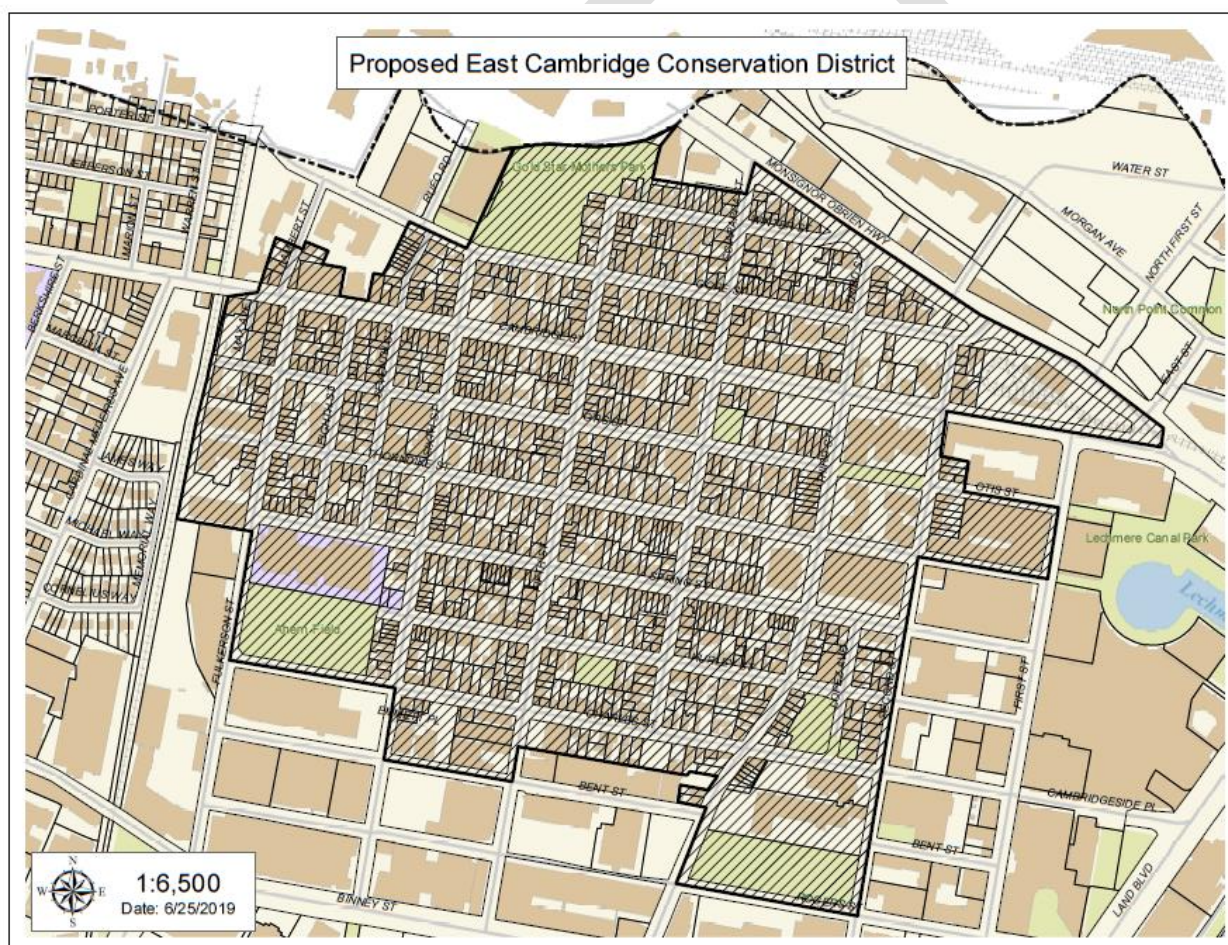


V. Proposed East Cambridge Neighborhood Conservation District Boundaries

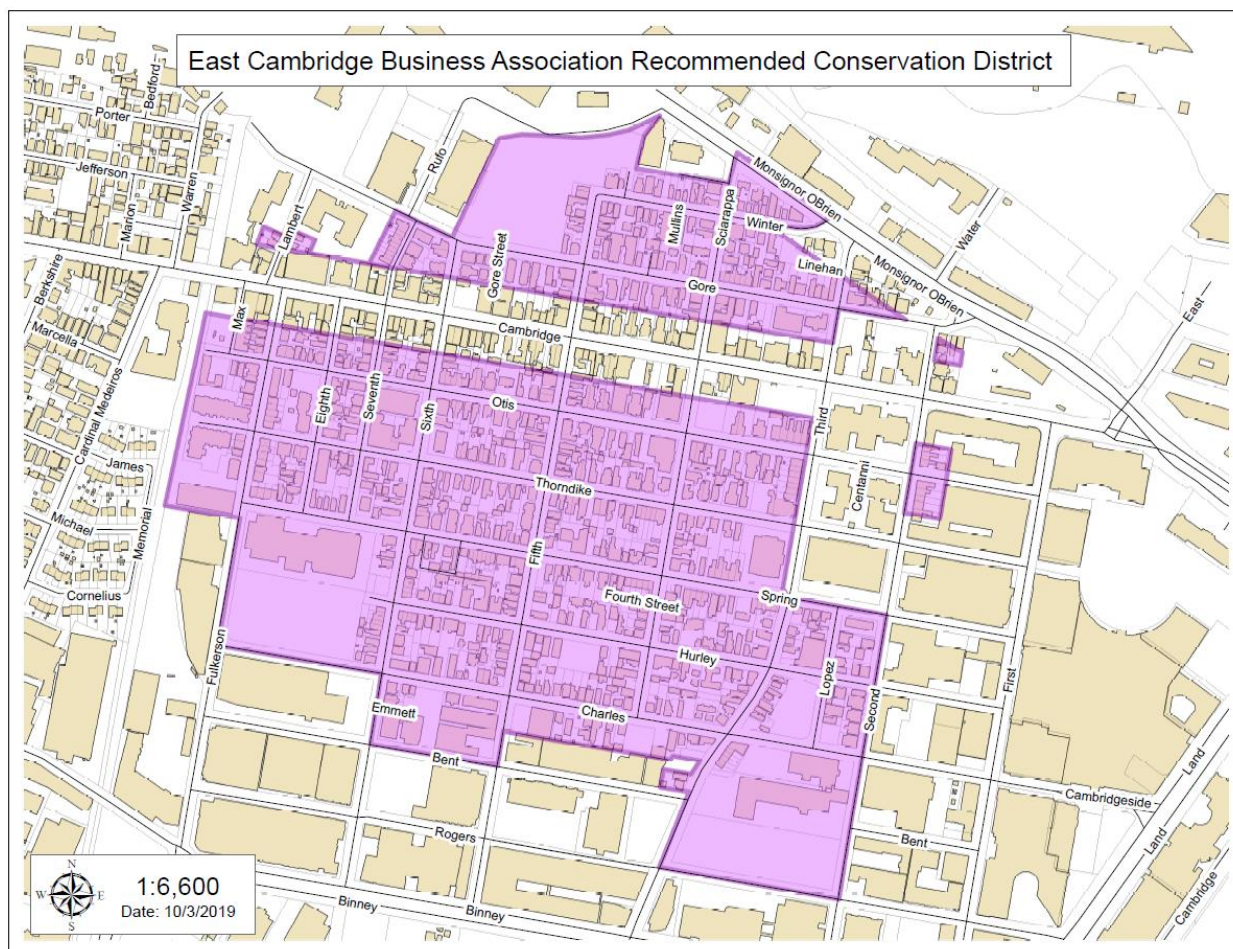
On June 17, 2019 Cambridge Historical Commission staff received a citizens' petition requesting that the Commission initiate the process of designating a portion of East Cambridge as a neighborhood conservation district. The petitioned area shown on the plan below included an area roughly bounded by the former Boston & Albany railroad tracks, the Somerville line, Monsignor O'Brien Highway, Second Street, Rogers Street, and Bent Street. In general, the boundary enclosed the core residential neighborhood, leaving out areas undergoing development on the north, east, and south. Two fully redeveloped properties on the periphery of the neighborhood, The Pavilion at 170 Gore Street and One First at Cambridge and First streets, were excluded. The area included 893 parcels with roughly 1,300 owners.

On the advice of CHC staff, the petitioners had drawn a wide ranging boundary because once accepted by the Commission the study area could not be expanded, but only reduced during the course of the study.



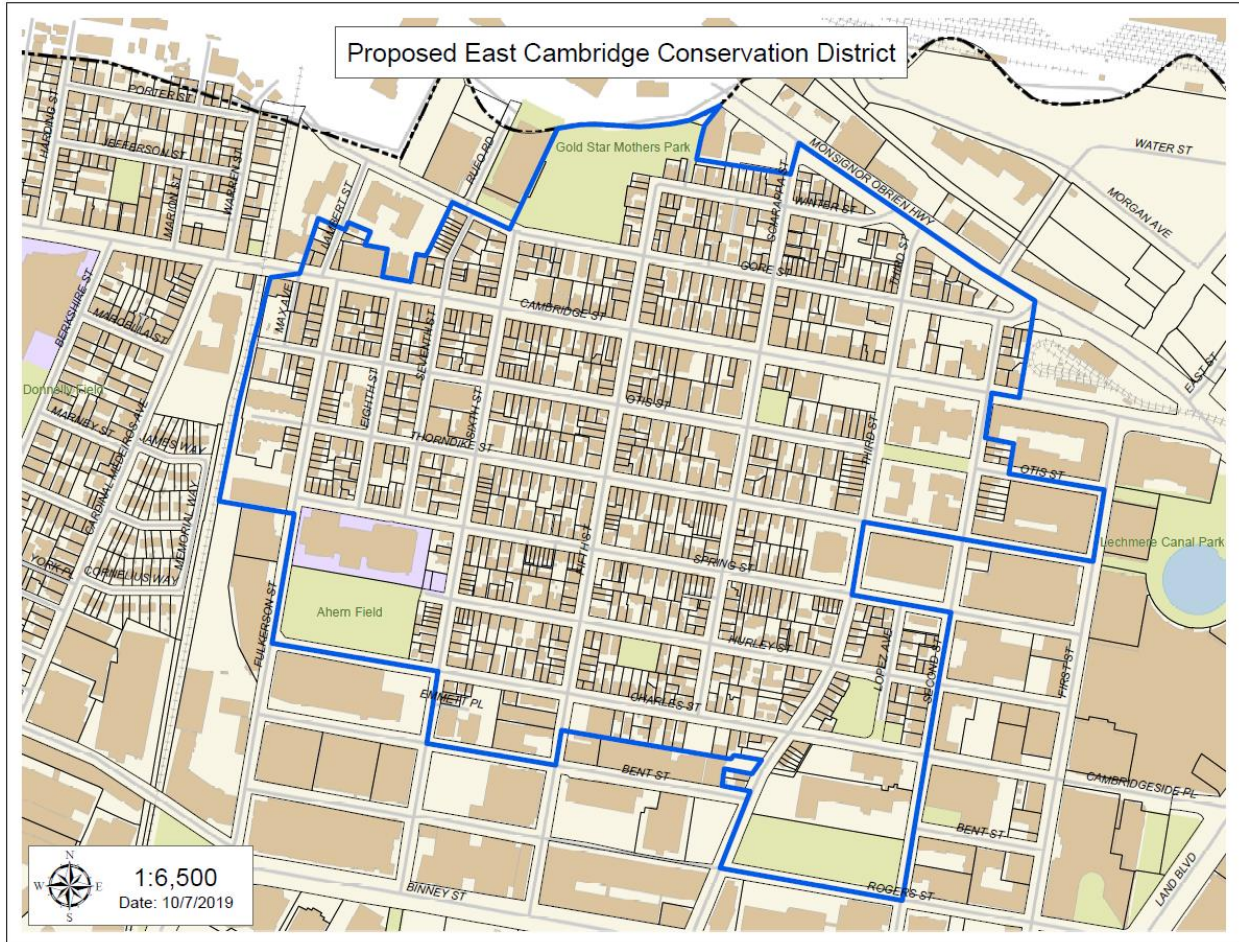
East Cambridge Neighborhood Conservation District boundaries as proposed by the petitioners

The East Cambridge Business Association requested that the business districts along Cambridge Street be eliminated from consideration on the grounds that an NCD would be an unwarranted burden on small business owners (see map below). The petitioners opposed the ECBA's request.



NCD boundaries as recommended by the East Cambridge Business Association

At the October 3, 2019 hearing the Historical Commission accepted the staff recommendation that both the former Middlesex County Courthouse (40 Thorndike Street) and the Lechmere MBTA station be removed from the proposed study area because developments on these sites were adequately governed by existing public processes. The Commission voted to accept the petition with the staff recommendation on boundaries, as shown on the map below.



East Cambridge Neighborhood Conservation District boundaries as accepted by the CHC

All parcels in the proposed study area are located within the following zoning districts: C-1, C-2B, BA, BB, I-1A, and Open Space, with the highest concentration being C-1 Residential zoning (see Part II, Fig. 3). The study area included three large open spaces, Gold Star Mothers Park, Ahern Field, and Rogers Street Park, along with other smaller parks and playgrounds, since the petitioners wished to protect these areas from possible future development.

The study committee discussed adjusting the boundaries to eliminate properties within the Business-A district along Cambridge Street on at least two occasions. CHC staff observed that eliminating jurisdiction along Cambridge Street would simplify administration of the neighborhood conservation district and remove a source of opposition to the study. The majority of the study committee supported keeping the study area intact.