

## **CITY MANAGER'S AGENDA**

1. A communication transmitted from Yi-An Huang, City Manager, relative to technical corrections that should be made to the Floodplain Zoning text. (CM25#118) [[text of report](#)]

## **ORDERS**

1. That the City Manager is requested to meet with the leadership of the Harvard Square Business Association to discuss the proposal and to take the necessary steps to facilitate the release of \$72,000 to fund the RFP development for the tunnel engineering study. Mayor Simmons, Councillor Toner, Vice Mayor McGovern, Councillor Siddiqui (PO25#71)
2. That the City Manager is requested to work with the School Department, the Department of Public Works, and other relevant departments to ensure that all city owned parking lots, with a focus on school complexes, including the still under construction parking at Tobin/Darby Vassal school complex, could be made available for after-hours use by residents. Councillor Nolan, Councillor Toner (PO25#72)

## **CHARTER RIGHT**

1. The City Manager is requested to confer with the Community Development Department to develop a timeline for the next Inclusionary Housing Study, explore remedies to address the lack of housing starts and provide for consideration draft amendments to the Inclusionary Housing Ordinance, and explore other incentives to encourage developers to include affordable units beyond the requirement voluntarily. [Charter Right – Azeem, May 5, 2025] (PO25#68)
2. That the City Manager is requested to include in the FY26 Operating Budget a continued commitment to Emergency Housing Vouchers for Permanent Supportive Housing and Mixed Status Families, and the Transition Wellness Center, as well as allocate the necessary resources to establish a municipal successor to Rise Up Cambridge that builds on its mission of providing direct, dignified economic support to families. [Charter Right – Wilson, May 5, 2025] (PO25#69)
3. First floor retail policy order. [Charter Right – Zusy, May 5, 2025] (PO25#70)
4. An application was received from Matt Mayo, requesting permission for a curb cut at the premises numbered 49 Alpine Street; said petition has received approval from Inspectional Services, Traffic, Parking and Transportation, Historical Commission and Public Works. Response has been received from the neighborhood association. [Charter Right – Nolan, May 5, 2025] (AP25#19)

## **ON THE TABLE**

5. A communication transmitted from Yi-An Huang, City Manager, relative to Awaiting Report Item Number 25-22, regarding a request to work with the School Department, the Department of Public Works, and other relevant departments

to open the publicly owned parking at the King Open/Cambridge Street Upper School Complex for either residential free parking or commercial parking opportunities during “off” hours. [Tabled – May 5, 2025] (CM25#113)

## **UNFINISHED BUSINESS**

6. Transmitting Communication from Yi-An Huang, City Manager, relative to the FY 2026 submitted budget and appropriation orders for the General Fund, Water Fund, and Public Investment Fund. [Placed on Unfinished Business, Referred to Finance Committee – Apr 28, 2025] (CM25#92)
7. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$7,500,000 to provide funds for the design and construction of open space at Ahern Field and surrounding amenities. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#93)
8. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$16,500,000 to provide funds for the reconstruction of various City streets and sidewalks. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#94)
9. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$11,100,000 to provide funds for the Municipal Facilities Improvement Plan. Funds will support significant building improvements and deferred maintenance projects. Proposed projects include but are not limited to upgrades of Public Works facilities, municipal offices, youth centers, branch libraries, fire stations, and deferred maintenance. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#95)
10. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$19,986,000 to provide funds for financing school building upgrades. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#96)
11. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$27,500,000 to provide funds for the design and construction of surface enhancements and sewer and drainage infrastructure improvements in Central Square. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#97)
12. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$3,000,000 to provide funds for the sewer Combined Sewer Overflow Program and for planning and

- design of a floodwater storage tank. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#98)
13. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$7,500,000 to provide funds for the sewer Capital Repairs Program and projects related to climate change preparedness efforts. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#99)
14. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$15,250,000 to provide funds for Ozone Generator replacement; Lead Service Line replacement; and water works construction projects in coordination with DPW street restoration projects, which include repair and or replacement of water infrastructure at Dana Street, Sciarappa Street, Massachusetts Ave 4, Haskell Street and Hillside Avenue. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#100)
15. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation and authorization to borrow \$1,600,000 to provide funds for the design and construction of open space at Wilder Lee Playground and play areas at 359 Broadway. [Passed to 2nd Reading, Referred to Finance Committee – Apr 28, 2025; Eligible for Adoption May 19, 2025] (CM25#101)
16. An Ordinance has been received from City Clerk Diane P. LeBlanc, relative to amend certain subsections of the Affordable Housing Overlay, Section 11.207 of the Cambridge Zoning Ordinance. [Passed to 2nd Reading – May 5, 2025; Eligible To Be Ordained May 26, 2025] (ORD25#7)

## COMMUNICATIONS

1. Abigail Starr, re: Support for policy orders on today's agenda.
2. Alexandra Irving, re: 18 Clinton MC-6545 Cambridge multi-unit rented housing replaced with multimillion single family homes for sale.
3. Andrew Ray, re: Support for PO25#70.
4. Andy Nash re: PO#6.
5. Ayah Roda, re: Support for PO25#68 - Massachusetts Housing Coalition.
6. Beth Gamse, re: PO#6 Vote No.
7. Alexandra Irving, re: Cambridge multi-unit rented housing replaced with multimillion single family homes for sale.
8. Carol Lee Rawn, re: Support for adding bike pod storage, the Mass Central Rail Trail, and civilian flaggers.
9. Central Square Tenants Rabbi Yoni, re: Cambridge City Resources -- Last Year Policy Order -- Let's fund more restrictive version this year.
10. Central Square Tenants Union Rabbi Yoni, re: Federal Update - Vouchers for Fair Housing Enforcement.
11. David Mazumder, re: Support Secure Bike Storage in Cambridge.
12. Denise Jillson, re: PO25#68.
13. Dr. Alex Yu & Dr. Siyu Huang, re: Written communication re: May 5th Applications and Petitions #1.
14. Duane Callender Sara Rivera, re: communication for City Council agenda.
15. Elisabeth Werby, re: PO#6.
16. Ellen Crocker, re: Support PO#6.
17. Ethan Frank, re: Supporting first floor retail.
18. Gerald Bergman, re: PO25#69.
19. Gertrude (Trudi) Goodman, re: PO#6.
20. Henri-Louis Girard, re: Secure Bike Storage in Cambridge.
21. Hines, re: Yes on PO#6.
22. Ira Nichols-Barrer, re: support for IZ study (PO25#68).
23. Jackson Moore-Otto, re: Support for IZ Study.
24. Jessie Lan, re: Upcoming Policy Order Positions.
25. Jodie Cohen-Tanugi, re: Bike storage.
26. John Hanratty, re: PO#6 Vote No (1).
27. John R. Cusack, Gregory Poole, James Burrows, re: PO#5 - Reduce Inclusionary Zoning from 20%.
28. Joseph Sultan, re: in favor of Councilor Toner's upcoming policy order.
29. Kathleen Moore, re: support of Policy Orders 5 and 7.
30. Lavery/Lohnes, re: Properties First in Council.
31. Lee Farris, re: Residents Alliance supports PO#6 to fund vouchers and more.
32. Leslie Cohen & Dave Slaney, re: Support PO#6.
33. Liz Layton, re: support of PO25#69 and CM25#110.
34. Marie Elena Saccoccio, re: Opposition to PO#6, First floor retail policy order by Councillor Azeem, Vice Mayor McGovern, Councillor Toner, Councillor Wilson (PO25#70).
35. Mary Jane Kornacki, re: addition human service program funding.
36. Nan Doyle, re: PO#6 -- please vote No.
37. Nate Sharpe, re: support for adding secure bike storage, completion of the MCRT, and using civilian traffic flaggers.
38. Nonie Valentine, re: Police powers.
39. Patrick W Barrett III, re: Inclusionary Zoning.
40. Richard Krushnic, re: "Rise to the occasion, support all 4 vulnerable groups".
41. Sarah Block, re: Monday policy order supporting bike pods, mass rail trail and civilian flaggers.
42. Sean Hart, re: IZ Language — PO#5.
43. Seanna Berry, re: Support of secure storage for bikes.
44. Sheli Wortis, re: support for items on May 5, 2025 Council agenda.
45. Steve Wineman, re: PO#6 - please vote yes.
46. Suzanne Blier, re: Seriously!, Commercial everywhere and moves against affordability in housing.
47. Thomas A. Collet, re: Please support bicycling initiatives.

48. Tony Pini, re: Toner/Nolan Ordinance.
49. Walter Popper, re: MCRT.
50. Central Square Tenants Rabbi Yoni, re: Federal Funding Stabilization Funds -- Municipal Vouchers to Support CHA Tenants.
51. Central Square Tenants Rabbi Yoni, re: Support for 20% Inclusionary Zoning - Opposition to PO25#68.
52. Ernie Kim, re: support of PO#6.
53. Heather Hoffman, re: typo in March 3 minutes.
54. Justin Saif, re: Strong Support for More Federal Stability Funding and Making IZ Work.
55. Logan Beyer, re: comments at tonight's City Council meeting.
56. Neil Miller, re: Support increasing city budget and growing tax base.
57. Nicola Williams, re: Residents Alliance supports PO#6 to fund vouchers and more.
58. Nike Tirman, re: STOP THESE AGEIST POLICIES, PLEASE ACT PROMPTLY to preserve parking on Broadway!
59. Regis Shields, re: Public Comment Submission.
60. Richard Goldberg, re: Support PO#6.
61. Sharmil Modi, re: PO25#68 - Inclusionary Zoning.
62. Shelley Rieman, re: PO#6.
63. Wenxin Du, re: Letter of support for 49 Alpine St, Cambridge.
64. Kai Yu, re: Support for curb cut in 49 Alpine St.
65. Dan Jossman, re: 49 Alpine Street.
66. Suzanne Haber, re: curb cut creates an essential ADA-compliant parking stall.
67. Anne Sundaram, re: No to tax raises.

## RESOLUTIONS

1. Congratulations to Janice Alger on her retirement from The Department of Human Services. Councillor Toner, Mayor Simmons, Councillor Wilson
2. Congratulations to Patrol Officer Jacques Desrosiers on his retirement from The Cambridge Police Department. Councillor Toner, Councillor Wilson, Mayor Simmons
3. Congratulations to 2025 Inspire Awards Winners. Mayor Simmons
4. Resolution on the death of Colleen Proffit Jones. Mayor Simmons
5. Condolences on the death of Delores M. Coleman (Andrew). Councillor Toner
6. Resolution congratulating Maura Mendoza on Album Release. Mayor Simmons
7. Resolution congratulating Diane LeBlanc on her Retirement. Mayor Simmons, Vice Mayor McGovern, Councillor Siddiqui, Councillor Toner

## COMMITTEE REPORTS

1. The **Ordinance Committee** held a public hearing on Apr 30, 2025 to hold a public hearing on a Zoning Petition by the Cambridge City Council to amend the Cambridge Zoning Ordinance in Article 5.000 and Section 20.70 with

the intent of (1) replacing the Floodplain Overlay and Planning Board Special Permit with the Massachusetts model ordinance structure for permitting development in the flood plain through administrative review; (2) updating references to the most recent FEMA maps to maintain compliance with the National Flood Insurance Program; and (3) revising other parts of the Zoning Ordinance for internal consistency. The Committee voted favorably to accept the amendments and forward them to the full City Council with a favorable recommendation. [[text of report](#)]

## 2. The Government Operations, Rules, and Claims

**Committee** held a public hearing on May 5, 2025 to initiate the process of re-appointing the City Auditor, PO25#62. The Committee voted favorably to forward the re-appointment of the City Auditor, Joseph McCann, to the full City Council with a favorable recommendation. [[text of report](#)]

## COMMUNICATIONS & REPORTS FROM CITY OFFICERS

1. A communication was received from Diane LeBlanc, City Clerk, transmitting an update regarding legislative activity. (COF25#79)

## HEARING SCHEDULE

### Mon, May 12

5:30pm City Council Meeting

### Tues, May 13

6:00pm The **Finance Committee** will conduct a public hearing on the FY26 School Department budget covering the fiscal period July 1, 2025 to June 30, 2026.

### Wed, May 14

9:00am The **Finance Committee** will conduct a public hearing on the FY26 City budget covering the fiscal period July 1, 2025 to June 30, 2026.

### Thurs, May 15

9:00am The **Finance Committee** will conduct a public hearing on the FY26 City and School budgets covering the fiscal period July 1, 2025 to June 30, 2026 (if necessary).

### Mon, May 19

5:30pm City Council Meeting

### Tues, May 20

10:30am The **Ordinance Committee** will hold a public hearing from 10:30am to 1:30pm on a Zoning Petition by Mushla Marasao, et al. to amend the Cambridge Zoning Ordinance in Sections 5.28.21, 8.22.1, 8.22.2, and Table 5.1 with the intent to remove gross floor area (GFA) and floor area ratio (FAR) limitations for religious uses, permit conforming additions to nonconforming structures without limitation for religious uses, and permit religious uses with the same dimensional limitations as residential uses except that in a Residence C-1 district permeable open space would not be required, buildings would be permitted up to 6 stories and 74 feet above grade without meeting inclusionary housing requirements, and buildings taller than 35 feet and 3 stories above grade would not be required to notify neighbors and hold a meeting.

In addition, the **Ordinance Committee** will review and discuss a Zoning Petition by BMR-320 Charles LLC c/o BioMed Realty, L.P. to amend the Cambridge Zoning Ordinance in Article 20.000

with the intent to create a new overlay district called the East Cambridge Community Enhancement (ECCE) Overlay District that would 1) allow for increases in height and floor area by special permit to facilitate the conversion of older industrial properties to new structures in a way that will 2) improve the edge of the district adjacent to Ahern Field, improve the pedestrian experience within the zoning district, and/or provide support for community services in East Cambridge.

### Wed, May 21

3:00pm The **Government Operations, Rules, and Claims**

**Committee** will hold a public hearing to discuss whether the City Council can be removed from the process of approving/denying curb cuts, whether abutters should continue to be part of the process of approving/denying curb cuts and if abutters remain part of the process including renters in definition of “abutters,” and to prepare draft Ordinance language.

### Thurs, May 29

4:00pm The **Human Services and Veterans Committee** will hold a public hearing to discuss Policy Order 2025 #46 on sex trafficking. This discussion will allow for stakeholders and other community members to raise awareness and share resources important to keeping individuals safe and free of harm.

### Mon, June 2

12:00pm The **Public Safety Committee** will hold a public hearing for an update and review of the Cambridge Police Department’s use of “Shot-Spotter” technology. Public comment will be allowed if time permits.

5:30pm City Council Meeting

### Mon, June 9

5:30pm City Council Meeting

### Mon, June 16

5:30pm City Council Meeting

### Mon, June 23

5:30pm City Council Meeting

### Mon, June 30

5:30pm City Council Meeting

## TEXT OF ORDERS

O-1 May 12, 2025

MAYOR SIMMONS

COUNCILLOR TONER

VICE MAYOR MCGOVERN

COUNCILLOR SIDDIQUI

WHEREAS: Harvard Square is one of Cambridge’s most vital commercial districts, and ensuring its long-term economic vitality is critical to the overall health of the city; and

WHEREAS: The Harvard Square Business Association (HSBA) has put forward a proposal to explore the feasibility of transforming the long-abandoned MBTA tunnel in Harvard Square into a revitalized commercial or cultural space, modeled on successful initiatives in other urban centers; and

WHEREAS: This concept represents a serious effort by community stakeholders to explore creative strategies for keeping Harvard Square competitive, vibrant, and economically sustainable; and

WHEREAS: The HSBA is seeking a targeted, limited investment of \$72,000 to support the drafting and release of a Request for Proposals (RFP) to solicit qualified engineering firms capable of

assessing the viability of reactivating the tunnel space for future development; and

WHEREAS: This initial investment would help fund the first step—an engineering feasibility study—and would provide essential data to help the City, the MBTA, and Harvard Square stakeholders make informed decisions about the prospects for this potential project; now therefore be it

ORDERED: That the City Manager be and hereby is requested to meet with the leadership of the Harvard Square Business Association to discuss the proposal and to take the necessary steps to facilitate the release of \$72,000 to fund the RFP development for the tunnel engineering study; and be it further

ORDERED: That the City Manager report back to the City Council in a timely manner on progress toward supporting this initiative and next steps in coordination with HSBA and relevant agencies.

O-2 May 12, 2025

COUNCILLOR NOLAN

COUNCILLOR TONER

WHEREAS: The City’s transportation program goals cover many areas and seek to address climate change through encouraging and enabling sustainable modes of travel, while also encouraging economic vitality and livability throughout the city, in neighborhoods and in commercial squares; and

WHEREAS: Parking and access to cars is an issue for many residents as the city allocates more curb space to bike lanes and travel lanes instead of parking, causing challenges for many residents including mobility impaired; and

WHEREAS: Since 2022 the City has engaged in discussions on how to best implement the Cycling Safety Ordinance to achieve the Vision Zero goals and support multimodal transportation and to be creative about supporting the businesses and the community concerned about parking reductions especially in business districts; and

WHEREAS: In [December 2024](#), the [Parking and Transportation Demand Management \(PTDM\) Ordinance](#), [Zoning Ordinance](#), and [Commercial Parking Space Permits Ordinance](#) were updated to make it easier for property owners along Flexible Parking Corridors to share parking spaces; and

WHEREAS: The City is committed to optimizing underused parking and, by amending our ordinances and simplifying the process of sharing off-street parking along key corridors, is working to make the transition smoother for businesses and residents impacted by on-street parking changes; and

WHEREAS: The City taxpayers have funded the construction of many school building projects over the last 15 years, spending more than \$700 million on projects and [the public has asked how public ownership of all those properties could be used for the benefit of residents whenever possible](#); now therefore be it

ORDERED: That the City Manager be and hereby is requested to work with the School Department, the Department of Public Works, and other relevant departments to ensure that all city owned parking lots, with a focus on school complexes, including the still under construction parking at Tobin/Darby Vassal school complex, could be made available for after-hours use by residents; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council by the summer meeting.