



# City of Cambridge

APP-1  
**IN CITY COUNCIL**  
January 30, 2017

In City Council January 30, 2017.  
Adopted by  
Attest:- Donna P. Lopez, City Clerk

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "Donna P. Lopez".

Donna P. Lopez, City Clerk

December 26, 2016

2017 JAN -9 AM 11:41

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Honorable Members of the Cambridge City Council  
Cambridge City Hall  
795 Mass Ave  
Cambridge ma. 02139

To Mayor Simmons and Honorable members of the City Council.

The undersigned registered voters of Cambridge submit for adoption this zoning petition to amend 20.800 titled the Mass and Main Residential Mixed Income Sub district to reflect a more appropriate affordable housing contribution and height limitation for this zoning..

#### Overview and rationale

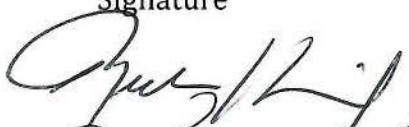


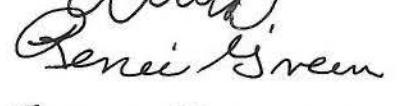




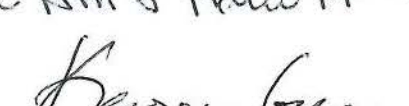



The Mass and Main Residential mixed income sub district was approved by the City Council in May of 2015 over 18 months ago. The applicant for that petition told the community it would create 230 units if housing. As the council knows the neighborhood is extremely sensitive to income diversity and gentrification. Despite a controversial process the developer waited a significant period of time and added a substantial number of units (approx. 75) to the over all proposal. The new proposal also identifies at least two new parcels for development creating all new impacts to the community. Along with new elements such as new development parcels and underground parking the developer has also not increased the affordable housing commitment to comply with the proposed new City Standard. The developer has changed the terms of the original proposal and has signaled a much more significant impact. The two major components of this amendment are simple. Reducing the height to a more appropriate height limit of 150 feet and increasing the affordable housing requirement from 17 affordable and 3 middle income to 20 percent affordable and 5 percent middle. Underlying zoning allows up to 80 feet with a planning board waiver and will require 20 percent affordable (under the new standard when adopted). For context the new amended sub district if approved would be granting 70 feet of new height and maintain the FAR increase (nearly 2.5 times the allowable FAR under zoning ) in exchange for only 5 percent middle-income housing. This is not an attempt to stop this project but it is an essential amendment to ensure the community is not impacted by unreasonable height and is not infused with luxury units without a reasonable "offset". Please find the attached zoning petition to amend 20.80 as to reduce the height of the "tower" and increase affordable housing requirements for moderate and middle-income units located within the Mass Ave Height zone...

We the undersigned registered voters of Cambridge submit the following zoning petition to amend 20.800 of the Cambridge Zoning Ordinance as follows:

Amend 20.307.6.2 Maximum Height a) by striking the number 195 and replacing it with the 150 feet.

Amend 20.307.08 .1 Affordable Housing and Unit Mix Requirements section a) to strike the number 17 % and replace it with 20% AND in section b) of strike 3% and replace it with 5% in the section referring to middle income units

Harding Amendments to 20.800 the Mass and Main mixed income sub district January 2017.

| NAME              | Registered Voting | ADDRESS            | in Cambridge | Signature   |
|-------------------|-------------------|--------------------|--------------|---|
| ✓ Richard Harding |                   | 189 Windsor St.    |              |    |
| ✓ Kenneth Reeves  |                   | 340 HARVARD        | CAMBRIDGE    |    |
| ✓ MOSES HARDING   |                   | 189 WINDSOR ST     |              |   |
| ✓ Amari Da Costa  |                   | 207 Columbia St    |              |  |
| ✓ Renee Green     |                   | 110 Harvard St #5  |              |  |
| ✓ MOSES MOORE     |                   | 242 WESTERN AVE #2 |              |  |
| ✓ OLIVER DUNBAR   |                   | 25 Eighth St.      |              |  |
| ✓ Donald Harding  |                   | 181 Windsor St     |              |  |
| ✓ Charmee Green   |                   | 110 Harvard St     |              |  |
| ✓ Cheryl Harding  |                   | 189 Windsor St     |              |  |
| ✓ ROBIN HAWKINS   |                   | 18 WARE ST         | CAMBRIDGE    |  |
| ✓ Keesem Green    |                   | 110 HARVARD ST. #5 |              |  |

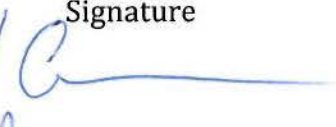


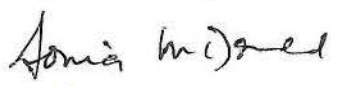

✓ = Registered voters

We the undersigned registered voters of Cambridge submit the following zoning petition to amend 20.800 of the Cambridge Zoning Ordinance as follows:

Amend 20.307.6.2 Maximum Height a) by striking the number 195 and replacing it with the 150 feet.

Amend 20.307.08 .1 Affordable Housing and Unit Mix Requirements section a) to strike the number 17 % and replace it with 20% AND in section b) of strike 3% and replace it with 5% in the section referring to middle income units

Harding Amendments to 20.800 the Mass and Main mixed income sub district  
January 2017.

| NAME                  | Registered Voting | ADDRESS          | in Cambridge | Signature   |
|-----------------------|-------------------|------------------|--------------|---|
| X CHRISTOPHER CHAPMAN |                   | 471 MEMORIAL DR. |              |    |
| ✓ DEBORAH THOMAS      |                   | 2511 Mass Ave    |              |    |
| X Kiesha Price        |                   | 2515 MASS AVE    |              |   |
| X SONIA McDONALD      |                   | 967 Columbia St  |              |  |
| X Aisha Harding       |                   | 189 Windsor St.  |              |  |

We the undersigned registered voters of Cambridge submit the following zoning petition to amend 20.800 of the Cambridge Zoning Ordinance as follows:

Amend 20.307.6.2 Maximum Height a) by striking the number 195 and replacing it with the 150 feet.

Amend 20.307.08 .1 Affordable Housing and Unit Mix Requirements section a) to strike the number 17 % and replace it with 20% AND in section b) of strike 3% and replace it with 5% in the section referring to middle income units

Harding Amendments to 20.800 the Mass and Main mixed income sub district  
January 2017.

| NAME                  | Registered Voting | ADDRESS               | in Cambridge | Signature             |
|-----------------------|-------------------|-----------------------|--------------|-----------------------|
| <i>Greg A Johnson</i> |                   | <i>348 Harvard St</i> |              | <i>Greg A Johnson</i> |