

29 July 2019

To the Honorable Cambridge City Council:

The undersigned registered Cambridge voters respectfully request that the City Council ordain the zoning ordinance language set forth below relative to the Alewife Quadrangle Northwest overlay district:

Insert a new Section 20.95.5 to read as follows:

20.95.5 Additional Quadrangle Northwest District modifications. To encourage landowners to retain existing Alewife Overlay District tenants, to attract similar tenants and other Amenity Uses to the Alewife area, to encourage the creation of space for Collaboration Uses, and to facilitate the provision of Local Government facilities, the Planning Board may by Special Permit increase the maximum Height of Building and may exempt certain building floor area from Gross Floor Area (GFA) calculations for any development project in the Quadrangle Northwest District provided that the following conditions are met:

1. *Special Permit for Additional Height.* The maximum allowable Height of Building for any non-residential building may be increased up to eighty-five (85) feet, measured from the finished floor elevation of the ground floor, if:
 - a. the building is part of a project receiving an FAR increase under Section 20.95.11; and
 - b. all or a portion of the building's ground floor will have a greater floor-to-ceiling height than the average of the upper floors; and
 - c. the building's ground floor will include space for one or more of: existing Alewife Overlay District tenants, Amenity Uses, Collaboration Uses, or Local Government Uses; and
 - d. the building's design is Flood Resilient.
2. *Special Permit Exempting Gross Floor Area.* Any portion of a non-residential building may be exempted from Gross Floor Area (GFA) calculations if the exempted area(s) will be:
 - a. used for one or more Local Government Uses, or
 - b. located on the ground floor of the building and used:
 - i. by one or more existing Alewife Overlay District tenants, Amenity Uses, Collaboration Uses, or uses providing low-barrier-to-entry jobs; or
 - ii to provide community space such as a gathering space, meeting room, public education space, or similar use.

For the purposes of this Section 20.95.5 the following definitions shall apply:

1. Amenity Uses shall mean businesses providing goods or services to the Alewife Overlay District including day care centers, retail bakeries, brew pubs, commercial recreation, restaurants, retail stores (provided that such retail stores have individual

29 July 2019

Gross Floor Areas of less than 5,000 square feet), and service establishments such as barbers, newsstands, and variety shops, and similar uses.

2. Collaboration Uses shall mean business incubators, co-working space, conference space, office space for investors and entrepreneurs, product development and testing, prototype fabrication, production of experimental products, Art/Craft Studios, maker spaces, and similar uses.

3. Flood Resilient shall mean that the building is designed for the projected 2070, 100-year storm precipitation-driven flood elevation.

4. Local Government Uses shall mean those uses listed in Section 4.33.f.

5. Low barrier-to-entry jobs shall mean light industrial jobs, jobs offering training opportunities, or jobs offering relatively high wages without the requirement of a college education.

And make such other clarifications, simplifications, and re-numberings as the City Council may deem useful.

Respectfully submitted by the undersigned registered Cambridge voters:

<u>Name</u>	<u>Address</u>
David Navia	2 Chauncy St
RACHEL KELLER	33A Springton St
John Consilio	6 Dudley St
Cassandra Carner	5 Concord Ave Apt 3 Cambridge
Daniel Wilbanks	121 Richdale Ave #3
Jesse Bortola	4 Bates St
Brian Smith	25 Lambert St, APT B
Siroun Johnson	177 Pemberton St.
Arvind Srinivasan	123 Oxford St Apt 3
Gregg Moree	25 Fairfield St Cambridge

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<u>Name</u>	<u>Address</u>
✓ Elizabeth Atwood	24 Whittemore Ave 02140
✓ Jonathan King	24 Whittemore Ave. 02140
Michael McGurk	33 Long Ave. 02134
✓ Elizabeth Robbins	92 Richdale Ave. Apt 2 02140
✓ Gabriel Colburn	48 Cedar St 02140
Ian Bernstein	171 Erie St
Adam Yah	95 Second St 02141
Michael Rosen	62 Middlesex St
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Zihaida Polonskaya	6 Chestnut Str. 02139

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Respectfully submitted by the undersigned registered Cambridge voters:

<u>Name</u>	<u>Address</u>
<u>BHANU PRATAP</u>	<u>124 Berkshire St. Cambridge MA 0214</u>
<u>OSWALDO MAYOS</u>	<u>345 FRANKLIN ST #405 - CAMBRIDGE MA 02139</u>
<u>LUCAS BALZEL</u>	<u>133 APPLETON ST. CAMBRIDGE, MA 02138</u>
<u>Matthew Houston</u>	<u>700 Huron Ave Apt #314 Cambridge MA 02138</u>
<u>Dan Felitsky</u>	<u>165 Cambridgepark Dr. #235 Cambridge MA 02140</u>
<u>Mark Gargarian</u>	<u>6 Dudley St 02140 Cambridge MA</u>
<u>Andrew Palmer</u>	<u>53 Lincoln St 02141</u>
<u>Lily He</u>	<u>53 Lincoln St 02141</u>
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 - b. all or a portion of the building's ground floor will have a greater floor-to-ceiling height than the average of the upper floors; and
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<u>Name</u>	<u>Address</u>
✓ Alex Astesano	33 Bowdoin St, Cambridge, MA, 02138
Emma Edwards	36 Fairfield St, Cambridge, MA, 02140
Badriyyah AlSabah	286 Concord Ave, Cambridge, MA 02138
Kristen Ouellette	87 New St, Cambridge, MA 02138
Kane Stone	#2 186 Serman Street, Cambridge, MA 02141
Louisa French	186 Richdale Ave Cambridge, MA 02140
✓ Bailey Werner	427 Broadway, Cambridge MA 02138
Owen Seavris	255 Elm St, Cambridge, MA
✓ Hannah Varner	305 Elm St. Cambridge, MA
✓ Max Mann	305 Elm St Cambridge MA

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<u>Name</u>	<u>Address</u>
Ben Colveriere	21 Chauncy St, Apt 24, 02138
Hannah Peterson	20 Saville St, 02138
Zachary Mino	20 Saville St 02138
Sam Peck	3 TAYMORE ST. 02140
Chris Johnson-Harwitz	11 Blackstone St. #3, 02139
Luis Valles	6 Soldiers Field Road 02163
Hartley Howe	8 Rice Street, 02146
William Blaxham	114 Elm Street, 02139
Ren Myers	453 Huron ave, Cambridge
David Kilbridge	35 Harding Rd. 02420

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