



City of Cambridge

PET 2026-03
FIRST IN COUNCIL
August 3, 2026

A Zoning Petition Has been received from Michelle Lower of Alexandria Real Estate Equities, Inc. transmitting a proposed Zoning Ordinance to amend the provisions of Section 13.59.42 if the Zoning Ordinance to allow for the transfer of 250,000 square feet of Gross Floor Area from the PUD-4C Zoning District on the Industry B Zoning District in exchange for the conversion of the existing brick and beam structure at 161 First Street into Affordable Housing. The Petition seeks to amend the Zoning Map by creating the "Technology Square Transfer Receiving District."

A true copy;

ATTEST:-

A handwritten signature in cursive script, reading "Paula M. Crane".

Paula M. Crane,
Interim City Clerk



ALEXANDRIA

July 28, 2026

Paula Crane
City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: PUD-4C Affordable Housing Zoning Petition

Dear Madam Clerk:

Please find enclosed for filing on behalf of Alexandria Real Estate Equities, Inc. a Zoning Petition to amend the provisions of Section 13.59.42 of the Zoning Ordinance to allow for the transfer of 250,000 square feet of Gross Floor Area from the PUD-4C Zoning District into the Industry B Zoning District in exchange for the conversion of the existing brick and beam structure at 161 First Street into Affordable Housing. An image of 161 First Street is attached.

Please note the Petition also seeks to amend the Zoning Map by creating the "Technology Square Transfer Receiving District."

We look forward to working with the City Council, the Planning Board and the Community to create this opportunity for the creation of much needed family friendly affordable housing in Eastern Cambridge.

Very truly yours,

Michelle Lower
Alexandria Real Estate Equities
Vice President - Real Estate Development and Community Relations

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
2026 JUL 28 PM 2:58



PUD 4C Affordable Housing Zoning Amendment

The undersigned owners of land to be affected by this Petition, hereby petitions the Cambridge City Council as follows:

1. To see if the City Council will vote to amend the Zoning Map by adding the Technology Square Transfer Receiving District, as shown on the map attached hereto.
2. To see if the City Council will vote to amend Article 13 of the Zoning Ordinance of the City of Cambridge by adding the following text:

13.59.42 Transfer of Development Rights

Upon the issuance of a Building Permit to convert an existing Commercial Building of not less than 37,394 square feet to an Affordable Housing Overlay (AHO) Project, an applicant may transfer density from the PUD 4-C Zoning District to certain land in the Industry B Zoning District bordered on the north by Broadway, on the east by the Grand Junction Railroad, on the south by Main Street and the west by Portland Street (the Technology Square Transfer Receiving District). The applicant, or their assignee, may construct up two hundred and fifty thousand (250,000) Gross Floor Area within the Industry B Zoning District, in excess of the Gross Floor Area otherwise permitted under the Industry B Zoning District.

Said Gross Floor Area may be constructed as a new building, or an addition to an existing building, and is otherwise subject to the use regulations of Article 4.000 for the Industry B Zoning District and the dimensional requirements of Article 5.34.

The conversion of 161 First Street from a Commercial use to Residential shall be allowed as a Minor Amendment to the Final Development Plan. The conversion of the building into Affordable Housing Overlay (AHO) Project shall also be subject to the provisions of the Section 11.207.

Construction, use and development under this Section at the receiving lot shall be authorized by Special Permit granted by the Planning Board. In granting a Special Permit under this Section, the Planning Board shall find that the converted structure supports the Purpose of the PUD 4C Zoning District.

Respectfully submitted,

161 First Street

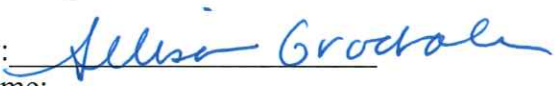
Map 16, Lot 35

By its Owner,

ARE-MA REGION NO. 21, LLC,
a Delaware limited liability company

By: Alexandria Real Estate Equities, L.P.,
a Delaware limited partnership,
managing member

By: ARE-QRS. Corp.,
a Maryland corporation,
general partner

By: 
Name: _____
Title: Allison Grochola
Senior Vice President
Real Estate Legal Affairs

