



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold two public hearings on **Tuesday, October 21, 2025, starting at 6:30 p.m.**, held remotely (see below for instructions to participate) on two Zoning Petitions by the Cambridge City Council.

A hearing will be held starting at 6:30 p.m. on the Massachusetts Avenue Zoning Petition, which would amend the Cambridge Zoning Map and Ordinance in Articles 2.000, 3.000, 4.000, 5.000, 6.000, 11.000, 17.000, and 20.000 with the intent of establishing three new base zoning districts for the Massachusetts Avenue corridor in order to:

- (1) encourage patterns of development consistent with the vision of the *Mass Ave Planning Study (2025)*;
- (2) allow up to 12 stories of residential uses along the length of the corridor;
- (3) incentivize active non-residential uses on the ground floor;
- (4) establish building and site design standards to achieve urban design goals; and
- (5) create a Planned Unit Development Overlay District in Porter Square allowing up to 18 stories of residential uses in exchange for increased open space requirements and minimum retail density.

A hearing will be held starting at or after 7:00 p.m. on the Cambridge Street Zoning Petition, which would amend the Cambridge Zoning Ordinance in Articles 3.000, 17.000, and 19.000 with the intent of establishing four new base zoning districts for the Cambridge Street corridor in order to:

- (1) encourage patterns of development consistent with the vision of the *Our Cambridge Street Planning Study (2023)*;
- (2) allow up to 8 stories of residential uses along the length of the corridor;
- (3) incentivize active non-residential uses on the ground floor;
- (4) establish building and site design standards to achieve urban design goals; and
- (5) allow additional residential height of up to 10 stories in parts of Inman Square, up to 12 stories in the Webster Ave/Windsor Street area, and up to 15 stories in the Lechmere area.

This hearing will be on Zoom Webinar. Go to www.cambridgema.gov/planningboard to view petition documents, send written comments before the hearing, or learn how to join the hearing online or by phone. Contact the Community Development Department at cddzoning@cambridgema.gov or 617-349-4600 with questions. Written comments received by 12:00 P.M. on the Friday before the meeting will be considered by Board Members in advance of the meeting. Comments received later will be entered into the record.