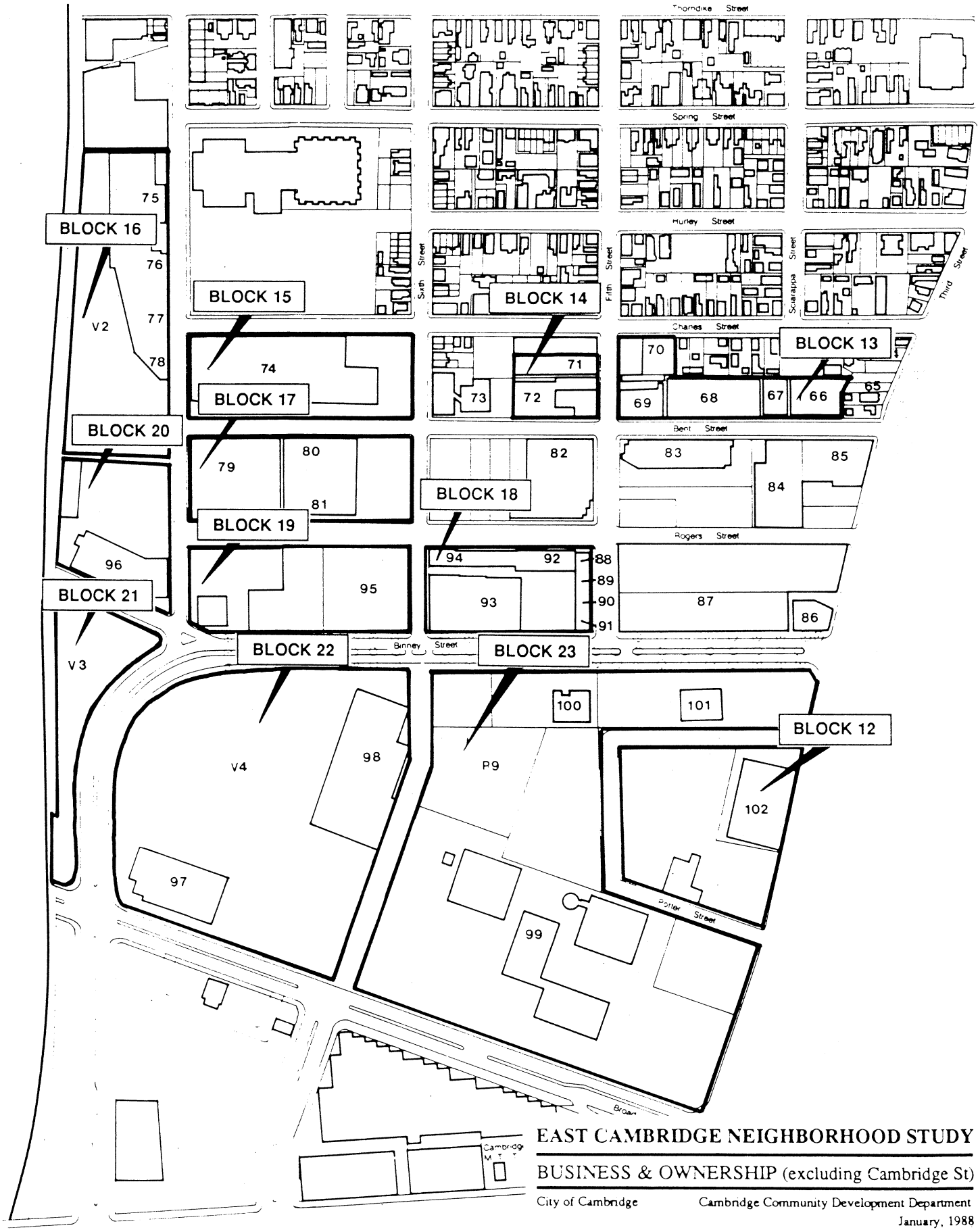
(**East Cambridge Business Directory** continued)

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

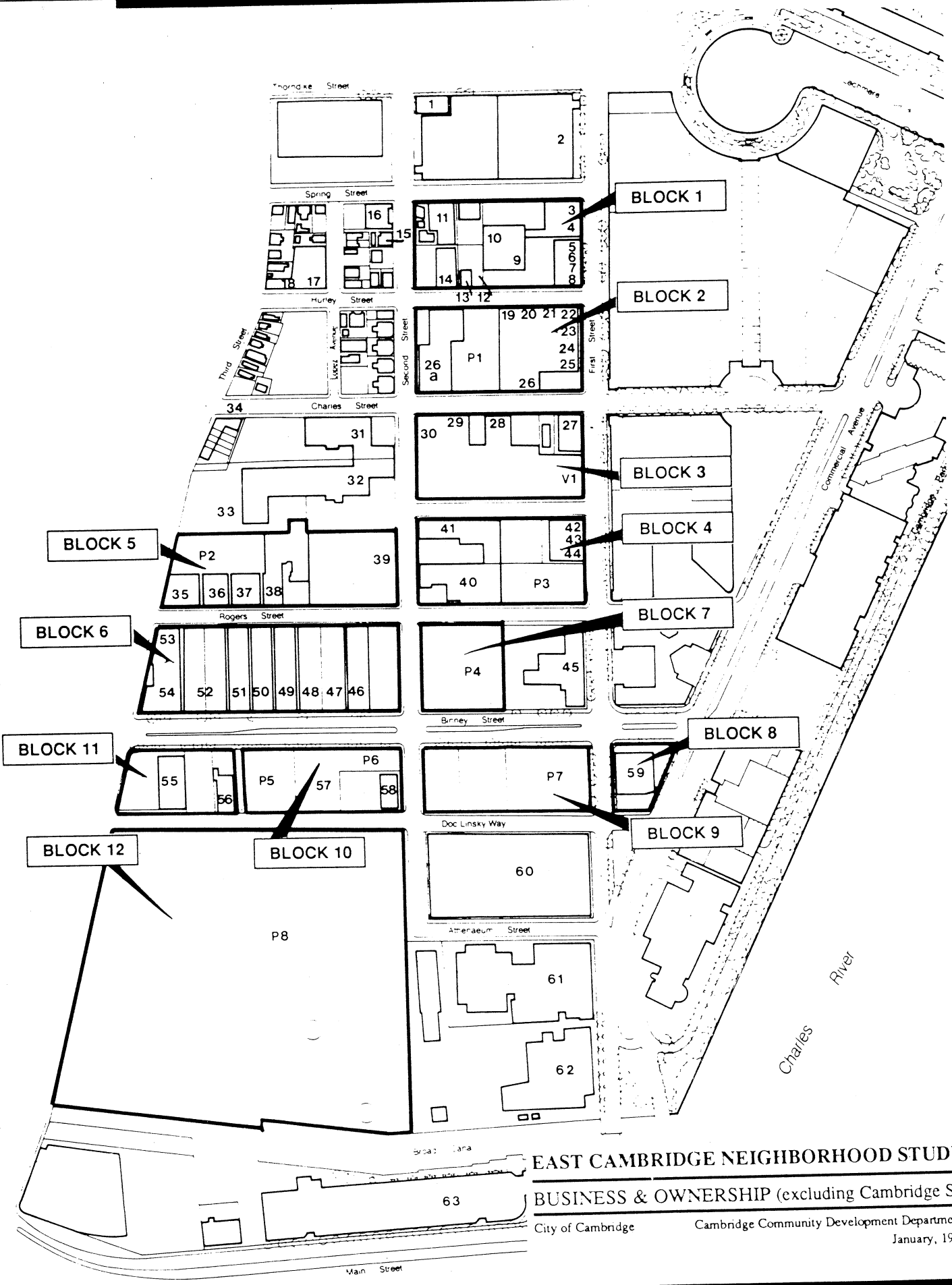


EAST CAMBRIDGE NEIGHBORHOOD STUDY

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.