



# ORDINANCE COMMITTEE

## COMMITTEE MEETING

~ MINUTES ~

Tuesday, May 20, 2025

10:30 AM

Sullivan Chamber

### Call to Order

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Jivan Sobrinho-Wheeler	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Paul F. Toner	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Ayesha M. Wilson	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Catherine Zusy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Denise Simmons	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

A public meeting of the Cambridge City Council's Ordinance Committee was held on Tuesday, May 20, 2025. The meeting was Called to Order at 10:30 a.m. by the Chair, Vice Mayor McGovern. Pursuant to Chapter 2 of the Acts of 2025 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation. This public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2<sup>nd</sup> Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via Zoom.

### At the request of the Chair, Clerk of Committees Erwin called the roll.

Councillor Azeem – Present/Remote

Vice Mayor McGovern – Present/In Sullivan Chamber

Councillor Nolan – Present/In Sullivan Chamber

Councillor Siddiqui – Present/In Sullivan Chamber

Councillor Sobrinho-Wheeler – Present/Remote

Councillor Toner – Present/Remote

Councillor Wilson – Present/Remote\*

Councillor Zusy – Present/In Sullivan Chamber

Mayor Simmons – Present/In Sullivan Chamber

### Present – 9. Quorum established.

\*Councillor Wilson went from remote participation to in person at 11:10a.m.

The Chair, Vice Mayor McGovern offered opening remarks and noted that the Call of the meeting was to hold a public hearing 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. Chair McGovern shared that Committee would be discussing one petition at a time. Present at the meeting was City Solicitor Megan Bayer, Acting Assistant City Manager for Community Development, Melissa Peters, and Director of Zoning and Development, Jeff Roberts.

The Chair, Vice Mayor McGovern shared that the Zoning Petition by Mushla Marasao et al., would be discussed first. Presently remotely representing the Zoning Petition were Benjamin Tymann, Hirschy Zarchi, Yehudah Buchweitz, Christopher Hall, and Avi Snider. The team for the Mushla Marasao et al. Petition gave a presentation titled “The Religious Land Use and Institutionalized Persons Act (RLUIPA) and Municipal Zoning. The presentation was provided in advance of the meeting and included in the Agenda Packet.

**The Chair, Vice Mayor McGovern opened Public Comment.**

Deborah Epstein, 36 Banks Street, Cambridge, MA, spoke in opposition to the Mushla Marasao et al. Petition.

Alan Joslin, 36 Banks Street, Cambridge, MA, spoke in opposition to the Mushla Marasao et al. Petition.

Marilee Meyer, 10 Dana Street, Cambridge, MA, spoke in opposition to the Mushla Marasao et al. Petition.

Ryan Montbleau, 105 Spring Street, Cambridge, MA, read a letter from a member of the East End House who spoke in favor of the BioMed Petition.

Heather Hoffman, 213 Hurley Street, Cambridge, MA, offered comments related to the Mushla Marasao et al. Petition and the Dover Amendments and provided information from Mass General Law.

Denise Watson, 105 Spring Street, Cambridge, MA, read a letter on behalf of a parent from East End House who spoke in favor of the BioMed Petition.

Joan Wing, 703 Green Street, Cambridge, MA, spoke in opposition to the Mushla Marasao et al. Petition.

Alan Bolsom spoke in opposition to the Mushla Marasao et al. Petition.

The Chair, Vice Mayor McGovern recognized Committee members for comments and questions related to the Mushla Marasao et al. Petition.

The Chair, Vice Mayor McGovern recognized Councillor Azeem who shared that there are two main legal concerns related to RLUIPA and the Dover Amendments and suggested to possible ways to move forward. Councillor Azeem shared that there should be a detailed discussion with the BZA and pointed out that zoning laws apply uniformly across the city and that is what should be discussed in Committee. Megan Bayer confirmed that RLUIPA imposed high legal standards protecting religious land uses from substantial burdens.

The Chair, Vice Mayor McGovern recognized Councillor Nolan who shared support for waiting for a legal opinion to ensure that the City is not violating any laws and added that with recent zoning changes being adopted, it has eliminated the lot sizes that are tied with the 1979 Home Rule exemption. Megan

Bayer explained that in 1979, Cambridge's Hole Rule exemption of the Dover Amendment previously allowed it to regulate religious and educational uses in residential zones. Megan Bayer added that with the Multi Family Zoning being passed, this exemption no longer applies, because multifamily removed the minimum lot size requirement.

The Chair, Vice Mayor McGovern recognized Councillor Zusy who expressed concerns with the tone of the legal presentation and asked for a middle ground solution to happen outside of court. Councillor Zusy emphasized how important it is to protect and maintain a neighborhood's character, while also respecting religious rights.

The Chair, Vice Mayor McGovern recognized Councillor Siddiqui who stated her support obtaining a legal opinion before this is discussed further. Councillor Siddiqui added how it is important to recognize unintended consequences for other institutions that these proposed zoning changes could affect. In addition, Councillor Siddiqui explained she would like more input from CDD if these proposed changes were to move forward.

The Chair, Vice Mayor McGovern recognized Mayor Simmons who shared that she agreed with comments made by previous Committee members, noting that this is a hard topic to discuss due to it being in litigation. The Mayor stressed how important it is to have a thoughtful discussion and encourage community engagement to ensure the public is aware of proposed changes.

The Chair, Vice Mayor McGovern recognized Councillor Toner who had clarifying questions on the difference between the current legal case, the Zoning Petition, and Dover compliance. In addition, Councillor Toner asked if the City would have to act now, or if it could wait until the lawsuit is resolved. Megan Bayer pointed out that the current lawsuit is a separate matter from this zoning petition and the petition is a citywide policy proposal that would change how all religious uses are regulated in Cambridge. Megan Bayer explained that because of the multifamily zoning changes, Cambridge is subject to the full scope of the Dover Amendment.

The Chair, Vice Mayor McGovern recognized Solicitor Bayer who shared her office will work on a memo addressing the concerns raised during discussion.

**The Chair, Vice Mayor McGovern and Committee members agreed to keep the Mushla Marasao et al. Petition in Committee.**

The Chair, Vice Mayor McGovern recognized Sal Zinno and Kishore Varanasi, representing Zoning Petition by BMR-320 Charles LLC c/o BioMed Realty, L.P. Sal Zinno gave a presentation titled "320 Charles Ordinance Committee Presentation". The presentation was provided in advance of the meeting and included in the Agenda Packet.

**The Chair, Vice Mayor McGovern opened Public Comment.**

Fred Fantini, 4 Canal Park, Cambridge, MA, spoke in favor of the BioMed petition.

Tim Toomey, Cambridge, MA, spoke in favor of the BioMed petition.

Peter Crawley, 88 Thorndike Street, Cambridge, MA, spoke in favor of the BioMed petition.

Missy Page, 170 Gore Street, Cambridge, MA, spoke in favor of the BioMed petition.

Marse Romero, 105 Spring Street, Cambridge, MA, read a letter from middle schoolers that were in favor of the BioMed petition.

Alfred DiSodoro, 69 6<sup>th</sup> Street, Cambridge, MA, spoke in favor of the BioMed petition.

Brian McCarthy, 8 Otis Street, Cambridge, MA, spoke in favor of the BioMed petition.

Audrey Cunningham, 49 Gore Street, Cambridge, MA, spoke in favor of the BioMed petition.

Piotr Mitros, 9 Michael Way, Cambridge, MA, spoke in favor of the BioMed petition.

Joanne Nelson, 58 Fulkerson Street, Cambridge, MA, spoke in favor of the BioMed petition.

Eileen Pores, 114 5<sup>th</sup> Street, Cambridge, MA, spoke in favor of the BioMed petition.

Felix Diaz, 105 Spring Street, Cambridge, MA, spoke in favor of the BioMed petition.

Kathy Pilarski, 86 Otis Street, Cambridge, MA, spoke in favor of the BioMed petition.

Donna Barrasso, 119 Otis Street, Cambridge, MA, spoke in favor of the BioMed petition.

Sandra Ellickson, 25 Eighth Street, Cambridge, MA, spoke in favor of the BioMed petition.

Paul Murray, 5 Sixth Street, Cambridge, MA, spoke in favor of the BioMed petition.

Feng Yun Fan, 262 Mosignor O'Brien Highway, Cambridge, MA, spoke in favor of the BioMed petition.

Lynn Vandick, 218 Thorndike Street, Cambridge, MA, spoke in favor of the BioMed petition.

Gregory Thureson, 293 Revere Street, spoke in favor of the BioMed petition.

Jason Stockmann, 7 Cornelius Way, Cambridge, MA, spoke in favor of the BioMed petition.

Christine Del Vecchio, 105 Spring Street, Cambridge, MA, read a letter for someone that was in favor of the BioMed petition.

**The Chair, Vice Mayor McGovern recognized Councillor Nolan who made a motion to extend the meeting to 2:30p.m.**

**Clerk of Committees Erwin called the roll.**

Councillor Azeem – Yes

Vice Mayor McGovern – Yes

Councillor Nolan – Yes

Councillor Siddiqui – Yes

Councillor Sobrinho-Wheeler – Yes

Councillor Toner – Yes

Councillor Wilson – Yes

Councillor Zusy – Yes

Mayor Simmons – Yes

**Yes – 9. Motion passed.**

**Public Comment continued.**

Jessica Camenzuli, 105 Spring Street, Cambridge, MA, read a letter for someone that was in favor of the BioMed petition.

Taylor Machado, 105 Spring Street, Cambridge, MA, read a letter for someone that was in favor of the BioMed petition.

Ilan Levy, 148 Spring Street, Cambridge, MA, spoke in opposition to the BioMed petition.

Jemima Spill, 105 Spring Street, Cambridge, read a letter for someone that was in favor of the BioMed petition.

O. Robert Simha, 303 Third Street, Cambridge, MA, spoke in favor of the BioMed petition.

Susan Lapierre, 11 Dana Road, Belmont, MA, spoke in favor of the BioMed petition.

Michael Delia, 105 Spring Street, Cambridge, MA, spoke in favor of the BioMed petition.

Kyle Wilke, 17 Palermo Street, Cambridge, MA, spoke in favor of the BioMed petition.

Upsana Davies, 12 James Way, Cambridge, MA, spoke in favor of the BioMed petition.

Paul Cote, 85 6<sup>th</sup> Street, Cambridge, MA, spoke in favor of the BioMed petition.

Dennis Carlone spoke in favor of the BioMed petition.

Matt Connolley spoke in opposition of the BioMed petition.

Heather Hoffman, 213 Hurley Street, Cambridge, MA, spoke in opposition of the BioMed petition.

**The Chair, Vice Mayor McGovern recognized Mayor Simmons who made a motion to close public comment.**

**Clerk of Committees Erwin called the roll.**

Councillor Azeem – Yes

Vice Mayor McGovern – Yes

Councillor Nolan – Yes

Councillor Siddiqui – Yes

Councillor Sobrinho-Wheeler – Yes

Councillor Toner – Yes

Councillor Wilson – Yes

Councillor Zusy – Yes

Mayor Simmons – Yes

**Yes – 9. Motion passed.**

The Chair, Vice Mayor McGovern recognized Councillor Nolan, Councillor Toner, and Mayor Simmons who shared support for this Petition moving forward with a favorable recommendation. Mayor Simmons thanked everyone who came out to speak in support of the proposal and stressed how important it is to continue community engagement as the conversation goes forward.

The Chair, Vice Mayor McGovern shared excitement for the collaborative tone of the BioMed team and the Petition and how much of a positive community response was received. The Vice Mayor added how community feedback helped shape the revised proposal and highlighted the importance of BioMed's

support and commitment for the East End House, which is a multigenerational institution in East Cambridge and Cambridge community. The Vice Mayor shared support for the Petition and shared he would like to see future Zoning Petitions being modeled with the same type of community engagement.

The Chair, Vice Mayor McGovern reviewed a letter from Councillor Siddiqui, Councillor Wilson, Mayor Simmons, and himself (Attachment A). Councillor Siddiqui shared that the letter proposed that needs are met for everyone in the community and extends to additional programs as well as the East End House. Councillor Siddiqui added that the letter represents both support for the petition and for the community.

The Chair, Vice Mayor McGovern recognized Councillor Zusy who shared her support for the project moving forward and that the Petitioner's provided a good process by listening and adapting to the needs of the community. In addition, Councillor Zusy shared support for the letter submitted by fellow Committee members.

The Chair, Vice Mayor McGovern recognized Councillor Wilson who shared her appreciation for everyone involved and shared excitement for all the opportunities the community will benefit from. Councillor Wilson provided comments related to the need for other programs having support in addition to the East End House.

The Chair, Vice Mayor McGovern recognized Megan Bayer who provided an overview of the appropriate way to move forward with the letter submitted by Committee members and if the Petitioners agreed to the proposals, they should write a Letter of Commitment. City Solicitor Bayer provided brief comments and suggestions on how funding may work between the City, East End House, and the Petitioner.

**The Chair, Vice Mayor McGovern recognized Councillor Wilson who made a motion to forward the BioMed Realty Zoning Petition regarding the ECCE Overlay District, with the proposed amendments from BioMed dated 04/18/2025, to the full City Council with a favorable recommendation.**

**Clerk of Committees Erwin called the roll.**

Councillor Azeem – Yes  
Vice Mayor McGovern – Yes  
Councillor Nolan – Yes  
Councillor Siddiqui – Yes  
Councillor Sobrinho-Wheeler – Yes  
Councillor Toner – Yes  
Councillor Wilson – Yes  
Councillor Zusy – Yes  
Mayor Simmons – Yes

**Yes – 9. Motion passed.**

**The Chair, Vice Mayor McGovern recognized Councillor Wilson who made a motion to adjourn the meeting.**

**Clerk of Committees Erwin called the roll.**

Councillor Azeem – Yes  
Vice Mayor McGovern – Yes  
Councillor Nolan – Yes  
Councillor Siddiqui – Yes  
Councillor Sobrinho-Wheeler – Yes  
Councillor Toner – Absent  
Councillor Wilson – Yes  
Councillor Zusy – Yes

Mayor Simmons – Absent

**Yes – 7, No – 0, Absent - 2. Motion passed.**

**The Ordinance Committee adjourned at approximately 2:13p.m.**

**Attachment A** – Letter from Councillor Siddiqui, Councillor Wilson, Vice Mayor McGovern, and Mayor Simmons.

**Attachment B** – Communications from the public.

**Clerk's Note:** The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. The video for this meeting can be viewed at:

[https://cambridgema.granicus.com/player/clip/1032?view\\_id=1&redirect=true](https://cambridgema.granicus.com/player/clip/1032?view_id=1&redirect=true)

**A Zoning Amendment Petition Has been received from Mushla Marasao in regards to Article 5.28.21, 8.22.1, 8.22.2, Tbl 5.1, et al. REFERRED TO THE ORDINANCE COMMITTEE AND PLANNING BOARD FOR HEARING AND REPORT IN COUNCIL MARCH 17, 2025**

**A Zoning Amendment Petition Has been received from BMR-320 Charles LLC c/o BioMed Realty, L. P., regarding a Zoning Ordinance and the Zoning Map of the City of Cambridge, which, upon adoption would create a new East Cambridge Community Enhancement Overlay District, or the "ECCE Overlay District," REFERRED TO THE ORDINANCE COMMITTEE AND PLANNING BOARD FOR HEARING AND REPORT IN COUNCIL MARCH 17, 2025**

**A communication was received from Jeff Roberts, Director of Zoning and Development, transmitting a memo from CDD to the Planning Board relative to the Mushla Marasao et al. Zoning Petition.**

**A communication was received from Jeff Roberts, Director of Zoning and Development, transmitting a memo from CDD to the Ordinance Committee related to a Zoning Petition by BMR-320 Charles LLC c/o BioMed Realty, L.P.**

**A communication was received from Jeff Roberts, Director of Zoning and Development, transmitting a Consultant Financial Analysis regarding Zoning Petition by BMR-320 Charles LLC c/o BioMed Realty, L.P.**

**A communication was received from Jeff Roberts, Director of Zoning and Development, transmitting a memo from CDD to the Planning Board related to a Zoning Petition by BMR-320 Charles LLC c/o BioMed Realty, L.P.**

**A communication was received from Jeff Roberts, Director of Zoning and Development, transmitting the Planning Board Report regarding Zoning Petition by BMR-320 Charles LLC c/o BioMed Realty, L.P.**

**A communication was received from Ben Tymann, Tymann, Davis & Duffy, transmitting a presentation related to the Mushla Marasao et al. Zoning Petition.**

**A communication was received from Geoff Howell, DLA Piper LLP (US), transmitting a presentation related to a Zoning Petition by BMR-320 Charles LLC c/o BioMed Realty, L.P.**

**A communication was received from Geoff Howell, DLA Piper LLP (US), transmitting proposed amendments to the Cambridge Zoning Ordinance.**



CITY OF CAMBRIDGE • OFFICE OF THE CITY COUNCIL

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May 20, 2025

To the Members of the Ordinance Committee,

The East Cambridge Community Enhancement Overlay District (ECCE Overlay District) Zoning Petition before us today demonstrates a substantial commitment to East End House (EEH). We fully support the mission and work of East End House, and we recognize the importance of meeting their capital needs and securing a new, permanent location in East Cambridge.

In the spirit of strengthening the overall community impact of this proposal, we respectfully submit the following proposals for consideration as a part of the zoning approval process:

1. We propose that the previously suggested \$500,000 contribution for improvements to Ahern Field and the playground at the Kennedy-Longfellow School instead be allocated as a direct cash contribution to the Cambridge Economic Opportunity Committee (CEOC). These funds would support emergency cash grants for families and elderly residents, to be provided upon the receipt of zoning approval. CEOC currently lacks sufficient resources to meet the level of need in the community and this funding would help fill a critical and growing gap.
2. We propose reducing the total “EEH Benefit Dollars” from \$21,200,770 to \$20,000,000 – a reduction of \$1,200,770. Additionally, we propose that the \$50,000 committed to preliminary design feasibility studies for neighborhood planning in East Cambridge also be reduced. Together, this creates a pool of \$1,250,770, which we recommend be distributed equally among the following three organizations, with each receiving \$416,923.33 upon the receipt of zoning approval:
  - Community Art Center
  - Dance Complex
  - Cambridge Community Center

These organizations play vital roles in serving residents across Cambridge, face capital needs, and have not previously received direct funding from Biomed Realty.

We appreciate your consideration of these proposed adjustments which we believe will enhance the overall public benefit of this zoning petition and better reflect the diverse needs of Cambridge.

Sincerely,

E. Denise Simmons  
Mayor of Cambridge

Marc C. McGovern  
Vice Mayor of Cambridge

Sumbul Siddiqui, Esq.  
Cambridge City Councillor

Ayesha M. Wilson  
Cambridge City Councillor



Erwin, Nicole

Attachment B

**From:** Michael Delia <michael@eastendhouse.org>  
**Sent:** Wednesday, May 21, 2025 2:27 PM  
**To:** City Clerk  
**Subject:** Record of Public Testimony Re. to the East Cambridge Community Enhancement Overlay (APP 2025 #14)  
**Attachments:** Public Testimony Michael Delia Final 5-20-25.pdf

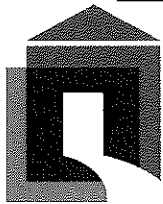
To Who it May Concern,

Please accept the following written version of the public testimony given in regard to the **East Cambridge Community Enhancement Overlay (APP 2025 #14)** reviewed at the **City of Cambridge Ordinance Committee meeting on May 20, 2025.**

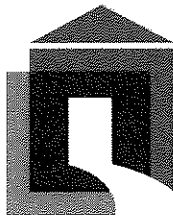
Best regards,

Michael

Michael J. Delia, ACSW, CFRE  
President and Chief Executive Officer  
East End House, Inc.  
105 Spring Street  
Cambridge, MA 02141  
Phone: (617) 876-4444  
Cell: (617) 909-7634  
Fax: (617) 868-3616  
Email: [michael@eastendhouse.org](mailto:michael@eastendhouse.org)  
Website: [www.eastendhouse.org](http://www.eastendhouse.org)



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Michael Delia, President & CEO, East End House, Public Testimony  
Cambridge Ordinance Committee | May 20, 2025  
Re: East Cambridge Community Enhancement Overlay (APP 2025 #14)

Honorable Members of the Cambridge City Council,

My name is Michael Delia, and for the past 28 years, I've served as President and CEO of East End House. I've dedicated my life to strengthening Cambridge's diverse community, supporting the nonprofit sector, advancing equity, and promoting social justice and opportunity. I come to you today with both urgency and hope.

East End House has served this city for nearly 150 years. Each year, we support more than 5,500 people—feeding families, mentoring youth, educating young children, supporting parents, and keeping seniors vital and connected. As you can see, some of these residents are standing with us today. Ninety-six percent of those we serve live in Cambridge. The vast majority are low- to moderate-income, 43% of consumers live on less than \$20,000, and nearly 9 in 10 are people of color. We are rooted in East Cambridge but serve every neighborhood in significant numbers - from The Port to North Cambridge.

But our building is failing. According to a multidisciplinary engineering assessment, we have just 3 to 5 years before our century-old facility becomes uninhabitable. It's too old, too small, and cannot be rehabilitated.

That's the urgency. But here's the hope: BioMed Realty - our longtime partner - is stepping up. For over two decades, they've invested in our programs, helped launch our STEAM initiatives, and provided board and advisory leadership. Today, they are proposing a bold investment to help us build a new, expanded facility in East Cambridge.

This partnership is not hypothetical - it's happening. It allows us to:

- Stay in the neighborhood we have been in for over 100 years and serve as a vital community hub
- Nearly Double the number of people we serve, with new classrooms, a gym, senior spaces, a food pantry, and workforce training.
- Unlock new housing potential on our current Spring Street site - addressing a citywide priority.

This is what true public-private partnership looks like - achieving important civic goals at no cost to taxpayers. BioMed has listened, adapted, and acted. Now we need the City to help us seize this moment.

Losing East End House would be catastrophic - not just for East Cambridge, but for the entire city. We have a real, viable solution on the table. We just need your help to move it forward by approving BioMed Realty's up-zoning petition and its contribution of mitigation funds to secure the future of East End House in Cambridge.

Thank you.

**Erwin, Nicole**

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**From:** Missy Page <missymc@gmail.com>  
**Sent:** Tuesday, May 20, 2025 2:45 PM  
**To:** City Clerk  
**Subject:** Public Comment - 5/20/25

Missy Page  
Cambridge resident at 170 Gore Street  
CPS parent volunteer at the Kennedy-Longfellow School

Speaking in support of BioMed's Zoning Amendment petition.

I would like to start by thanking BioMed for their responsiveness to the Community through this process, and their commitment to community benefits for this project. For years, East Cambridge has seen consistent disinvestment from the City:

- most recently, this is seen in the closure of it's only elementary school with a nebulous plan for it's replacement;
- The closure not only means there is not a neighborhood school, but it leaves east cambridge families without local after-school options; and
- Ahern Field—one of the few open spaces in the neighborhood—remains poorly maintained by the City, forcing families to travel across the city to access youth sports at Danahey or Russell fields.

In contrast to the City's pattern of neglect, BioMed Realty is proposing to invest directly in the community. Through the 320 Charles Street project, BioMed is proposing a plan that not only provides a permanent home for East End House - a neighborhood fixture and place that many K-Lo students have been going since they were babies - but it also supports open space improvements. The project exemplifies what a partnership between public, private and nonprofit organizations can look like. And it demonstrates how a private company can help sustain essential community infrastructure—especially in East Cambridge, a neighborhood that has borne the weight of ongoing development for years.

Thank you,

Missy Page

**Erwin, Nicole**

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**From:** Deborah Epstein <deborahepstein321@gmail.com>  
**Sent:** Tuesday, May 20, 2025 2:22 PM  
**To:** City Clerk; City Council  
**Subject:** May 20 Ordinance Committee: Complete statement  
**Attachments:** 250520 Epstein Ordinance Committee FNL.docx

Here is a corrected version. Sorry.

Thank you,

Deborah Epstein  
36 Banks St  
Cambridge

Deborah Epstein  
Cambridge Ordinance Committee  
May 20, 2025

I have owned and lived at 36 Banks St for the last 36 years, and lived next to the properties owned by the applicant since they moved here, 26 years ago. We always had a cordial relationship, focused on our kids and grandkids, offering congratulations for Jewish passages. We have been very supportive of their activities through those years. Thus, I am saddened to have to state my objection to the zoning amendment that they are proposing.

The difference between residential and institutional use in the case of a building the size that is proposed, it is the difference between of an occupancy of perhaps 100 for residential and 1000 for institutional/assembly. When I pointed this out, I was insulted by the applicant and told that I don't know how Jewish rituals work—which as a Jew, I do know how Jewish rituals work—the petitioner would like us to believe that the spaces would not be used concurrently. However, as an architect of public buildings, I know that this cannot be controlled. So many situations would make them want to use the spaces concurrently, and if the spaces exist, and if the zoning allows that occupancy, I believe that there will be 1000 people next door with some frequency. Chabad has had events on Banks St and in other locations with upwards of 1000 attendees. Lots of extra people in the residential neighborhood, no additional residential units.

We have been supportive of the expansion of their building to a size and capacity that is compatible with this neighborhood. What they are asking for in a zoning amendment is to go around the neighbors, to do as they please, no FAR restrictions, no setbacks, virtually no height limitations, no discussion. Approving this amendment will provide for intrusions in residential neighborhoods throughout Cambridge specifically without oversight, without discussion, without buy-in or collaboration with neighbors.

This is why Cambridge did not endorse the Dover Amendment, why Cambridge has Institution Use Regulations.

In past city meetings, the applicant has been given time to speak after public comment. Each time the neighbors have listened to slanderous comments with no opportunity to rebut. Unfortunately, these comments work. Listeners believe that the neighbors, by insisting that rules and laws be followed, are antisemitic and NIMBY. And if the decision doesn't go in the petitioner's direction, perhaps there will be a discrimination suit, as the Cambridge Zoning Board of Appeals has been sued in Federal Court. I hope the Committee won't be bullied into this trap.

This amendment is one solution to their failure in front of other boards and their unwillingness to work with the neighbors, which Cambridge Historical Commission and Zoning have both instructed them to do. The petitioner told me at the outset in December 2023 that they had no intention of working with the neighbors; that they will do what is good for their community. And here we are.

Thank you.

**Erwin, Nicole**

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**From:** Deborah Epstein <deborah Epstein321@gmail.com>  
**Sent:** Tuesday, May 20, 2025 2:18 PM  
**To:** City Clerk; City Council  
**Subject:** May 20 Ordinance Committee: Complete statement  
**Attachments:** 250520 Epstein Ordinance Committee written.docx

Attached please find my complete comments.

Thank you,

Deborah Epstein  
36 Banks St  
Cambridge

Deborah Epstein  
Cambridge Ordinance Committee  
May 20, 2025

I have owned and lived at 36 Banks St for the last 36 years, and lived next to the properties owned by the applicant since they moved here, 26 years ago. We always had a cordial relationship, focused on our kids and grandkids, offering congratulations for Jewish passages. We have been very supportive of their activities through those years. Thus, I am saddened to have to state my objection to the zoning amendment that they are proposing.

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We have been supportive of the expansion of their building to a size and capacity that is compatible with this neighborhood. What they are asking for in a zoning amendment is to go around the neighbors, to do as they please, no FAR restrictions, no setbacks, virtually no height limitations, no discussion. Approving this amendment will provide for intrusions in residential neighborhoods throughout Cambridge specifically without oversight, without discussion, without buy-in or collaboration with neighbors.

This is why Cambridge did not endorse the Dover Amendment, why Cambridge has Institution Use Regulations.

In past city meetings, the applicant has been given time to speak after public comment. Each time the neighbors have listened to slanderous comments with no opportunity to rebut. Unfortunately, these comments work. Listeners believe that the neighbors, by insisting that rules and laws be followed, are antisemitic and NIMBY. And if the decision doesn't go in the petitioner's direction, perhaps there will be a discrimination suit, as the Cambridge Zoning Board of Appeals has been sued in Federal Court. I hope the Committee won't be bullied into this trap.

This amendment is one solution to their failure in front of other boards and their unwillingness to work with the neighbors, which Cambridge Historical Commission and Zoning have both instructed them to do. The petitioner told me at the outset in December 2023 that they had no intention of working with the neighbors; that they will do what is good for their community. And here we are.

Thank you.



## Erwin, Nicole

---

**From:** ilan levy <ilan@genrealty.com>  
**Sent:** Tuesday, May 20, 2025 1:27 PM  
**To:** City Clerk  
**Cc:** City Council  
**Subject:** Biomed Realty spot zoning proposal for the East End House

Dear City Councillors,

Yesterday, I communicated a petition I initiated on March 1, 2025, after attending public meetings presenting the changes to the upzoning for the 320 Charles St parcel. The petition is against the proposed upzoning of Biomed Realty, now known as the East Cambridge Enhancement Overlay. I went out to my neighbours to inform them and discuss the proposal, the process, and how it will impact our daily lives, from traffic, noise, and light pollution to the 1500 people the building will bring daily. I have sent you a copy of the petition and the signatures gathered.

I would like to speak on my behalf now. I've lived in East Cambridge for 22 years, at 148 Spring St., and will be directly impacted by the proposed Biomed Realty Upzoning.

1. We have an existing transition zoning the East Cambridge Housing Overlay, protecting our neighbourhood from Kendall Square infiltrations. The height allowed is 35" on Charles and 45" on the Roger side.
2. The proposal is in effect spot zoning. The other lots included in the upzoning will not see any zoning changes.
3. It is the first time an upzoning where a proposal leads with the benefit. What is the hardship Biomed Realty is enduring? And if Biomed is allowed this spot zoning, why is the Chabbad request being opposed? Both buildings are in residential neighbourhoods; both buildings are looking for a massive increase in size for their particular lots. One doesn't give benefits; the others do. It makes me pause.
4. Benefits should not drive zoning. I've heard nothing about how the proposed Biomed Realty spot zoning will affect our streets, sewers, water, electricity, or the substation. Most importantly, how it will impact the future of KLo. No due diligence on impact, like prior projects, was included from the beginning.
5. Biomed Realty is owned by the private equity firm Blackstone. It is a for-profit organisation generating hundreds of millions of dollars a year in profit. Why don't they give 20 million to East End House? I also beg the question, why do we need spot zoning to help the East End House?
- 6.

The Biomed proposed upzoning is spot zoning. Doubling the building size will bring between 1200 and 1500 people daily to East Cambridge, not Kendall Square, in our neighbourhood, next to 2 schools, Community Charter School Cambridge. Biomed Realty will do fine if it builds as of right. The East Cambridge neighbourhood is extremely livable; it creates community and brings people together from many different horizons. Letting Kendall Square take a foothold in East Cambridge, next to the future KLO and one of our most used playing fields, is wrong. Using the East House as bait for this substantial increase is dubious. The City Council should reject the spot zoning dressed as an upzoning.

The City Council, the City, Biomed Realty and all those should do all they can to help East End House financially so that it is set up for the next 150 years, rather than spent 7.5 Million on Ahern field, give the 7.5 Million to the East End House and have Biomed Realty take care of the field.

**PS: Why if housing so important are the 48 Units at 40 Thorndike still unoccupied?**

Ilan Levy,  
East Cambridge citizen,  
148 Spring St

## Erwin, Nicole

---

**From:** ilan levy <ilan@genrealty.com>  
**Sent:** Tuesday, May 20, 2025 1:20 PM  
**To:** City Clerk  
**Cc:** City Council  
**Subject:** Biomed Realty spot zoning proposal for the East End House

Dear City Councillors,

Yesterday, I communicated a petition I initiated on March 1, 2025, after attending public meetings presenting the changes to the upzoning for the 320 Charles St parcel. The petition is against the proposed upzoning of Biomed Realty, now known as the East Cambridge Enhancement Overlay. I went out to my neighbours to inform them and discuss the proposal, the process, and how it will impact our daily lives, from traffic, noise, and light pollution to the 1500 people the building will bring daily. I have sent you a copy of the petition and the signatures gathered.

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Ilan Levy,  
East Cambridge citizen,  
148 Spring St

**Erwin, Nicole**

---

**From:** Matt Connolly <connolly.matthew@gmail.com>  
**Sent:** Tuesday, May 20, 2025 11:36 AM  
**To:** City Clerk  
**Subject:** Fwd: Public Comment Form Submission Confirmation

Can you please add me to the Ordinance comment list for BioMed? (Not Gov Ops)

Thanks

Sent from my iPhone

Begin forwarded message:

**From:** noreply@cambridgema.gov  
**Date:** May 20, 2025 at 11:26:41 AM EDT  
**To:** connolly.matthew@gmail.com  
**Subject:** Public Comment Form Submission Confirmation

Thank you for registering for public comment at the Government Operations, Rules & Claims Committee Meeting. This meeting is hybrid and allows for remote and in-person participation.

You are currently number 2 in line to speak. Public comment is heard at the start of the meeting (after roll is called), followed by discussion by the Council and City Staff of items on the agenda.

Per City Council Rules, each speaker is granted 3 minutes to speak on any items on the meeting agenda, with the exclusion of items under the "Communications" and "Awaiting Reports" sections of the agenda.

In the event there are 20 or more speakers signed up for public comment, each speaker's time will be reduced to two minutes. If there are more than 75 speakers, the speaking time is reduced to one minute. Individuals are not permitted to allocate the remainder of their time to other speakers

To speak during public comment, speakers **must** be present in-person or logged into the meeting via Zoom. Join from a PC, Mac, iPad, iPhone or Android device by following the link below.

<https://cambridgema.zoom.us/j/97895847144>

**Public Comment**

1. Speakers are called from the list in the order they were signed up.
2. Speakers will hear their name called, then will come to the podium (in-person), or be able to unmute (Zoom) and speak.
3. A timer will run onscreen to indicate the remaining speaking time.
4. Speakers should begin by stating their name, address, and the item they are speaking about.
5. Please address all comments to the meeting chair.
6. Council members cannot respond directly to public commenters live during the meeting.

Please send your comments in writing to the City Clerk at: [clerk@cambridgema.gov](mailto:clerk@cambridgema.gov). Comments received by midnight of the day of the meeting will be included in the public record of that meeting.

If you are unable to join the Zoom via the internet, you can join by phone by dialing one of the numbers below. You will be prompted to enter the meeting ID (**978-9584-7144**). To unmute yourself via phone for public comment, dial \*6 on your phone keypad.

- +1 253 215 8782
- +1 301 715 8592
- +1 312 626 6799

**Webinar ID: 978-9584-7144**

Zoom will remain on for the duration of the meeting. You can also watch the meeting via livestream on the City website ([Public Meeting Video Stream](#)), or watch on television via the City's Cable channel 22 (Comcast/Xfinity).

Questions? Email Naomie Stephen [nstephen@cambridgema.gov](mailto:nstephen@cambridgema.gov)

## Erwin, Nicole

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**From:** Piotr Mitros <piotr@mitros.org>  
**Sent:** Tuesday, May 20, 2025 11:35 AM  
**To:** City Clerk; cddzoning; Planning Board Comment  
**Subject:** Opposed to Harvard petition (Mushla Marasao, et al., (APP 2025 #11))

I am at the zoning meeting for the BioMed petition, but I just sat through the Harvard Chabad presentation.

I'm not even in the neighborhood (so there is no NIMBY), and I am strongly opposed.

I'm not in the neighborhood, but this seemed a very disingenuous way of requesting a zoning exemption for one Harvard-affiliated organization. If that's the case, that organization should work with its neighbors to come up with some proposal which works for everyone and a one-off zoning variation.

If there is any belief that this benefits any other organization ("African American churches" were mentioned, as typical, *in absentia*), we should hear from those organizations.

Piotr

## Erwin, Nicole

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**From:** Sal Zinno <Sal.Zinno@biomedrealty.com>  
**Sent:** Tuesday, May 20, 2025 10:02 AM  
**To:** City Council; City Clerk  
**Cc:** CDDat344; City Manager  
**Subject:** RE: Linden Park Letter re: BioMed Petition for 320 Charles Street

Good morning

I had the opportunity to read through Matt's letter and was glad to see that he was generally supportive of our latest proposal for 320 Charles and of the East End House. I would be fully supportive of helping the East End House relocate to the 135 Fulkerson site, but would only propose that option with support from the City. I wanted to also address his suggestion that our proposed community benefits contribution was inadequate. Aside from the fact that the city's 3<sup>rd</sup> party financial analyst has deemed it fair to generous, Matt's letter references the source of the value of the benefits as being derived from a lawsuit between Alexandria and the previous owner of the site. The context of the lawsuit makes this an unreliable source as the final sale price for the site was reduced by the value of the community benefits. In other words, a higher community benefits value was beneficial to Alexandria.

I'm confident that our proposed community benefits payment is fair and consistent with prior rezoning and that the single example that Matt cites is not relevant.

Thank you

Sal

**From:** Matt Connolly <connolly.matthew@gmail.com>  
**Sent:** Monday, May 19, 2025 10:09 AM  
**To:** City Council <citycouncil@cambridgema.gov>; cityclerk@cambridgema.gov  
**Cc:** Linden Park <linden-park-neighborhood@googlegroups.com>; Sal Zinno <Sal.Zinno@biomedrealty.com>; Ovadia R Simha <simha@mit.edu>; Chuck Hinds <chuckhinds@msn.com>; Peter Crawley <peteracrawley@gmail.com>; Dennis Carlone <dennis.carlone@gmail.com>; Michael Delia <michael@eastendhouse.org>; cddat344@cambridgema.gov; Sam Ribnick <sribnick@gmail.com>; Justin Saif <jsaif@yahoo.com>; Erin McHugh Saif <emchughsaif@gmail.com>; Noah Spies <noah@spies.bio>; Torrey Spies <Torrey.Spies@gmail.com>; City Manager <citymanager@cambridgema.gov>; Tom Evans <tevans@cambridgeredevelopment.org>; conradcrawford <Conradcrawford@gmail.com>  
**Subject:** Linden Park Letter re: BioMed Petition for 320 Charles Street

Councillors,



On behalf of the Linden Park Neighborhood Association, please see the attached correspondence regarding BioMed's zoning petition for 320 Charles Street. Please include the letter in the public record.

We look forward to discussing further at tomorrow's Ordinance Committee meeting.

Thanks,

Matt Connolly

Cornelius Way

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## Erwin, Nicole

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**From:** Tom Serwold <tserwold@gmail.com>  
**Sent:** Tuesday, May 20, 2025 9:56 AM  
**To:** Simmons, Denise; McGovern, Marc; Azeem, Burhan; Nolan, Patricia; Siddiqui, Sumbul; Sobrinho-Wheeler, Jivan; Toner, Paul; Wilson, Ayesha; Zusy, Catherine; City Council; City Clerk  
**Subject:** Zoning amendment from Lubavitch of Cambridge : letter against  
**Attachments:** letter to the city regarding lubavitch proposal.docx

Dear city council members and planning board,  
Please find attached a short letter regarding unintended consequences of the Lubavitch proposal.  
Thank you,  
Tom Serwold

Tuesday May 20, 2025

To: City Council

From: Tom Serwold, Cambridge resident

RE: Unintended consequences of zoning amendment proposal

Dear City Council and members of the planning board,

My name is Tom Serwold and I live at 30 Banks St, Cambridge. I am very concerned about the implications of this misguided proposal.

The City of Cambridge—and its designated zoning board—are entrusted by its residents with the responsibility of ensuring that new construction respects the character and livability of our individual neighborhoods. **The City cannot simply pass an amendment that allows it to abdicate that foundational obligation.** The reason the Zoning Board of Appeals exists is because new building projects require nuanced, case-by-case decisions.

I want to stress this point: Even the recent zoning reform that allowed multi-family housing across Cambridge included zoning board review, design guidelines, and community input. That reform was the result of deliberate planning **and a** transparent process. This current proposal is different.

This proposal seeks to **bypass all public oversight, all case-by-case evaluation, and all neighborhood engagement** for enormous buildings, just because they are designated for religious use.

No group—no matter how special—should be allowed to bypass those laws or that process.

That's the first problem.

A second problem is the **unintended consequences** of allowing religious institutions **unbridled building rights**.

Let me be clear: once Cambridge enacts a zoning exemption for "religious use," it will not be able to pick and choose which religious organizations benefit.

If this amendment passes, radical groups like the **Satanic Temple**, the **Church of Scientology**, or the **Unification Church**—all of which are legally recognized religious organizations—could purchase property anywhere in Cambridge and construct **massive, multistory facilities** that span from property edge to property edge. They could do so **without notifying neighbors, without community meetings, and without complying with zoning limits or undergoing any review process**.

Imagine living next to a year-long construction project that clearly violates all zoning norms, only to find out—after it's complete—that it's a ceremonial center for a radical cult.

If this amendment passes, that scenario will not be hypothetical. These groups have already won lawsuits in other cities by invoking federal law. If Cambridge adopts this proposal, it will **attract these types of groups**—drawn by the lack of oversight and the prestige of a Cambridge address. And once that door opens, it **cannot be shut**.

Look: this isn't just about fringe religious groups. It's about the City's **sacred duty** to protect the livability of our neighborhoods by **regulating development**, and to ensure that **residents have a voice** in what gets built next door.

In summary, this proposed amendment serves the **short-term interests of a single organization**, but at the **long-term expense of our entire city**. Cambridge has a **non-negotiable responsibility to protect our neighborhoods from unregulated development**—and to uphold that responsibility, it must firmly reject this amendment.

Thank you so much for your dedication to our wonderful city,

Tom Serwold

30 Banks St

**Erwin, Nicole**

---

**From:** Mark.Curby <mlc@mit.edu>  
**Sent:** Tuesday, May 20, 2025 9:03 AM  
**To:** City Council; City Clerk  
**Cc:** M K  
**Subject:** Fwd: [linden-park-neighborhood] Linden Park Letter re: BioMed Petition for 320 Charles Street  
**Attachments:** LT Council\_Ordinance re 320 Charles Petition (2025-05-19).pdf

Councillors,

I fully support these recommendations made by Matt Connolly and the Linden Park Neighborhood Association.

Mark Curby  
11 Cornelius Way  
Cambridge, MA

----- Forwarded message -----

**From:** **Matt Connolly** <connolly.matthew@gmail.com>  
**Date:** Mon, May 19, 2025 at 10:09 AM  
**Subject:** [linden-park-neighborhood] Linden Park Letter re: BioMed Petition for 320 Charles Street  
**To:** City Council <citycouncil@cambridgema.gov>, <cityclerk@cambridgema.gov>  
**Cc:** Linden Park <linden-park-neighborhood@googlegroups.com>

Councillors,

On behalf of the Linden Park Neighborhood Association, please see the attached correspondence regarding BioMed's zoning petition for 320 Charles Street. Please include the letter in the public record.

We look forward to discussing further at tomorrow's Ordinance Committee meeting.

Thanks,

Matt Connolly  
Cornelius Way

## Linden Park Neighborhood Association

May 19, 2025

### By Email

Cambridge City Council  
795 Massachusetts Ave., 2nd Floor  
Cambridge, MA 02139  
council@cambridgema.gov

**Re: BioMed Zoning Petition (APP 2025 #14)**

Dear Councillors:

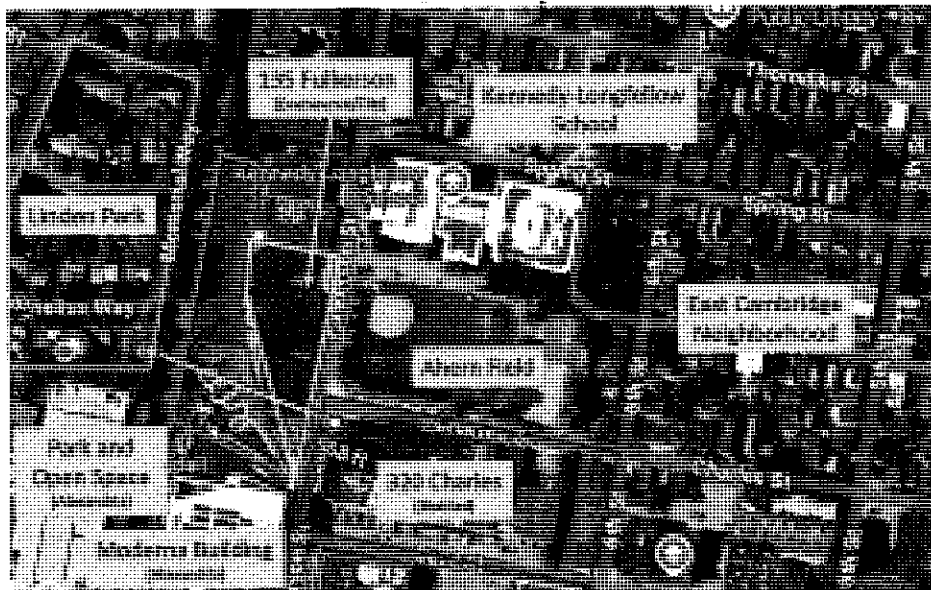
On behalf of the Linden Park Neighborhood Association (Association), we are writing to make two requests regarding BioMed's upzoning petition for 320 Charles Street:

- *First*, that the community benefits be used primarily to build a mixed-use project consisting of a new home for the East End House, reasonably-sized affordable housing, and open space at the neighboring 135 Fulkerson Street, which will soon be owned by the City; and
- *Second*, that the Council substantially increase the amount of community benefits provided with the petition to be consistent with other nearby upzoning projects and that reflects the impact of BioMed's project on the East Cambridge and Wellington-Harrington neighborhoods.

### 1) Background

The Association consists of ~55 houses on James Way, Michael Way, and Cornelius Way in the Wellington-Harrington neighborhood. Located just behind the Kendall Square Cinema and parking garage, we are among the many residents affected by this zoning amendment.

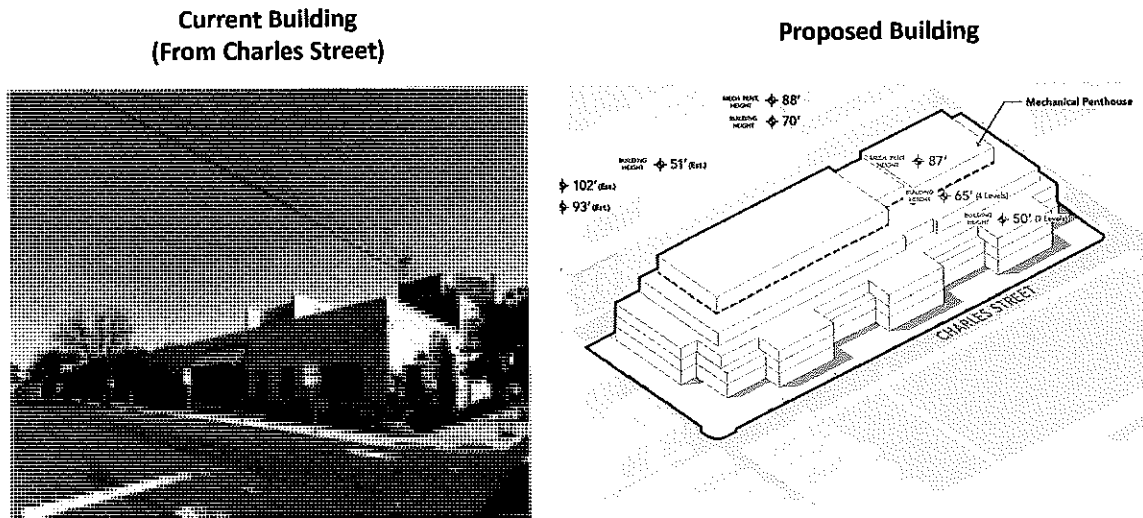
**Figure 1**  
**Area Site Map**



## Linden Park Neighborhood Association

BioMed's site at 320 Charles Street is located on the neighborhood-side of Binney Street (North) and abuts Ahern field and low-rise residences. The building is currently vacant and was previously leased to the Broad Institute. The building has stepped height, with one story on the Charles Street side (abutting Ahern) and two stories in the rear (30 feet to parapet and 58 feet with the penthouse).

**Figure 2**  
**BioMed Building Comparison<sup>1</sup>**



According to Community Development Department Staff, the petition "would result in about 165,000 square feet of additional non-residential development capacity [i.e., labs] on that site," which "might be reduced somewhat if the dimensional standards place additional constraints."<sup>2</sup> The total building size would be about 295,000 sf and higher than the rear portion of the neighboring building owned by Alexandria Real Estate at 325 Binney Street, occupied by Moderna ("Moderna Building").<sup>3</sup>

*a. The impact of this project and other recent lab development*

BioMed's proposal is the fourth major lab development in the last 10 years to be built or under construction within a quarter mile of our neighborhood (the others being the Moderna Building, 399 Binney Street (Alexandria), and the AstraZeneca building in the MXD district (BXP). There are also other projects farther into Kendall Square that are either approved or underway, including Volpe (MIT), other BXP buildings in the MXD district, 585 Third Street (BioMed) and CambridgeSide (NED). This development takes a toll on the neighborhoods, principally in the form of construction noise, light pollution, shadows, traffic detours, and lost opportunity cost: many of these sites could have been used for much needed housing and open space. And of course, this development brings increased car traffic:

<sup>1</sup> The proposed building figure was presented to the East Cambridge Planning Team subcommittee on April 9, 2025.

<sup>2</sup> CDD Memorandum re: East Cambridge Community Enhancement Overlay District Zoning Petition (Apr. 24, 2025), [https://www.cambridgema.gov/-/media/Files/CDD/ZoningDevel/Amendments/2025/ECCE/eccepetition\\_cddmemo\\_20250422.pdf](https://www.cambridgema.gov/-/media/Files/CDD/ZoningDevel/Amendments/2025/ECCE/eccepetition_cddmemo_20250422.pdf)

<sup>3</sup> Source: BioMed.

## Linden Park Neighborhood Association

**Figure 3**  
**~1,400 Feet of Traffic on Cardinal Medeiros Ave**  
**(Facing North from the Kendall Square Theater,**  
**~5:30 p.m., Tuesday, May 13, 2025)**



This traffic does not yet include the projects under construction and other approved projects.

The impacts from 320 Charles will be especially significant. Many of the access roads (Fulkerson and Sixth Street) are residential and one-way at points. 320 Charles abuts the Kennedy-Longfellow school and Ahern Field on the North, residences to the East, and is near Linden Park to the West (Figure 1). This site would have been ideal for housing and usable public space, none of which are included in BioMed's current proposal.

Even though the proposed building is higher and larger than we would prefer, we are not currently asking for further changes to the zoning. As discussed further below, we raise these neighborhood impacts to emphasize that the community benefits should be commensurate with these impacts.

*b. 135 Fulkerson and the status of community benefits  
from the Moderna Building and BXP upzoning petitions*

The upzonings for the Moderna Building and BXP principally served to provide three community benefits:

- Provide the land and funding for the segment of the Grand Junction path between Cambridge and Binney Streets;
- Relocate the Eversource substation to the MXD district from 135 Fulkerson; and
- Provide the funding for the City to purchase 135 Fulkerson to be used as a public benefit.

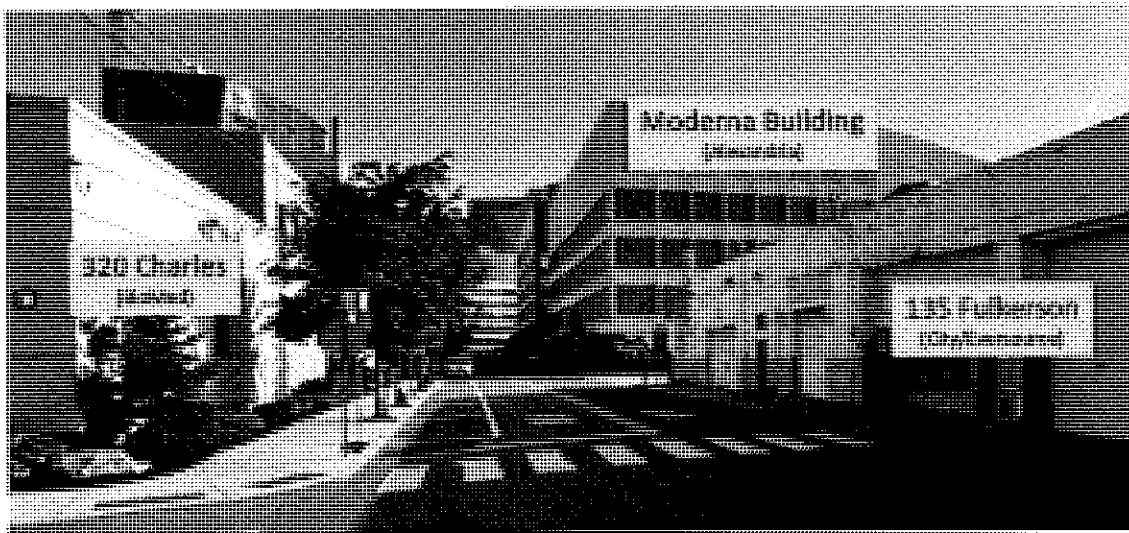


## **Linden Park Neighborhood Association**

The relocated substation is underway with all aspects of the project expected to be completed by 2030. The Grand Junction path segment has been delayed until after Eversource runs a transmission line under the proposed path.

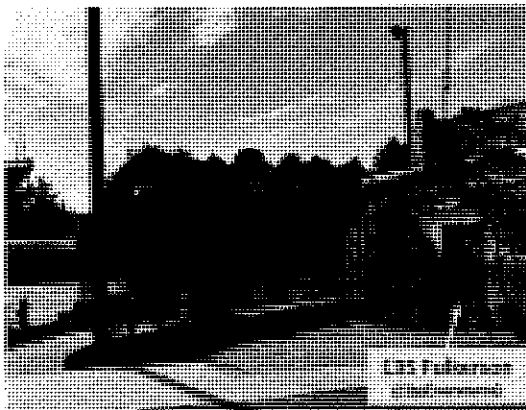
135 Fulkerson is located near: 320 Charles (BioMed), Ahern Field, the Kennedy-Longfellow school, the Moderna Building, and our neighborhood (see Figure 1). 135 Fulkerson is currently occupied by an abandoned taxi garage, which will soon be demolished so that Eversource can use the land temporarily for office trailers, parking, and some staging until 2030. The taxi garage also hides a new park and open space built by Alexandria as part of the Moderna Building project. Alexandria's park is open during daylight hours, and the open space is an "urban meadow" planted over geothermal wells that service the Moderna Building.

**Figure 4**  
**320 Charles and 135 Fulkerson**  
**(Facing South on Fulkerson, towards Kendall Sq.)**



**Figure 5**  
**135 Fulkerson and Alexandria's Park**

**Park Entrance**  
**(From Fulkerson St.)**



**Inside Park**  
**(Facing North)**



## Linden Park Neighborhood Association

The City has received the money to purchase the 135 Fulkerson land, but we understand that the City and Eversource have not yet finalized an agreement to purchase the land and lease it back to Eversource.<sup>4</sup> Notably, no money has been allocated for the community benefit on 135 Fulkerson.

### 2) Requests

Our primary concern with this proposal is with the amount and approach to community benefits. For a petition purporting to be an “East Cambridge Community Enhancement” district, it can do more to ensure that outcome. The proposed building contains no housing (unlike New England Development’s petition for CambridgeSide). The petition does not mitigate the substantial traffic impacts in an already overburdened area (unlike Alexandria’s petition for the Moderna Building, which provided land for the Grand Junction pathway). Nor does it contemplate any public amenities or other mixed-use purposes, such as public restrooms for users of Ahern field (which the Planning Board raised, along with housing).

BioMed is proposing to provide about \$22 million, principally to the East End House, as the benefit. We strongly support East End House, which needs a new home, one that can meet the growing demands for its services and secure a long-term future in East Cambridge, while also serving the nearby Wellington-Harrington and Port neighborhoods. Money is certainly important to East End House’s future, but it is not sufficient without an identified new location in East Cambridge.

We therefore make two requests.

*First, BioMed’s community benefit should result in the East End House relocating to 135 Fulkerson.* 135 Fulkerson is located next to BioMed’s site, and there is no funding source to develop the Fulkerson land. We support a mixed-development on that site, including the future home of East End House, reasonable sized affordable housing, and open space. This is a great location for such a project given its location to three neighborhoods (East Cambridge, Wellington-Harrington, and the Port), proximity to Ahern field and the school, and the potential to improve access to Alexandria’s park. If BioMed’s petition proceeds, it should solve for both sites to ensure that the community enhancement to this area will be realized. This could include partnering with the Cambridge Redevelopment Authority, which we understand is looking for a site to meet affordable housing ownership commitments as part of the development in the MXD district.

Depending on the structure of the arrangement, such a partnership could result in making more money available for other causes. This approach would also avoid the City from having to find the funds to develop and run the community benefit for 135 Fulkerson.

We recognize that the development of 135 Fulkerson would require coordination with the City but believe a letter of commitment guaranteeing these goals is possible before the current petition expires in August. We can then collectively spend the next five years (while Eversource is using the parcel) focusing on the details of the planning and design for the mixed-use project. But if this proves unworkable at this time for some reason, BioMed should provide benefits equally as definite and just as beneficial to the affected neighborhoods. This is no different than what other developers have done in their petitions.

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<sup>4</sup> Source: Registry of Deeds (last checked Apr. 16, 2025); Eversource.

## Linden Park Neighborhood Association

Second, the Council should require BioMed to provide more in community benefits. As noted above, BioMed's project will have as much or more impact to the surrounding neighborhoods given its size and proximity to Ahern field, the school, and residences. Yet the amount of BioMed's proposed community benefits (~\$22 million) is low compared to other upzoning requests. For example, Alexandria provided \$57,649,300 in community benefits (not including mandatory payments to the Affordable Housing Trust) for an upzoning increase of 236,000 sf at the Moderna Building.<sup>5</sup>

**Figure 6**  
**Comparison of Alexandria and BioMed Community Benefits**

	Original sf	New sf	Increased sf	Community benefits <sup>6</sup>	CB value per upzoned sf
<b>Alexandria (Moderna Building)</b>	163,000 <sup>7</sup>	399,000 <sup>8</sup>	236,000	\$57,649,300	\$244/sf
<b>BioMed – proposed (320 Charles)</b>	148,000 <sup>9</sup>	295,000	~147,000 – 165,000 <sup>10</sup>	\$22,000,000	\$133- \$150/sf
<b>Difference</b>					(\$94-111/sf)

Based on Alexandria's benefits-per-square foot, BioMed should provide benefits of at least **\$36 – \$40 million**, much more than what is proposed.<sup>11</sup> Because of current market conditions, we have not added inflation to this amount, which would increase the total about 20 percent. While market conditions are a factor in the community benefits, such conditions are temporary. The building will last decades, as will its impact. BioMed's building will be at least as impactful on the neighborhoods as the Moderna Building (if not more), hence why we believe this is a reasonable comparison.

It is always important to ensure that a developer provides fair value for its project. This is especially the true here given the significant impact of this project on the nearby neighborhoods.

<sup>5</sup> The value of Alexandria's community benefits is derived from a motion to dismiss it filed in a lawsuit against the former owner of that site. *Austin C. Brown et al. v. ARE-MA Region no. 61 et al.*, case no. 2181-cv-00244 (filed Apr. 23, 2021). The listed community benefits included the Grand Junction land, money to purchase 135 Fulkerson, and providing parking and other commitments to facilitate the move of the substation.

<sup>6</sup> Not including mandatory contributions to the Affordable Housing Trust.

<sup>7</sup> Alexandria 2017 Annual Report, SEC Form 10-K, at p. F-27, *available at* <http://investor.are.com/docs.aspx?IID=111908>. The Jan. 2019 CDD memo on the petition says the pre-petition zoning allows about 205,000 SF non-residential. Alexandria's 2018 Annual Report says that prior zoning allows 208,965 SF: 163,339 for lab/office space and 45,626 residential. For this analysis, we used Alexandria's figure, which results in a lower value per square foot value and is therefore more favorable to BioMed.

<sup>8</sup> The final building was ultimately about 370,000 sf, according to the special permit.

<sup>9</sup> Source: BioMed.

<sup>10</sup> BioMed provided the 147,000 number. 165,000 is what is included in CDD's memorandum.

<sup>11</sup> \$244 /sf multiplied by the two upzoning increase estimates (147,000 and 165,000).

## Linden Park Neighborhood Association

### 3) Conclusion

Thank you for your consideration of our views. Please let us know if you have any questions or would like to discuss further.

LINDEN PARK NEIGHBORHOOD ASSOCIATION

By:

/s/Matthew Connolly  
Matthew Connolly  
Cornelius Way

/s/Pamela Van Dort  
Pamela Van Dort  
Cornelius Way

/s/Jim Gray  
Jim Gray  
Michael Way

/s/Anne Cullen  
Anne Cullen  
James Way

/s/Jason Stockmann  
Jason Stockmann  
Cornelius Way

cc: Sal Zinno, BioMed  
CDD Staff  
Chuck Hinds and Bob Simha, East Cambridge Planning Team

**Erwin, Nicole**

---

**From:** Jason Alves <baecamb@gmail.com>  
**Sent:** Monday, May 19, 2025 11:22 PM  
**To:** City Council  
**Cc:** City Clerk  
**Subject:** Support for Charles Street Upzoning  
**Attachments:** BioMed Letter Charles Street.pdf

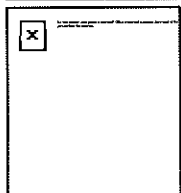
Dear Councillors

Please see attached letter stating ECBA support for the upzoning being requested by Biomed and for benefits from this project remaining in East Cambridge

--

Jason Alves  
Executive Director  
East Cambridge Business Association  
544 Cambridge St, Cambridge MA 02141  
Office/Google Voice: (857)-242-6651  
[www.EastCambridgeBA.com](http://www.EastCambridgeBA.com)

Become a Member of the ECBA Today!





# EAST CAMBRIDGE BUSINESS ASSOCIATION

[www.EastCambridgeBA.com](http://www.EastCambridgeBA.com)

## Executive Director

Jason Alves  
Executive Director  
[baecamb@gmail.com](mailto:baecamb@gmail.com)  
Office (857) 242-6651

## Board and Officers

Patrick Magee, President  
LT Management

Rebecca Millette, Clerk  
The Lexington/Puritan & Company

Michelle Lower, Treasurer  
Alexandria Real Estate Equities

Carl Fantasia  
New Deal Fish Market

Paul Ferreira  
Cambridge Printing Co.

Michael Grill  
Fairlane Properties

Julia Hallman  
Formaggio Kitchen

Stephen LaMaster  
Vinfen

Mark Rogers  
Rogers Properties Group

Tina Snyder  
DivcoWest

Lynn Wahlquist  
East Cambridge Savings Bank

May 20, 2025

Cambridge City Council  
795 Massachusetts Ave  
Cambridge, MA 02139

Members of the City Council,

On behalf of the East Cambridge Business Association (ECBA), I'm writing to express our support for the proposed development and zoning change at 320 Charles Street by BioMed Realty.

We appreciate the responsiveness BioMed Realty has shown throughout this process. The development team engaged with neighbors and stakeholders, listened carefully to feedback, and made adjustments to the proposal to reflect the community's concerns.

The revised plans maintain the lab use, which continues to support the innovation economy in East Cambridge while offering long-term stability to this site. Just as importantly, this new commercial building will bring workers into the area—adding vital daytime foot traffic to Cambridge Street, and creating real opportunities for small businesses in East Cambridge to thrive.

As the details of mitigation are considered, we believe it's critical that the resulting benefits from this project remain in East Cambridge, where they can directly address neighborhood needs and enhance the local quality of life. We hope the City Council shares this view and ensures that our community sees those returns.

We view this project as a thoughtful evolution of the site and one that can deliver meaningful economic and community benefit. Thank you for your consideration.

Sincerely,

Jason Alves  
Executive Director  
East Cambridge Business Association

**Erwin, Nicole**

---

**From:** Michael Delia <michael@eastendhouse.org>  
**Sent:** Monday, May 19, 2025 9:42 PM  
**To:** City Clerk  
**Cc:** Michael Delia  
**Subject:** Fw: Written Comment in Regard to the East Cambridge Community Enhancement Overlay (APP 2025 #14)  
**Attachments:** Erin Kelley Letter of Support - BMR Petition.pdf  
**Importance:** High

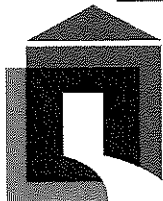
To Who it May Concern,

Please accept the following letter of support in regard to the **East Cambridge Community Enhancement Overlay (APP 2025 #14)** which will be reviewed at the **City of Cambridge Ordinance Committee meeting on May 20, 2025.**

Best regards,

Michael

Michael J. Delia, ACSW, CFRE  
President and Chief Executive Officer  
East End House, Inc.  
105 Spring Street  
Cambridge, MA 02141  
Phone: (617) 876-4444  
Cell: (617) 909-7634  
Fax: (617) 868-3616  
Email: [michael@eastendhouse.org](mailto:michael@eastendhouse.org)  
Website: [www.eastendhouse.org](http://www.eastendhouse.org)



**East End House**  
Inspiring Achievement. Strengthening Communities.

**Erin Kelley  
Cambridge, MA 02139**

May 20th, 2025

Cambridge City Hall,  
2nd Floor, Sullivan Chamber,  
795 Massachusetts Ave.  
Cambridge, MA 02139

**Re: East Cambridge Community Enhancement Overlay (APP 2025 #14)**

Dear Honorable Members of the Cambridge City Council,

My name is Erin Kelley and I am a Cambridge resident. I am asking you to vote to rezone 320 Charles Street in order to protect the future of the East End House.

The East End House has made a major impact to my life and that of my daughter- from day-to-day support and care to assistance with groceries and holiday gifts. I consider this organization a blessing to me and my family. Through the years, they have supported us in so many ways- starting from when I could not afford childcare on my own. The East End House accepted my childcare voucher and later, once I was working, worked with me to implement a sliding scale payment system so I could still afford it while providing for my family. The care they provided was so generous, with loving and caring teachers and staff- almost like family. I will always be grateful to them and to the East End House for what they have given me.

With additional resources, the East End House could do more for those who need it most. I have gained so much from this critical organization, but there are many more in need. Please ensure that the East End House can remain the indispensable asset for Cambridge families that it has been for so long.

Sincerely,

Erin Kelley



**Erwin, Nicole**

---

**From:** Michael Delia <michael@eastendhouse.org>  
**Sent:** Monday, May 19, 2025 9:23 PM  
**To:** City Clerk  
**Cc:** Michael Delia  
**Subject:** Written Comments in Regard to the East Cambridge Community Enhancement Overlay (APP 2025 #14)  
**Attachments:** 320 Charles Street Support Letter - Imani Goodridge (1).docx; 320 Charles Street Support Letter - Sheila Theodore.docx; Letter of Support - The Dance Complex.pdf; ECSB - Letter of Support 5-19-23.pdf; Lettter of Support - Green Cambridge.pdf; Letter of Support - Food for Free.docx; BH letter of support (6).pdf; Letter of Support - The Spot.pdf  
**Importance:** High

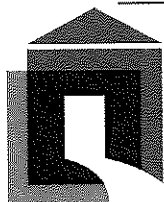
To Who it May Concern,

Please accept the following **twenty-six letters of support** in regard to the **East Cambridge Community Enhancement Overlay (APP 2025 #14)** which will be reviewed at the **City of Cambridge Ordinance Committee meeting on May 20, 2025.**

Best regards,

Michael

Michael J. Delia, ACSW, CFRE  
President and Chief Executive Officer  
East End House, Inc.  
105 Spring Street  
Cambridge, MA 02141  
Phone: (617) 876-4444  
Cell: (617) 909-7634  
Fax: (617) 868-3616  
Email: [michael@eastendhouse.org](mailto:michael@eastendhouse.org)  
Website: [www.eastendhouse.org](http://www.eastendhouse.org)



**East End House**  
Inspiring Achievement. Strengthening Communities.

**Imahni Goodbridge,  
406 Colombia St,  
Cambridge, MA 02141**

May 20th, 2025

Cambridge City Hall,  
2nd Floor, Sullivan Chamber,  
795 Massachusetts Ave.  
Cambridge, MA 02139

**Re: East Cambridge Community Enhancement Overlay (APP 2025 #14)**

Dear Honorable Members of the Cambridge City Council,

East End House has been part of my life for as long as I can remember. I attended their programs as a child, and now I'm proud to work here and give back to the place that gave me so much. I get to see every day how East End House continues to make a difference for families like mine.

When one of my parents was incarcerated, East End House became my safe space. It was one of the few places where I felt supported, seen, and cared for. There were always activities to do and caring adults around who made that really difficult time feel a little easier. That kind of environment changes lives—and it changed mine.

East End House is so important to East Cambridge because it gives children a safe place to be themselves and connect with others. It opens up opportunities for kids to try new things and explore experiences they might not otherwise have access to. It's more than an afterschool program—it's a place where kids and families find community, stability, and hope.

That's why I'm writing in full support of BioMed Realty's proposed redevelopment at 320 Charles Street, and why I believe the community benefits from that project should go to East End House. With a new facility and the right resources, East End House could serve more families, expand its programs, and continue to be the safe, welcoming space that so many kids rely on.

East End House has a long history of making a positive impact on this community. With the right support, I know that impact will only grow.

Sincerely,

Imahni Elyse Goodridge

**Sheila Theodore,  
362 Harvard St.  
Cambridge 02138**

May 20th, 2025

Cambridge City Hall,  
2nd Floor, Sullivan Chamber,  
795 Massachusetts Ave.  
Cambridge, MA 02139

**Re: East Cambridge Community Enhancement Overlay (APP 2025 #14)**

Dear Honorable Members of the Cambridge City Council,

If I hadn't had East End House, life would have been so much harder. They've been an incredible support system for me and my family—especially during times when things were uncertain. At one point, when I was out of work, East End House still made sure my children could attend their programs at little to no cost. They even provided groceries when I needed them. That kind of care and commitment is rare, and I will never forget it.

East End House is more than just a program—it's a community in itself. It brings people together and supports families in so many ways. Whether it's child care, food, community events, or just being a place you can turn to, people in Cambridge know they can count on East End House. All three of my children have participated in their afterschool programs, and I've seen firsthand the dedication and compassion of the staff. They create a safe, nurturing, and enriching space where children can grow, build confidence, and feel like they belong.

I strongly support BioMed Realty's proposed redevelopment at **320 Charles Street**, and I believe the **community benefits from this project should go to East End House**. With a new facility, East End House could serve even more families and finally bring all its programs— young children through middle school—under one roof. That would make a big difference, especially for parents like me who have kids in multiple age groups and currently have to coordinate pickups at different sites.

To the decision makers: East End House keeps East Cambridge alive. It's not just a program—it's a pillar of this neighborhood, and an investment in it is an investment in families like mine. I'm so grateful for all that East End House has done for us, and I hope you will support this opportunity to help it grow and continue supporting our community for generations to come.

Sincerely,

Sincerely,  
Sheila Theodore

# | THE DanceComplex |

536 Massachusetts Avenue  
Cambridge, MA 02139

May 19, 2025

Dear Members of the Ordinance Committee,

On behalf of The Dance Complex, I am writing to express our support for the proposed redevelopment of 320 Charles Street in East Cambridge. While this project centers on the renovation of an outdated lab building, it also reflects an important commitment to community by directing benefit funding to one of our city's most trusted service organizations: East End House.

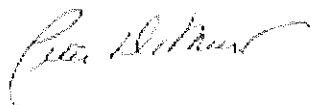
As a longtime cultural anchor in Central Square, The Dance Complex believes in the power of place—spaces that serve people, foster belonging, and enrich the fabric of the neighborhood. This project holds promise for East End House and the people they serve, and it also hold promise for all in the non-profit sector in Cambridge. Using the 320 Charles St project as a potential model of best/better practices of creating a reverberation of impact – into the neighborhood, to other non-profits city-wide – through substantial support to a single organization is worthy of studying.

East End House has long provided critical support to families, children, and community members throughout Cambridge. Their work aligns with the values we uphold in our own practice at The Dance Complex: inclusion, accessibility, and deep engagement. From after-school care to basic needs support, East End House creates the kind of consistency and trust that help communities flourish.

The inclusion of community benefit dollars for East End House ensures that this project contributes to both the economic and social vitality of our city. BioMed Realty continues its strategic engagement of worthy projects with this essential work as part of the 320 Charles Street redevelopment

Thank you for your thoughtful consideration. We urge you to support this project and the meaningful community partnership it represents.

Sincerely,



Peter DiMuro  
Executive Artistic Director



Timothy E. Bombard  
President & CEO  
East Cambridge Savings Bank  
292 Cambridge Street  
Cambridge, MA 02141  
1.617.551.2301  
tbombard@ecsb.com

May 19, 2025

Cambridge City Council  
795 Massachusetts Avenue, 2<sup>nd</sup> Floor  
Cambridge, MA 02139

Dear Honorable Members of the City Council and Ordinance Committee:

I am writing to express my strong support for the East Cambridge Community Enhancement Zoning Petition (APP 2025 #14). This petition by BioMed Realty would bring many benefits to the East Cambridge neighborhood, especially as it relates to the East End House. East Cambridge Savings Bank has had a long-term partnership with East End House. It has been our pleasure to support them through charitable and corporate giving, through volunteer projects, and as a bank customer. Generations of East Cambridge residents can recall using the many services provided by East End House, and the organization has evolved to meet the ever-changing and increasingly complex needs of those they serve. This petition and project, if approved and completed, would include support for a new state-of-the-art home for East End House, an East Cambridge-based nonprofit organization that has served the needs of children, families, and senior citizens since its founding in 1875.

The East End House has done an incredible job of completing repair and maintenance work on its current Spring Street building, but continuously making those costly repairs is not a long-term, sustainable solution. This proposal for 320 Charles Street not only transforms an obsolete building into a more suitable, modern facility but also provides a long-term solution to East End House's space issue. It will enable the organization to grow programming, expand its reach to serve more people, and reinforce its position as the go-to East Cambridge community center and resource hub. This type of private-nonprofit partnership between BioMed Realty and East End House should be lauded and replicated when it benefits the city, the private sector, and neighborhood residents.

The East Cambridge Community Enhancement Zoning Petition will be truly transformative and impactful for East End House, and I strongly hope that the Ordinance Committee sees the many merits of this proposal. The East End House is a critical member of the East Cambridge community, and I know that this new home on Charles Street would enable it to continue to serve the neighborhood for many years to come.

Sincerely,

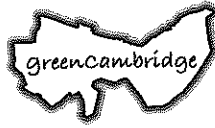
Timothy E. Bombard  
President and Chief Executive Officer

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May 19 2025

Dear Members of the Ordinance Committee,

Green Cambridge writes to express our strong support for the redevelopment of 320 Charles Street. While we welcome continued community-centered investment in East Cambridge, this project is of particular importance due to the significant community benefits it will provide to our valued collaborator, East End House.

For 150 years, East End House has delivered essential services to Cambridge residents, embodying the community resilience central to the City's climate goals. Green Cambridge prioritizes people in our environmental work, evident in our Canopy Crew youth urban forestry program, Restore Corps focused on the Alewife Reservation, and our Grow Together urban farms. Our partnership with East End House since 2017, providing produce from our Hurley Street Neighborhood Farm to their food pantry recipients, highlights this shared commitment.

The community benefits from the 320 Charles Street development will empower East End House to continue and expand its vital services, which are increasingly crucial in the face of changing federal priorities and the impacts of climate change. Their dedication to creating inclusive spaces and investing in young people and families has a profound and lasting impact on East Cambridge and has served as inspiration for us as we've grown our programs.

We believe this project, which combines infrastructure improvement with meaningful investment in local organizations like East End House, sets a valuable precedent for equitable and resilient growth in Cambridge. Similar to the Alewife Park development by IQHQ, this project can foster stronger relationships between developers and the community, ensuring new developments directly benefit our neighborhoods and the broader Cambridge nonprofit sector.

True climate resilience requires equitable participation and resource sharing. We are pleased to see BioMed Realty's commitment to social resilience, sustainability, and environmental protection align with our own. We urge the Council to approve the 320 Charles Street project and continue to champion equitable partnerships that strengthen our entire community.

Sincerely,

Steven Nutter, Executive Director  
Green Cambridge



# FOOD FOR FREE

GOOD FOOD. HEALTHY COMMUNITIES.

May 19, 2025

To whom it may concern:

Food For Free is a Cambridge and Somerville based food access non-profit. Each year, we distribute 6 million pounds of nutritious, fresh food through our recipient partners.

BioMed Realty has been a strong community partner to Food For Free, supporting our mission and collaborating on initiatives that help reduce food insecurity in Cambridge. Biomed is not solely a supporter; they are a partner to the food access network in Cambridge. They listen to community feedback and center designs to reflect neighborhood values.

Food For Free has partnered with East End House for years to address food insecurity in Cambridge. Annually, Food For Free supplies the East End House with over 220,000 lbs of fresh, nutritious food that they then distribute to families, seniors, and individuals. Residents need this food now more than ever. East End House is an amazing partner of ours and a critical piece of the food pantry network in our community. Their various direct service programs support the most vulnerable in the community in tangible, holistic ways.

Right now, East End House is working out of a building that's difficult to maintain and not equipped to meet the growing demand. This is a limiting factor not just for them—but for partners like Food For Free who rely on their infrastructure to make nutritious food accessible to all Cambridge residents. A new and improved East End House facility is crucial in their ability to meet the growing needs of Cambridge residents.

Food For Free believes that an investment in East End House is an investment in a stronger, healthier, and more food-secure Cambridge. We urge you to support the 320 Charles Street project and ensure that the community benefits reach those who need them most.

Sincerely,

Jessica Cantin

CEO  
Food For Free  
59 Inner Belt Road  
Somerville, MA 02143





**FOOD FOR FREE**  
**GOOD FOOD. HEALTHY COMMUNITIES.**

[jcantin@foodforfree.org](mailto:jcantin@foodforfree.org)



60 Gore Street, Cambridge, MA 02141  
P 617-876-4210 F 617-661-9749  
[hello@bridgeshomeward.org](mailto:hello@bridgeshomeward.org)  
[www.bridgeshomeward.org](http://www.bridgeshomeward.org)

Dear Members of the Ordinance Committee,

I am writing on behalf of Bridges Homeward to express our enthusiastic support for the proposed redevelopment of 320 Charles Street by BioMed Realty.

While the project involves the modernization of an outdated lab building what makes this effort particularly meaningful is the dedication of community benefit funds to East End House, a vital institution supporting youth and families in Cambridge. This commitment reflects a deep understanding of the importance of strengthening community infrastructure alongside physical development.

Bridges Homeward has worked closely with East End House for many years. Their after-school program has been a consistent source of care and stability for young people placed in our foster care program. For children who have experienced trauma, having access to a nurturing and responsive environment outside of school hours can make a world of difference. East End House staff communicate regularly with foster parents and our team to ensure that every child's needs are being met with sensitivity and respect.

We also hear regularly from foster families about the broader impact of East End House—from holiday gifts and groceries to their warm, welcoming culture. They help families feel seen and supported, and that support helps us keep children safe, stable, and on a path toward healing.

In recognition of their incredible work, Bridges Homeward will honor East End House with our 2025 Community Champions Award, celebrating their lasting impact on Cambridge youth and families and their essential role in our collective “village” of care.

We believe the 320 Charles Street project, with its accompanying investment in East End House, reflects a thoughtful, community-driven approach to development. We urge the City Council to approve this project and commend BioMed Realty for their commitment to building not just labs—but stronger communities.

Thank you for your time and consideration.

A handwritten signature in cursive script that reads 'Yoyo Yau'.

Yoyo Yau  
Chief Executive Officer  
617-876-4210



15 Carlisle St  
Cambridge, MA 02139  
617-233-4348  
dbonilla27@yahoo.com

May 16, 2025

Dear Members of the Ordinance Committee,

On behalf of The Spot, a local nonprofit organization dedicated to supporting families in need throughout the Cambridge community, I am writing to express our strong support for the proposed development at 320 Charles Street.

At *The Spot*, our mission is to ensure that every family, regardless of income or circumstance, has access to the basic necessities that allow children to thrive. Earlier this year, we faced an unexpected and urgent need to relocate in order to continue serving our families. In our moment of need, BioMed Realty stepped up without hesitation. Their team worked swiftly and collaboratively to secure us a new space, within just days, demonstrating not only their professionalism but also their deep commitment to the well-being of local nonprofits and the communities we serve.

Our work has also been deeply supported by East End House, an organization we regard as a vital cornerstone in the Cambridge ecosystem. As a newer nonprofit, The Spot has relied on the guidance, resources, and generous spirit of East End House to build our capacity and extend our reach. Their legacy of service to children and families is one we look up to—and one that continues to have ripple effects far beyond their own walls.

The proposed 320 Charles Street project does more than rezone a building—it directly contributes to the strength of our local support systems through community benefit funding for East End House. This investment will ensure that trusted, community-rooted organizations like East End House can continue serving families with compassion, consistency, and cultural responsiveness.

We at The Spot believe that healthy neighborhoods depend on strong partnerships between housing, service providers, and the private sector. BioMed Realty has shown what it means to be a responsive and responsible partner, and we are proud to lend our voice in support of this project.

Thank you for your consideration.

Debbie Bonilla  
*The Spot*

**Erwin, Nicole**

---

**From:** Mary Lee Dunn <maryleedunn@gmail.com>  
**Sent:** Monday, May 19, 2025 8:57 PM  
**To:** City Clerk  
**Subject:** In Support of the East Cambridge Community Enhancement Petition

Dear City Clerk Diane P. LeBlanc and City Council Members,

I am writing in support of the East Cambridge Community Enhancement Zoning Petition (APP 2025 #14). East End House is an organization to be proud of and support as is the team lead by President & Chief Executive Officer Michael Delia, a caring, committed leader and visionary. I've known Michael for many years — long before I became a resident of Cambridge eleven years ago.

Since I've lived in this city, major changes have occurred to our neighborhood, such as trucks hauling materials to and from major construction sites, traffic backed up on neighborhood streets morning and night. East End House is a nurturing place where children and others thrive and who deserve our city's support.

It would be awful to lose the opportunity East End House has now to continue to flourish into the future.

Sincerely,  
Mary Lee

Mary Lee Dunn  
75 Cambridge Parkway  
Cambridge, MA 02142

**Erwin, Nicole**

---

**From:** James in Cambridge <tompaine@hotmail.com>  
**Sent:** Monday, May 19, 2025 7:29 PM  
**To:** City Clerk  
**Cc:** City Council  
**Subject:** Ordinance Cmte. Hearing ("Marasao, et al."), MAY 20, 2025

May 19, 2025

Dear Ordinance Committee and Chair,

If approved, this petition would expand a self-admittedly "institutional" use (albeit framed, in this case, as "religious uses") into an historic residential neighborhood of modest scale, including Kerry Corner, which has barely survived Harvard's relentless expansion over many previous decades. [See attached Harvard Crimson article from 1966.]

This petition is not for additional housing. It opens the door particularly for more height and FAR in Mid-Cambridge and Riverside, more than in other neighborhoods. This disparate impact should be important to your deliberations.

The attempt to eliminate the requirement of just one "community meeting" tells you everything you need to know about this proponent's commitment to the community in which they hope to expand their institutional footprint.

Can this City Council ever say "No"??

Thank you.        James Williamson  
                        Churchill Avenue  
                        Cambridge, MA 02140

Attachment: <https://www.thecrimson.com/article/1966/6/16/university-and-the-city-are-discovering/>

## Erwin, Nicole

---

**From:** ilan levy <ilan@genrealty.com>  
**Sent:** Monday, May 19, 2025 6:34 PM  
**To:** City Council  
**Cc:** City Clerk  
**Subject:** Petition Against Biomed Realty proposed East Cambridge Enhancement Overlay District  
**Attachments:** PetitionSignatures-05202025.pdf

Dear Ordinance Committee Chair, Vice Mayor McGovern, Committee Members: Mayor Simmons, Councilor Azeem, Councilor Noland, Councilor Siddiqui, Councilor Sobrinho-Wheeler, Councilor Toner, Councilor Wilson and Councillor Zusy

May 20, 2025,

About the Zoning Amendment from BMR-320 Charles LLC c/o BioMed Realty, L. P (PB APP 2025#14), which, upon adoption, would create a new East Cambridge Community Enhancement Overlay District, or the "ECCE Overlay District" under review at the Ordinance Committee meeting of May 20.

The text, the latest list of signatories, and a link to the online petition on Change.org opposing the BioMed Realty proposal for the parcel at 320 Charles St in East Cambridge are included in this email.

The petition was initiated by Ilan Levy, 148 Spring St, East Cambridge. Mr. Levy is also the designated contact for this petition.

Over the last 2 months, neighbour volunteers have, and continue, to gather the petition signatures. The signatories reside within East Cambridge and are a mix of owners and renters. Seventy per cent of the signatories are direct abutters or nearby neighbours. We canvassed between Fulkerson, Fifth, Roger and Thorndike streets in East Cambridge. The neighbourhood canvassing will expand further into East Cambridge over the next few months with the goal of 250 signatures.

We understand the decision you will make regarding the substantial demand of the Biomed Realty upzoning proposal is of very significant importance to the future of our neighbourhood. We are united in our opposition to the current proposal for the parcel at 320 Charles St. There is a consensus that a residential building of this size would be more fitting and better address our needs than the proposed lab spaces. There is a consensus that no benefit is worth the sacrifice of the livability of East Cambridge and the unknown impact on the future school at the now-defunct Kennedy Longfellow School.

We thank you in advance for your time and consideration. We hope you will reject the Biomed Realty upzoning proposal to secure a livable future for East Cambridge and provide the best learning environment for the abutting schools.

Respectfully,

Ilan Levy, on behalf of the signatories.

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Petition Text:

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BioMed Realty, a Blackstone company and prominent Kendall Square developer, is seeking to excessively expand their building's height and density at 320 Charles St. Their proposal substantially exceeds the limits set in place by zoning and does not respect the transitional nature of the parcel (From 45 feet on Bent to 35 feet on Charles according to the East Cambridge Housing Overlay, ECHO).

The parcel is located in the East Cambridge Neighborhood, not in or at the edge of Kendall Square, i.e., the office building area, Biotech Square. Opposite the building is the Ahern Field and a school building. The Ahern Field is used intensively by schools, the East Cambridge and Linden Park neighbourhoods, and local sports leagues.

BioMed Realty has not demonstrated any hardship justifying the request for more height and density. The proposed development places a towering mass in a setting of small-scale residences and drastically impacts the abutting East Cambridge neighbourhood. The negative impacts include but are not restricted to light, noise, traffic, sewers, parking, and wind. Some abutters will no longer be able to install solar panels as a possible energy source due to the reduced sun exposure created by a 65 feet tall building.

By signing this petition, you oppose the increase in density and height proposed by BioMed Realty for their parcel at 320 Charles St. You ask BioMed Realty to respect the zoning and the transitional nature of the parcel at 320 Charles St.

Link to study: [www.tinyurl.com/320chas](http://www.tinyurl.com/320chas)

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End of Petition Text

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## Against Biomed Realty East Cambridge Enhancement Overlay District

Name	City	State	Postal Code	Country	Signed On
<b>Bryan Obi</b>	Carrollton	TX	75007	United States	2025-03-04
<b>Dennis Ferrick</b>	Charlotte	NC	28206	United States	2025-03-03
<b>Karen Ferrick</b>	Charlotte	NC	28205	United States	2025-03-03
<b>Toyia Turner</b>	Upper Marlboro	MD	20774	United States	2025-05-01
<b>Jon Inwood</b>	Brooklyn	NY	11226	United States	2025-03-03
<b>Maureen O'Brien</b>	Atkinson	NH	3811	United States	2025-04-30
<b>Ronda Monteforte</b>	Attleboro	MA	2703	United States	2025-03-02
<b>john moruzzi</b>	Arlington	MA	2474	United States	2025-04-29
<b>adam bel</b>	Arlington	MA	2474	United States	2025-05-02
<b>carl Saunders</b>	Milton	MA	2186	United States	2025-03-02
<b>Lorraine StThomas</b>	Medford	MA	2155	United States	2025-04-29
<b>Rhoda Fantasia</b>	Everett	MA	2149	United States	2025-03-04
<b>Debra Hilton</b>	Somerville	MA	2145	United States	2025-03-02
<b>Kai Quinlan</b>	Somerville	MA	2145	United States	2025-03-04
<b>ilan levy</b>	Cambridge	MA	2141	United States	2025-03-01
<b>Kristin Ellis-Levy</b>	Cambridge	MA	2141	United States	2025-03-01
<b>Gordon Adams</b>	Cambridge	MA	2141	United States	2025-03-02
<b>Marie Elena Saccoccio</b>	Cambridge	MA	2141	United States	2025-03-02
<b>John Whisnant</b>	Cambridge	MA	2141	United States	2025-03-02
<b>William Dines</b>	Cambridge	MA	2141	United States	2025-03-02
<b>Loretta Dines</b>	Cambridge	MA	2141	United States	2025-03-02
<b>Linda Chicariello</b>	Cambridge	MA	2141	United States	2025-03-02
<b>Marie Walcott</b>	Cambridge	MA	2141	United States	2025-03-02
<b>Andrew Robertson</b>	Cambridge	MA	2141	United States	2025-03-02
<b>Betty Saccoccio</b>	Cambridge	MA	2141	United States	2025-03-02
<b>Alan Balsam</b>	87 sixth st., Cambridge	MA	2141	United States	2025-03-03
<b>Judy Kobek</b>	Cambridge	MA	2141	United States	2025-03-03
<b>Timothy Wilens</b>	Cambridge	MA	2141	United States	2025-03-03
<b>Heather Gannon</b>	Cambridge	MA	2141	United States	2025-03-04

<b>Nina Quinlan</b>	Cambridge	MA	2141	United States	2025-03-04
<b>Melissa Amaya</b>	Cambridge	MA	2141	United States	2025-03-11
<b>Benjamin Mercer</b>	Cambridge	MA	2141	United States	2025-03-24
<b>Hannah Ephraim</b>	Cambridge	MA	2141	United States	2025-04-06
<b>Patrick Mangan</b>	Cambridge	MA	2141	United States	2025-04-27
<b>Amanda Perillo</b>	Cambridge	MA	2141	United States	2025-04-28
<b>Patricia ZERHUSEN</b>	Cambridge	MA	2141	United States	2025-04-28
<b>Luca Daniel</b>	Cambridge	MA	2141	United States	2025-04-29
<b>Francesca Gordini</b>	East Cambridge	MA	2141	United States	2025-04-29
<b>Barbara Kluchnick</b>	Cambridge	MA	2141	United States	2025-05-01
<b>Mildred Allen</b>	Cambridge	MA	2140	United States	2025-03-01
<b>James Mulroy</b>	Cambridge	MA	2140	United States	2025-03-03
<b>Shandi Ramirez</b>	Cambridge	MA	2140	United States	2025-03-07
<b>Michael Nicoloro</b>	Cambridge	MA	2139	United States	2025-03-01
<b>Kevin Mollica</b>	Cambridge	MA	2139	United States	2025-03-01
<b>Courtney Adams</b>	Cambridge	MA	2139	United States	2025-03-02
<b>Vinay Trivedi-Parmar</b>	Cambridge	MA	2139	United States	2025-03-02
<b>Bruce Smith</b>	Cambridge	MA	2139	United States	2025-03-02
<b>Helen Kobek</b>	Cambridge	MA	2139	United States	2025-03-02
<b>Paul Cote</b>	Cambridge	MA	2139	United States	2025-03-03
<b>Margaret Dines</b>	Cambridge	MA	2139	United States	2025-03-03
<b>Madeleine Aster</b>	Cambridge	MA	2139	United States	2025-03-04
<b>Natercia Amaya</b>	Cambridge	MA	2139	United States	2025-03-11
<b>Kevin Ruhiu</b>	Cambridge	MA	2139	United States	2025-03-12
<b>Deborah Chasman</b>	Cambridge	MA	2139	United States	2025-04-29
<b>Violeta Rosenthal</b>	Cambridge	MA	2138	United States	2025-03-02
<b>Tricia Luong</b>	Cambridge	MA	2138	United States	2025-03-03
<b>John Tyson</b>	Cambridge	MA	2138	United States	2025-03-03
<b>Mary Grassi</b>	Cambridge	MA	2138	United States	2025-03-03
<b>Paul Keplin</b>	Cambridge	MA	2138	United States	2025-03-03
<b>Elizabeth Ricker</b>	Cambridge	MA	2138	United States	2025-03-03
<b>Anna Martin</b>	Brighton	MA	2135	United States	2025-03-02

<b>Joseph Ryan</b>	Brighton	MA	2135	United States	2025-03-02
<b>molly howarth</b>	brighton	MA	2135	United States	2025-03-02
<b>JUNSEOK PARK</b>	Cambridge	MA	2134	United States	2025-03-09
<b>Chris Keppelman</b>	Boston	MA	2118	United States	2025-03-04
<b>Yuk Yee Lam</b>	Boston	MA	2115	United States	2025-03-02
<b>Richard Fiorentino</b>	Boston	MA	2115	United States	2025-03-04
<b>Diane Rivio</b>	Bostom	MA	2115	United States	2025-04-30
<b>Em Cee</b>	Hingham	MA	2043	United States	2025-05-01
<b>Morgan Foster</b>	Dedham	MA	2026	United States	2025-03-01
<b>Mark Brown</b>	Dedham	MA	2026	United States	2025-03-03
<b>Linda Mochi</b>	North Reading	MA	1864	United States	2025-04-29
<b>Joseph Rose</b>	Woburn	MA	1801	United States	2025-03-04
<b>Mike Cassata</b>	Worcester	MA	1604	United States	2025-03-03
<b>Shawna Budak</b>	Grafton	MA	1519	United States	2025-03-02
<b>Lance Armor</b>		HI		United States	2025-03-02
<b>Tyler B</b>	KC Metro	MO		United States	2025-03-02
<b>Francesca Gordini</b>				United States	2025-03-02
<b>kroode2031@spyponders.com R</b>				United States	2025-04-29

**Erwin, Nicole**

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**From:** Marilee Meyer <mbm0044@aol.com>  
**Sent:** Monday, May 19, 2025 6:25 PM  
**To:** McGovern, Marc; Azeem, Burhan; Siddiqui, Sumbul; Zusy, Catherine; Toner, Paul; Nolan, Patricia; Sobrinho-Wheeler, Jivan; Simmons, Denise; Wilson, Ayesha; ALAN JOSLIN; City Clerk; Joseph, Swaathi; Peters, Melissa; Roberts, Jeffrey; Messplay, Daniel  
**Subject:** Please deny Chabad's personal religious re-zoning

Dear Ordinance Committee and Planning Board,

Please vote against the power play by Harvard-affiliated Chabad, looking for institutional exceptions in a residential C-1 district. After bullying the CHC into demolition approval for an inappropriate expansion, then being denied by the BZA, Chabad is in the middle of a law suit while simultaneously trying to make the city amend its housing zoning in its singular favor. They have agreed to mediation and alternative dispute disposition. In so doing, it presumes they will not be engaging in activities that undermine or subvert the process. Their filing for rezoning absolutely undermines the good faith effort of the city. If city-wide exemption to the new zoning is passed, we have no protection from other public and private institutions demanding the same in C-1 residential districts.

The Multifamily Zoning Amendments deliberately did not change dimensional regulations for non-residential uses, because their purpose was **only to promote housing**. Legislation of 2021 encouraged zoning changes to allow multifamily housing as-of-right and relax dimensional limitations for housing **but not for other uses**.

Piggy-backing on Multi-family Zoning, the petitioners are calling for 6 stories for religious use (**waiving inclusionary requirements**), easing dimensional limitations and at or exceeding 3 stories without notifying neighbors. The petitioners want to override the public planning process city-wide while being offensive in calling questioners NIMBY and anti-Semitic. It is highly objectionable to claim discrimination when promoting a zoning issue benefiting a single entity and particular group.

Multifamily zoning has already complicated the situation by undercutting the exemption from the Dover Amendment. In the past, the exemption safe-guarded Cambridge against its concentration of educational and religious organizations overrunning neighborhoods. The 19<sup>th</sup> and early 20<sup>th</sup> C houses of worship already in residential districts are grandfathered, not visual permission for others to keep expanding. This Banks St proposal tends in the wrong direction by eliminating 7 residential units.

Let's not confuse the New Hampshire case of a church in a barn with this institutional entitlement. In NH, the challenge is to the use itself. Here, it is the size of the expansion, in flagrant violation of existing reasonable and fair zoning regulations that is in question. My personal push-back is not towards a religious institution but rather towards entitled rude behavior, and disrespect of the city's rules. This is a city-wide Zoning issue which is being manipulated solely in Chabad's favor. Vote this petition down and find another compromise.

thank you.

Marilee Meyer

10 Dana St

**Erwin, Nicole**

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**From:** Laura Holsen <laura.holsen@gmail.com>  
**Sent:** Monday, May 19, 2025 5:05 PM  
**To:** City Clerk; City Council  
**Subject:** BioMed upzoning petition at 320 Charles Street

Dear City Councilors of the Ordinance Sub-Committee,

I am resident of Fulkerson St. and writing in to make three requests regarding the BioMed upzoning petition on Charles Street.

First, that the level of community benefit be increased to support the development of the taxi garage on 135 Fulkerson into a community resource.

Second, that any decision about modifications to and resurfacing of Ahern Field involves input from local residents. Many of us have lived in this neighborhood for decades and have strong opinions regarding changes to this space. I want to ensure the plans are developed transparently.

Third, that the developer provide clear projections regarding increased traffic due to the redevelopment project, and plans to mitigate the impact of increased vehicular volume on an already stressed neighborhood. There has already been substantial change to the traffic patterns and influx along Third and First streets, and with a proposed development at 320 Charles Street and redevelopment of the taxi garage at 135 Fulkerson, there should be information about changes in the scale of traffic and how to address this to minimize impact on local residents with respect to safety and access.

Thank you,  
Laura Holsen  
37 Fulkerson St.

**Erwin, Nicole**

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**From:** Debbie Bonilla <dbonilla27@yahoo.com>  
**Sent:** Monday, May 19, 2025 4:51 PM  
**To:** City Clerk  
**Subject:** Re: Support Letter for East End House  
**Attachments:** Support Letter for East End House.pdf

I have attached the letter in PDF.

On Monday, May 19, 2025 at 04:38:13 PM EDT, Debbie Bonilla <dbonilla27@yahoo.com> wrote:

Here is the link to my letter of support for the 320 Charles St, East End House. Thank you!

Best,  
Debbie

15 Carlisle St  
Cambridge, MA 02139  
617-233-4348  
dbonilla27@yahoo1.com

May 16, 2025

Dear Members of the Ordinance Committee,

On behalf of The Spot, a local nonprofit organization dedicated to supporting families in need throughout the Cambridge community, I am writing to express our strong support for the proposed development at 320 Charles Street.

At *The Spot*, our mission is to ensure that every family, regardless of income or circumstance, has access to the basic necessities that allow children to thrive. Earlier this year, we faced an unexpected and urgent need to relocate in order to continue serving our families. In our moment of need, BioMed Realty stepped up without hesitation. Their team worked swiftly and collaboratively to secure us a new space, within just days, demonstrating not only their professionalism but also their deep commitment to the well-being of local nonprofits and the communities we serve.

Our work has also been deeply supported by East End House, an organization we regard as a vital cornerstone in the Cambridge ecosystem. As a newer nonprofit, The Spot has relied on the guidance, resources, and generous spirit of East End House to build our capacity and extend our reach. Their legacy of service to children and families is one we look up to—and one that continues to have ripple effects far beyond their own walls.

The proposed 320 Charles Street project does more than rezone a building—it directly contributes to the strength of our local support systems through community benefit funding for East End House. This investment will ensure that trusted, community-rooted organizations like East End House can continue serving families with compassion, consistency, and cultural responsiveness.

We at The Spot believe that healthy neighborhoods depend on strong partnerships between housing, service providers, and the private sector. BioMed Realty has shown what it means to be a responsive and responsible partner, and we are proud to lend our voice in support of this project.

Thank you for your consideration.

Debbie Bonilla  
*The Spot*



**Erwin, Nicole**

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**From:** Anna Astori <annaeastori@gmail.com>  
**Sent:** Monday, May 19, 2025 4:42 PM  
**To:** City Council; City Clerk  
**Subject:** BioMed upzoning petition on Charles Street

Dear City Councilors of the Ordinance Sub-Committee,

I am resident of Fulkerson St. and writing in to make two requests regarding the BioMed upzoning petition on Charles Street:

1. that the level of community benefit be increased to support the development of the taxi garage on 135 Fulkerson into a community resource.
2. that any decision about resurfacing Ahern Field involves input from local residents.

Best regards,  
Anna Astori  
71 Fulkerson St, Cambridge, MA 02141

**Erwin, Nicole**

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**From:** Debbie Bonilla <dbonilla27@yahoo.com>  
**Sent:** Monday, May 19, 2025 4:38 PM  
**To:** City Clerk  
**Subject:** Support Letter for East End House

Here is the link to my letter of support for the 320 Charles St, East End House. Thank you!

Best,  
Debbie

**Erwin, Nicole**

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**From:** Jane Hilburt-Davis <j.hilburtdavis@comcast.net>  
**Sent:** Monday, May 19, 2025 4:36 PM  
**To:** City Clerk  
**Cc:** Jane Hilburt-Davis  
**Subject:** Letter of Support East End House

Dear Cambridge City Council,

As East Cambridge residents, we are writing in support of a new, permanent facility and the proposed BioMed Realty and the East End House partnership. More than ever we need the services and supports offered by EEH and that need is growing. Its almost 150-year history speaks volumes and cries out for help and the city of Cambridge must 'step up to the plate.'

Our neighborhood and its residents cannot afford to lose the East End House and we appeal to the Cambridge City Council to ensure its future.

Thank You,  
Jane Hilburt-Davis  
Fred Davis

75 Cambridge Parkway  
Cambridge MA 02142

**Erwin, Nicole**

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**From:** Steven Nutter <steven@greencambridge.org>  
**Sent:** Monday, May 19, 2025 3:09 PM  
**To:** City Clerk  
**Subject:** Support letter for 320 Charles  
**Attachments:** May 19 2025 320 Charles Street support letter.pdf

Dear Ordinance Committee,

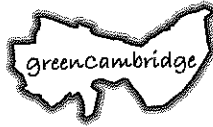
Please see the attached support letter for the redevelopment of 320 Charles Street.

Thank you!

Steven

Steven Nutter, AICP  
Executive Director  
Green Cambridge

**Donate to Green Cambridge and support a more resilient Cambridge for all!**



May 19 2025

Dear Members of the Ordinance Committee,

Green Cambridge writes to express our strong support for the redevelopment of 320 Charles Street. While we welcome continued community-centered investment in East Cambridge, this project is of particular importance due to the significant community benefits it will provide to our valued collaborator, East End House.

For 150 years, East End House has delivered essential services to Cambridge residents, embodying the community resilience central to the City's climate goals. Green Cambridge prioritizes people in our environmental work, evident in our Canopy Crew youth urban forestry program, Restore Corps focused on the Alewife Reservation, and our Grow Together urban farms. Our partnership with East End House since 2017, providing produce from our Hurley Street Neighborhood Farm to their food pantry recipients, highlights this shared commitment.

The community benefits from the 320 Charles Street development will empower East End House to continue and expand its vital services, which are increasingly crucial in the face of changing federal priorities and the impacts of climate change. Their dedication to creating inclusive spaces and investing in young people and families has a profound and lasting impact on East Cambridge and has served as inspiration for us as we've grown our programs.

We believe this project, which combines infrastructure improvement with meaningful investment in local organizations like East End House, sets a valuable precedent for equitable and resilient growth in Cambridge. Similar to the Alewife Park development by IQHQ, this project can foster stronger relationships between developers and the community, ensuring new developments directly benefit our neighborhoods and the broader Cambridge nonprofit sector.

True climate resilience requires equitable participation and resource sharing. We are pleased to see BioMed Realty's commitment to social resilience, sustainability, and environmental protection align with our own. We urge the Council to approve the 320 Charles Street project and continue to champion equitable partnerships that strengthen our entire community.

Sincerely,

Steven Nutter, Executive Director  
Green Cambridge

## Erwin, Nicole

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**From:** Charles Hinds <chuckhinds@msn.com>  
**Sent:** Monday, May 19, 2025 3:10 PM  
**To:** City Council; City Clerk  
**Cc:** Linden Park; Sal Zinno; Tom Evans  
**Subject:** ECPT Letter to the Ordinance Committee regarding Biomed Petition for ECCE Overlay District (320 Charles)  
**Attachments:** ECPT Letter to Ordinance Committee - 320 Charles St - ECCE Overlay District.pdf

Dear Ordinance Committee Members:

Attached please find a letter from the East Cambridge Planning Team (ECPT) regarding the East Cambridge Community Enhancement Overlay District (ECCE) zoning petition. As you know this zoning petition is being submitted in order to redevelop the 320 Charles Street property in East Cambridge. Please include this letter in the public record.

Feel free to ask us any questions in advance of the meeting.

Thanks,  
Chuck Hinds  
President  
East Cambridge Planning Team

Mobile: 617-407-0574  
[chuckhinds@msn.com](mailto:chuckhinds@msn.com)

*A neighborhood organization serving East Cambridge since 1965.*

East Cambridge  
**ECPT**  
Planning Team

**East Cambridge**  
**ECPT**  
**Planning Team**

A Neighborhood Organization for the Betterment of East Cambridge

May 18, 2025

City of Cambridge Ordinance Committee  
City Hall  
795 Massachusetts Ave  
Cambridge, MA 02139

RE: East Cambridge Community Enhancement (ECCE) Overlay District

Dear Ordinance Committee Chair Vice Mayor McGovern; Committee Members Mayor Simmons, Councilor Azeem, Councilor Nolan, Councilor Siddiqui, Councilor Sobrinho-Wheeler, Councilor Toner, Councilor Wilson, and Councilor Zusy:

This letter is in response to BioMed Realty's application (PB APP 2025#14) to create an East Cambridge Community Enhancement Overlay District (ECCE) to facilitate the redevelopment of 320 Charles St.

BioMed presented their proposal for 320 Charles to a general community meeting on December 11, 2024. East Cambridge Planning Team (ECPT) members attended BioMed's meeting and discussed the proposal at the ECPT meeting scheduled the following day. ECPT reviewed and discussed the proposal. Several major concerns were identified:

- The building did not conform to the East Cambridge Planning Study's (ECaPS) principle that building heights should gradually step down from the towers in Kendall Square as they approach the 3-story residences that comprise the core of East Cambridge.
- Shadows cast by the building would negatively impact the abutting Ahern Field that is used by the Kennedy Longfellow school, several youth sports teams including Cambridge Youth Soccer (CYS), Cambridge Youth Baseball (CYB) aka Little League, Adult Softball, and many other groups.
- Light and noise pollution would be emitted to adjacent low-rise residential buildings and the height of the new building would overpower the abutting areas.
- Very tall mechanicals would make the proposed building much taller and unattractive.

To address these and other issues ECPT members voted to create a 320 Charles subcommittee including a non-voting representative from Linden Park to work directly with BioMed, meeting once or twice a week. The subcommittee presented its report to ECPT on February 12, and the group approved of the analysis, and the findings were incorporated into BioMed's design and zoning. BioMed returned to ECPT on March 9<sup>th</sup> with the revised zoning and the majority of membership present voted in favor of the revised zoning and accompanying massing. Although the building mass and heights in the zoning have been significantly reduced, many in the community still want a lower building.

There will be an estimated \$20-\$25 million worth of community benefits to mitigate the effect of this upzoning. Although not unanimous, ECPT voted that the primary beneficiary of the mitigation should be the East End House (EEH) to add to its fund to purchase land and construct a comprehensive new community center. This would allow EEH to continue its work: serving under resourced families with a food pantry and daycare services, providing seniors with programming and support, running after school programs, and many other community services it currently provides to East Cambridge and other Cambridge neighborhoods. It would also allow EEH to expand its scope to provide services to an ever-increasing East Cambridge population.

**East Cambridge**  
**EEPT**  
**Planning Team**

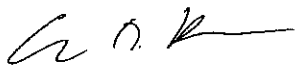
The former Eversource site on Fulkerson Street was purchased by Alexandria Real Estate and given to the City as a community benefit mitigation for their Grand Junction Overlay upzoning. We believe that this site is a very good potential location for a new East End House Community Center. As part of the mitigation from the 320 Charles Street upzoning, East End House could potentially use its community benefits monies to build a new EEH Community Center on the Fulkerson Street site.

Our support for the new ECCE Overlay District is contingent on:

- Acceptance of the zoning submitted to the Planning Board on April 11, 2025, and recommendation that the amendment filed on April 18, 2025 be accepted by the city council.
- Adoption of the building materials and style presented in the zoning's design approach including the façade colors and brick material.
- Limiting the height of all mechanicals to maximum of 23 feet. Mechanical screening to be installed to hide the mechanicals with a maximum height of 23 feet.
- Committing to a vast majority, if not all, of the community benefits to remain in East Cambridge. It's only fair that mitigation of the project remains close to the impacted area.
- Designating the EEH as the primary beneficiary of the mitigation to create a new state-of-the-art community center in East Cambridge.

We ask the Ordinance Committee to support this proposal with all of these conditions.

Very truly yours,



Charles T. Hinds  
President  
East Cambridge Planning Team

CC: City Manager  
City Clerk



**Erwin, Nicole**

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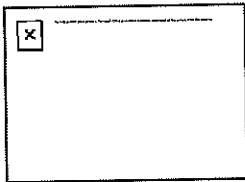
**From:** Stephanie Smith <stephanie@foodforfree.org>  
**Sent:** Monday, May 19, 2025 2:51 PM  
**To:** City Clerk  
**Subject:** Letter of Support for 320 Charles Street Project  
**Attachments:** Letter of Support.docx.pdf

Dear Members of the Ordinance Committee,

Please see Food For Free's letter of support for the 320 Charles Street Project attached.

Thank you,  
Stephanie

--



**Stephanie Tyler Smith** *(she, her, hers)*  
Chief of Staff  
617-802-9880 | [stephanie@foodforfree.org](mailto:stephanie@foodforfree.org)

[Facebook](#) | [Instagram](#) | [LinkedIn](#) | [FoodForFree.org](http://FoodForFree.org)



**FOOD FOR FREE**  
GOOD FOOD. HEALTHY COMMUNITIES.

May 19, 2025

Dear Members of the Ordinance Committee,

Food For Free is a Cambridge and Somerville based food access non-profit. Each year, we distribute 6 million pounds of nutritious, fresh food through our recipient partners.

BioMed Realty has been a strong community partner to Food For Free, supporting our mission and collaborating on initiatives that help reduce food insecurity in Cambridge. BioMed Realty is not solely a supporter; they are a partner to the food access network in Cambridge. They listen to community feedback and center designs to reflect neighborhood values.

Food For Free has partnered with East End House for years to address food insecurity in Cambridge. Annually, Food For Free supplies the East End House with over 220,000 lbs of fresh, nutritious food that they then distribute to families, seniors, and individuals. Residents need this food now more than ever. East End House is an amazing partner of ours and a critical piece of the food pantry network in our community. Their various direct service programs support the most vulnerable in the community in tangible, holistic ways.

Right now, East End House is working out of a building that's difficult to maintain and not equipped to meet the growing demand. This is a limiting factor not just for them—but for partners like Food For Free who rely on their infrastructure to make nutritious food accessible to all Cambridge residents. A new and improved East End House facility is crucial in their ability to meet the growing needs of Cambridge residents.

Food For Free believes that an investment in East End House is an investment in a stronger, healthier, and more food-secure Cambridge. We urge you to support the 320 Charles Street project and ensure that the community benefits reach those who need them most.

Sincerely,

Jessica Cantin

CEO  
Food For Free  
59 Inner Belt Road  
Somerville, MA 02143  
[jcantin@foodforfree.org](mailto:jcantin@foodforfree.org)

**Erwin, Nicole**

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**From:** Rajani Subedi <rajanisubedi6@gmail.com>  
**Sent:** Monday, May 19, 2025 12:30 PM  
**To:** City Council; City Clerk  
**Subject:** FULKERSON STREET - REQUEST

Dear City Councilors of the Ordinance Sub-Committee,

I am a resident of Fulkerson St. and am writing to make two requests regarding the BioMed upzoning petition on Charles Street.

First, the level of community benefit should be increased to support the development of the taxi garage on 135 Fulkerson into a community resource.

Second, any decision about resurfacing Ahern Field involves input from local residents. I know many of us are interested in either turf or grass and, at the very least, want to ensure the plans are developed transparently.

Thank you!

Rajani Falcone (71 Fulkerson Street resident)

**Erwin, Nicole**

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**From:** Eric Falcone <ericbfalcone@gmail.com>  
**Sent:** Monday, May 19, 2025 12:27 PM  
**To:** City Council; City Clerk  
**Cc:** Rajani Subedi  
**Subject:** FULKERSON STREET - REQUEST

Dear City Councilors of the Ordinance Sub-Committee,

I am resident of Fulkerson St. and writing in to make two requests regarding the BioMed upzoning petition on Charles Street.

First, that the level of community benefit be increased to support the development of the taxi garage on 135 Fulkerson into a community resource.

Second, that any decision about resurfacing Ahern Field involves input from local residents. I know many of us have interest in either turf or grass, and at the very least want to ensure the plans are developed transparently.

Thank you!  
Eric Falcone (71 Fulkerson Street resident)

**Erwin, Nicole**

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**From:** Sam Ribnick <sribnick@gmail.com>  
**Sent:** Monday, May 19, 2025 10:39 AM  
**To:** City Council; City Clerk  
**Subject:** Charles Street upzoning on BioMed

Dear City Councilors of the Ordinance Sub-Committee,

I am resident of Fulkerson St. and writing in to make two requests regarding the BioMed upzoning petition on Charles Street.

First, that the level of community benefit be increased to support the development of the taxi garage on 135 Fulkerson into a community resource.

Second, that any decision about resurfacing Ahern Field involves input from local residents. I know many of us have interest in either turf or grass, and at the very least want to ensure the plans are developed transparently.

Thank you!  
Sam Ribnick  
62 Fulkerson St.

--

Sam Ribnick  
[sribnick@gmail.com](mailto:sribnick@gmail.com)

**Erwin, Nicole**

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**From:** Kelly Sherman <kellyts Sherman@gmail.com>  
**Sent:** Monday, May 19, 2025 10:35 AM  
**To:** City Council; City Clerk  
**Subject:** Fwd: Fulkerson taxi site - info and GET INVOLVED  
**Attachments:** LT Council\_Ordinance re 320 Charles Petition (2025-05-19).pdf

Dear City Councilors of the Ordinance Sub-Committee,

I am a resident of 71 Fulkerson Street and writing about the BioMed upzoning petition on Charles Street.

I would like to reiterate the requests and concerns outlined in the attached document drafted by the Linden Park Neighborhood Association, namely:

- That the community benefits be used primarily to build a mixed-use project consisting of a new home for the East End House, reasonably-sized affordable housing, and open space at the neighboring 135 Fulkerson Street, which will soon be owned by the City; and
- That the Council substantially increase the amount of community benefits provided with the petition to be consistent with other nearby upzoning projects and that reflects the impact of BioMed's project on the East Cambridge and Wellington-Harrington neighborhoods.

I would also request that any decisions (including those about resurfacing Ahern Field) involve meaningful input from local residents. Thank you very much.

Best,

Kelly Sherman  
71 Fulkerson Street

## Linden Park Neighborhood Association

May 19, 2025

### By Email

Cambridge City Council  
795 Massachusetts Ave., 2nd Floor  
Cambridge, MA 02139  
council@cambridgema.gov

Re: **BioMed Zoning Petition (APP 2025 #14)**

Dear Councillors:

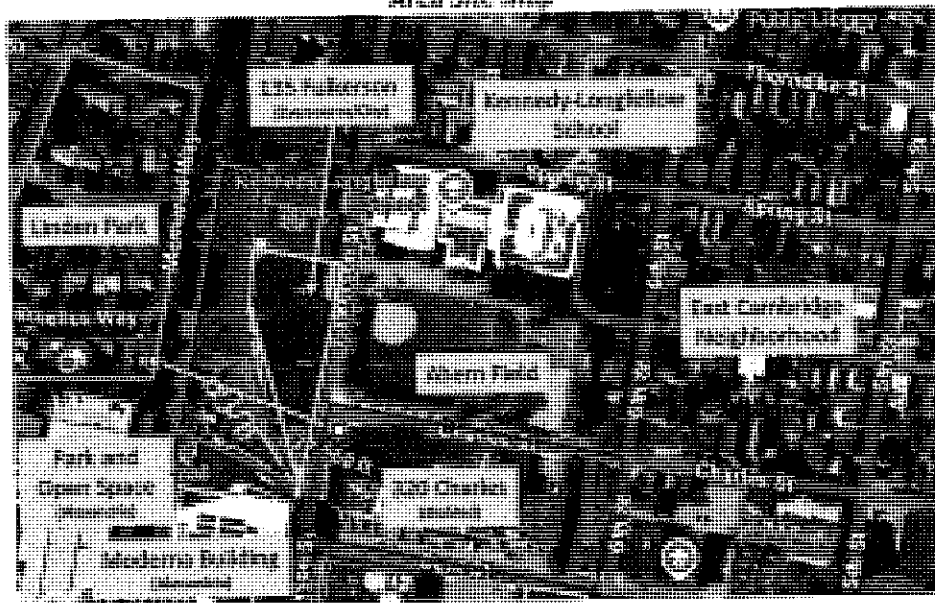
On behalf of the Linden Park Neighborhood Association (Association), we are writing to make two requests regarding BioMed's upzoning petition for 320 Charles Street:

- *First*, that the community benefits be used primarily to build a mixed-use project consisting of a new home for the East End House, reasonably-sized affordable housing, and open space at the neighboring 135 Fulkerson Street, which will soon be owned by the City; and
- *Second*, that the Council substantially increase the amount of community benefits provided with the petition to be consistent with other nearby upzoning projects and that reflects the impact of BioMed's project on the East Cambridge and Wellington-Harrington neighborhoods.

### 1) Background

The Association consists of ~55 houses on James Way, Michael Way, and Cornelius Way in the Wellington-Harrington neighborhood. Located just behind the Kendall Square Cinema and parking garage, we are among the many residents affected by this zoning amendment.

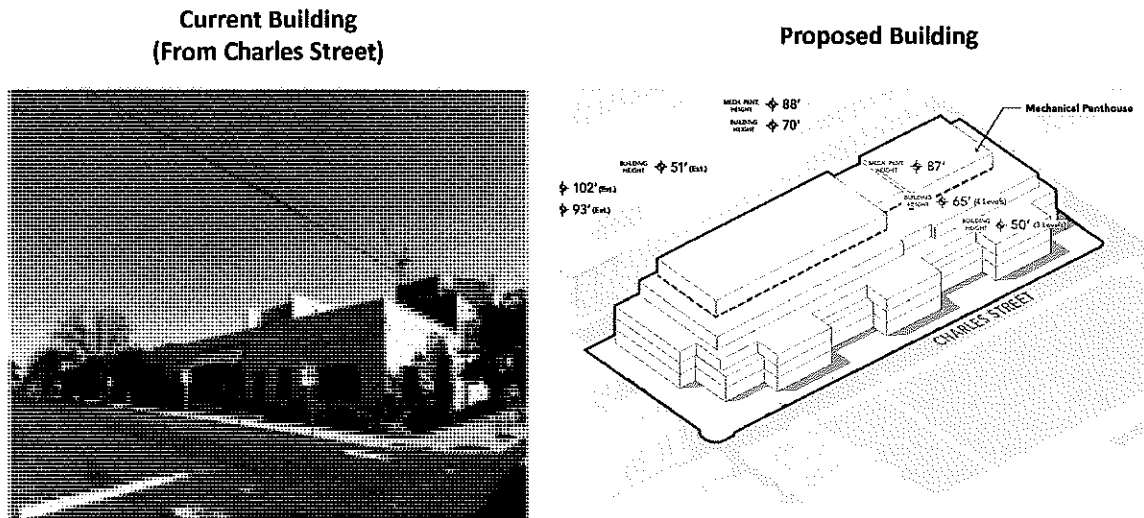
**Figure 1**  
**Area Site Map**



## Linden Park Neighborhood Association

BioMed's site at 320 Charles Street is located on the neighborhood-side of Binney Street (North) and abuts Ahern field and low-rise residences. The building is currently vacant and was previously leased to the Broad Institute. The building has stepped height, with one story on the Charles Street side (abutting Ahern) and two stories in the rear (30 feet to parapet and 58 feet with the penthouse).

**Figure 2**  
**BioMed Building Comparison<sup>1</sup>**



According to Community Development Department Staff, the petition “would result in about 165,000 square feet of additional non-residential development capacity [i.e., labs] on that site,” which “might be reduced somewhat if the dimensional standards place additional constraints.”<sup>2</sup> The total building size would be about 295,000 sf and higher than the rear portion of the neighboring building owned by Alexandria Real Estate at 325 Binney Street, occupied by Moderna (“Moderna Building”).<sup>3</sup>

### *a. The impact of this project and other recent lab development*

BioMed's proposal is the fourth major lab development in the last 10 years to be built or under construction within a quarter mile of our neighborhood (the others being the Moderna Building, 399 Binney Street (Alexandria), and the AstraZeneca building in the MXD district (BXP). There are also other projects farther into Kendall Square that are either approved or underway, including Volpe (MIT), other BXP buildings in the MXD district, 585 Third Street (BioMed) and CambridgeSide (NED). This development takes a toll on the neighborhoods, principally in the form of construction noise, light pollution, shadows, traffic detours, and lost opportunity cost: many of these sites could have been used for much needed housing and open space. And of course, this development brings increased car traffic:

<sup>1</sup> The proposed building figure was presented to the East Cambridge Planning Team subcommittee on April 9, 2025.

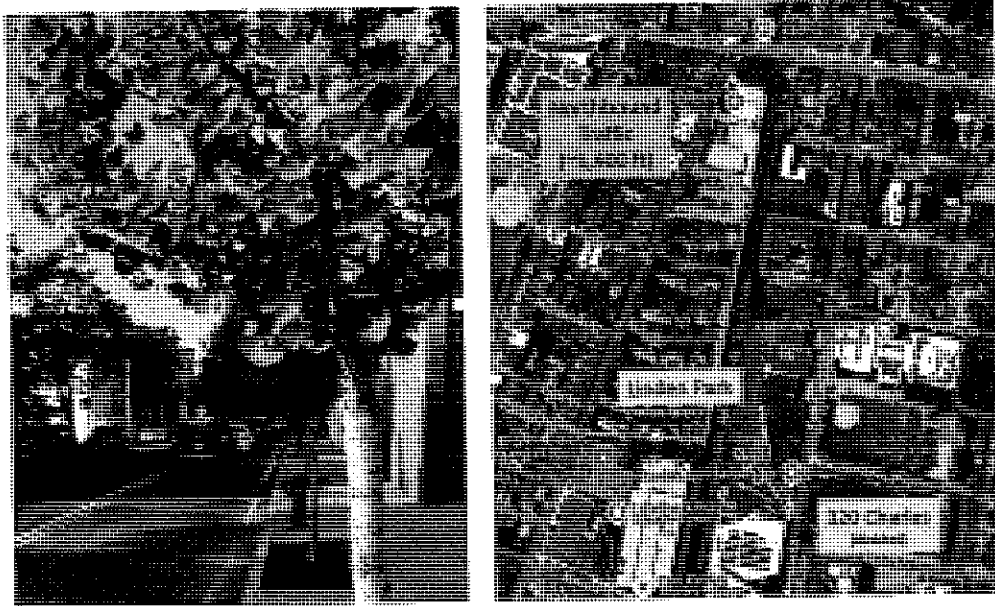
<sup>2</sup> CDD Memorandum re: East Cambridge Community Enhancement Overlay District Zoning Petition (Apr. 24, 2025), [https://www.cambridgema.gov/-/media/Files/CDD/ZoningDevel/Amendments/2025/ECCE/eccepition\\_cddmemo\\_20250422.pdf](https://www.cambridgema.gov/-/media/Files/CDD/ZoningDevel/Amendments/2025/ECCE/eccepition_cddmemo_20250422.pdf)

<sup>3</sup> Source: BioMed.



## Linden Park Neighborhood Association

**Figure 3**  
**~1,400 Feet of Traffic on Cardinal Medeiros Ave**  
**(Facing North from the Kendall Square Theater,**  
**~5:30 p.m., Tuesday, May 13, 2025)**



This traffic does not yet include the projects under construction and other approved projects.

The impacts from 320 Charles will be especially significant. Many of the access roads (Fulkerson and Sixth Street) are residential and one-way at points. 320 Charles abuts the Kennedy-Longfellow school and Ahern Field on the North, residences to the East, and is near Linden Park to the West (Figure 1). This site would have been ideal for housing and usable public space, none of which are included in BioMed's current proposal.

Even though the proposed building is higher and larger than we would prefer, we are not currently asking for further changes to the zoning. As discussed further below, we raise these neighborhood impacts to emphasize that the community benefits should be commensurate with these impacts.

**b. 135 Fulkerson and the status of community benefits  
from the Moderna Building and BXP upzoning petitions**

The upzonings for the Moderna Building and BXP principally served to provide three community benefits:

- Provide the land and funding for the segment of the Grand Junction path between Cambridge and Binney Streets;
- Relocate the Eversource substation to the MXD district from 135 Fulkerson; and
- Provide the funding for the City to purchase 135 Fulkerson to be used as a public benefit.

## **Linden Park Neighborhood Association**

The relocated substation is underway with all aspects of the project expected to be completed by 2030. The Grand Junction path segment has been delayed until after Eversource runs a transmission line under the proposed path.

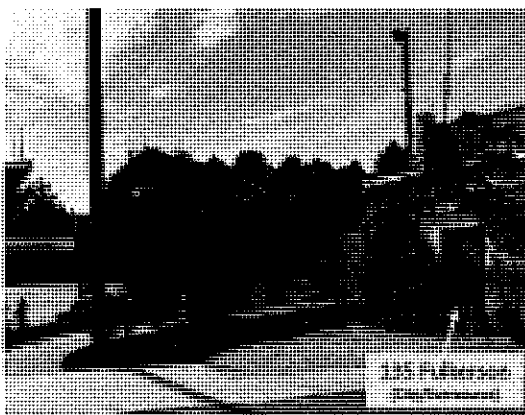
135 Fulkerson is located near: 320 Charles (BioMed), Ahern Field, the Kennedy-Longfellow school, the Moderna Building, and our neighborhood (see Figure 1). 135 Fulkerson is currently occupied by an abandoned taxi garage, which will soon be demolished so that Eversource can use the land temporarily for office trailers, parking, and some staging until 2030. The taxi garage also hides a new park and open space built by Alexandria as part of the Moderna Building project. Alexandria's park is open during daylight hours, and the open space is an "urban meadow" planted over geothermal wells that service the Moderna Building.

**Figure 4**  
**320 Charles and 135 Fulkerson**  
**(Facing South on Fulkerson, towards Kendall Sq.)**



**Figure 5**  
**135 Fulkerson and Alexandria's Park**

**Park Entrance**  
**(From Fulkerson St.)**



**Inside Park**  
**(Facing North)**



## Linden Park Neighborhood Association

The City has received the money to purchase the 135 Fulkerson land, but we understand that the City and Eversource have not yet finalized an agreement to purchase the land and lease it back to Eversource.<sup>4</sup> Notably, no money has been allocated for the community benefit on 135 Fulkerson.

### 2) Requests

Our primary concern with this proposal is with the amount and approach to community benefits. For a petition purporting to be an “East Cambridge Community Enhancement” district, it can do more to ensure that outcome. The proposed building contains no housing (unlike New England Development’s petition for CambridgeSide). The petition does not mitigate the substantial traffic impacts in an already overburdened area (unlike Alexandria’s petition for the Moderna Building, which provided land for the Grand Junction pathway). Nor does it contemplate any public amenities or other mixed-use purposes, such as public restrooms for users of Ahern field (which the Planning Board raised, along with housing).

BioMed is proposing to provide about \$22 million, principally to the East End House, as the benefit. We strongly support East End House, which needs a new home, one that can meet the growing demands for its services and secure a long-term future in East Cambridge, while also serving the nearby Wellington-Harrington and Port neighborhoods. Money is certainly important to East End House’s future, but it is not sufficient without an identified new location in East Cambridge.

We therefore make two requests.

First, BioMed’s community benefit should result in the East End House relocating to 135 Fulkerson. 135 Fulkerson is located next to BioMed’s site, and there is no funding source to develop the Fulkerson land. We support a mixed-development on that site, including the future home of East End House, reasonable sized affordable housing, and open space. This is a great location for such a project given its location to three neighborhoods (East Cambridge, Wellington-Harrington, and the Port), proximity to Ahern field and the school, and the potential to improve access to Alexandria’s park. If BioMed’s petition proceeds, it should solve for both sites to ensure that the community enhancement to this area will be realized. This could include partnering with the Cambridge Redevelopment Authority, which we understand is looking for a site to meet affordable housing ownership commitments as part of the development in the MXD district.

Depending on the structure of the arrangement, such a partnership could result in making more money available for other causes. This approach would also avoid the City from having to find the funds to develop and run the community benefit for 135 Fulkerson.

We recognize that the development of 135 Fulkerson would require coordination with the City but believe a letter of commitment guaranteeing these goals is possible before the current petition expires in August. We can then collectively spend the next five years (while Eversource is using the parcel) focusing on the details of the planning and design for the mixed-use project. But if this proves unworkable at this time for some reason, BioMed should provide benefits equally as definite and just as beneficial to the affected neighborhoods. This is no different than what other developers have done in their petitions.

---

<sup>4</sup> Source: Registry of Deeds (last checked Apr. 16, 2025); Eversource.

## Linden Park Neighborhood Association

Second, the Council should require BioMed to provide more in community benefits. As noted above, BioMed's project will have as much or more impact to the surrounding neighborhoods given its size and proximity to Ahern field, the school, and residences. Yet the amount of BioMed's proposed community benefits (~\$22 million) is low compared to other upzoning requests. For example, Alexandria provided \$57,649,300 in community benefits (not including mandatory payments to the Affordable Housing Trust) for an upzoning increase of 236,000 sf at the Moderna Building.<sup>5</sup>

**Figure 6**  
**Comparison of Alexandria and BioMed Community Benefits**

	Original sf	New sf	Increased sf	Community benefits <sup>6</sup>	CB value per upzoned sf
<b>Alexandria (Moderna Building)</b>	163,000 <sup>7</sup>	399,000 <sup>8</sup>	236,000	\$57,649,300	\$244/sf
<b>BioMed – proposed (320 Charles)</b>	148,000 <sup>9</sup>	295,000	~147,000 – 165,000 <sup>10</sup>	\$22,000,000	\$133- \$150/sf
<b>Difference</b>					(\$94-111/sf)

Based on Alexandria's benefits-per-square foot, BioMed should provide benefits of at least **\$36 – \$40 million**, much more than what is proposed.<sup>11</sup> Because of current market conditions, we have not added inflation to this amount, which would increase the total about 20 percent. While market conditions are a factor in the community benefits, such conditions are temporary. The building will last decades, as will its impact. BioMed's building will be at least as impactful on the neighborhoods as the Moderna Building (if not more), hence why we believe this is a reasonable comparison.

It is always important to ensure that a developer provides fair value for its project. This is especially the true here given the significant impact of this project on the nearby neighborhoods.

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## Linden Park Neighborhood Association

### 3) Conclusion

Thank you for your consideration of our views. Please let us know if you have any questions or would like to discuss further.

LINDEN PARK NEIGHBORHOOD ASSOCIATION

By:

/s/Matthew Connolly  
Matthew Connolly  
Cornelius Way

/s/Pamela Van Dort  
Pamela Van Dort  
Cornelius Way

/s/Jim Gray  
Jim Gray  
Michael Way

/s/Anne Cullen  
Anne Cullen  
James Way

/s/Jason Stockmann  
Jason Stockmann  
Cornelius Way

cc: Sal Zinno, BioMed  
CDD Staff  
Chuck Hinds and Bob Simha, East Cambridge Planning Team

**Erwin, Nicole**

---

**From:** Matt Connolly <connolly.matthew@gmail.com>  
**Sent:** Monday, May 19, 2025 10:09 AM  
**To:** City Council; City Clerk  
**Cc:** Linden Park; Sal Zinno; Ovadia R Simha; Chuck Hinds; Peter Crawley; Dennis Carlone; Michael Delia; CDDat344; Sam Ribnick; Justin Saif; Erin McHugh Saif; Noah Spies; Torrey Spies; City Manager; Tom Evans; conradcrawford  
**Subject:** Linden Park Letter re: BioMed Petition for 320 Charles Street  
**Attachments:** LT Council\_Ordinance re 320 Charles Petition (2025-05-19).pdf

Councillors,

On behalf of the Linden Park Neighborhood Association, please see the attached correspondence regarding BioMed's zoning petition for 320 Charles Street. Please include the letter in the public record.

We look forward to discussing further at tomorrow's Ordinance Committee meeting.

Thanks,

Matt Connolly  
Cornelius Way

## Linden Park Neighborhood Association

May 19, 2025

### By Email

Cambridge City Council  
795 Massachusetts Ave., 2nd Floor  
Cambridge, MA 02139  
council@cambridgema.gov

**Re: BioMed Zoning Petition (APP 2025 #14)**

Dear Councillors:

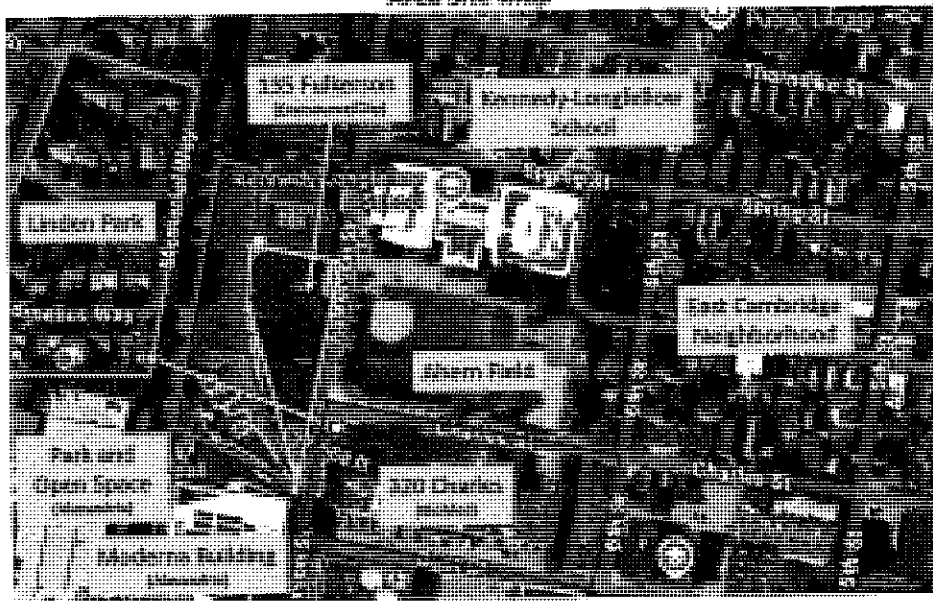
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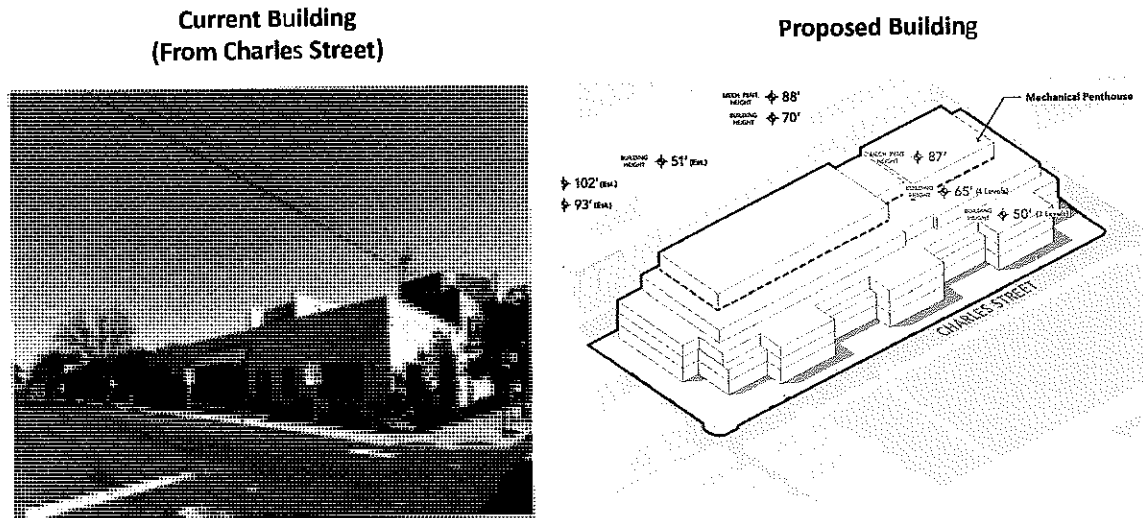
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## Linden Park Neighborhood Association

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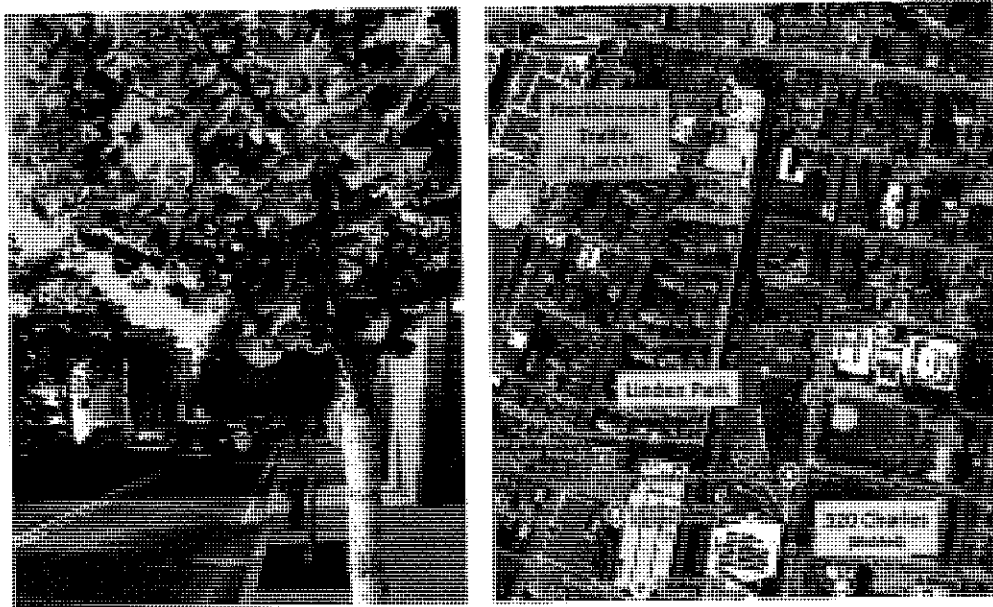
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## Linden Park Neighborhood Association

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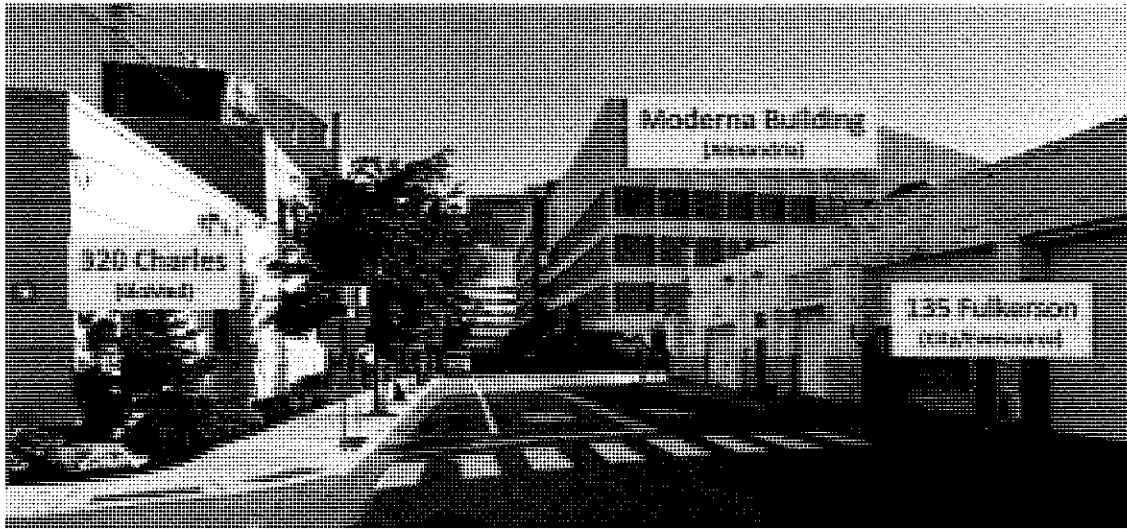
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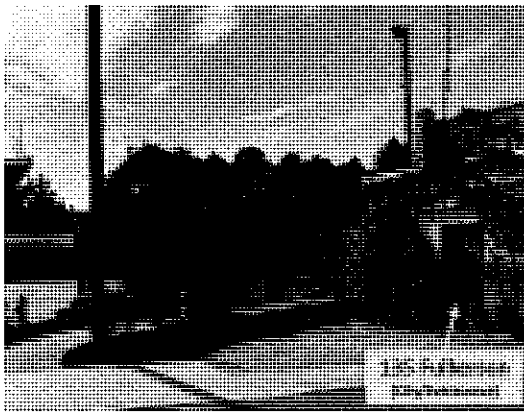
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**320 Charles and 135 Fulkerson**  
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**Park Entrance**  
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## Linden Park Neighborhood Association

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## Linden Park Neighborhood Association

### 3) Conclusion

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LINDEN PARK NEIGHBORHOOD ASSOCIATION

By:

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Matthew Connolly  
Cornelius Way

/s/Pamela Van Dort  
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Cornelius Way

/s/Jim Gray  
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Michael Way

/s/Anne Cullen  
Anne Cullen  
James Way

/s/Jason Stockmann  
Jason Stockmann  
Cornelius Way

cc: Sal Zinno, BioMed  
CDD Staff  
Chuck Hinds and Bob Simha, East Cambridge Planning Team

**Erwin, Nicole**

---

**From:** ALAN JOSLIN <ajoslin@icloud.com>  
**Sent:** Sunday, May 18, 2025 9:55 PM  
**To:** Simmons, Denise; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Azeem, Burhan; Sobrinho-Wheeler, Jivan; Toner, Paul; Wilson, Ayesha; Zusy, Catherine  
**Cc:** City Clerk; City Council  
**Subject:** UPDATED Citizen's Petition in Opposition to proposed Zoning Amendment to be heard by Ordinance Committee on May 20, 2025  
**Attachments:** 250421 Signatures to Request of City Council for denial of Amendment rewrite.pdf; 20250515\_Marasao\_cddmemo (dragged).pdf

RE: Citizen's opposition to  
Proposed Zoning Amendment offered by  
Lubavitch of Cambridge, Inc. (Petitioner) and  
Submitted to the City Council, March 10, 2025

Dear Councillors,

Neighborhood leaders and concerned citizens across Cambridge, including those who have signed the attached (102 signatures), are strongly opposed to the above-mentioned proposed zoning amendment for the same reasons outlined under "Considerations" in the Memo to the Planning Board prepared by the CDD Staff (attached, below). The amendment seeks sweeping exemptions from long-standing zoning protections that serve all residents of the City.

In summary, the proposed amendment would remove Gross Floor Area (GFA) and Floor Area Ratio (FAR) restrictions on the construction of **religious-use projects citywide** (through changes to Section 5.28.21 as rewritten by the petitioner). It would also eliminate critical regulatory safeguards in the following areas:

1. Non-conforming structures or additions (Section 8.22.1)
2. Off-street parking and loading requirements (Section 8.22.2.a and b)
3. Open space requirements (Table 5-1, footnote 1)
4. Full compliance for benefits of Inclusionary Housing (Section 5.40, Table 5-1, footnote 2a)
5. Requirements to notify abutters, meet with them, and report findings to the City. (Table 5-1, footnote 37)

This petition arises in the wake of the petitioner's unsuccessful request for a dimensional variance from the Board of Zoning Appeal (BZA) for a proposed project on Banks Street well in excess of both the allowable FAR, and a more modest variance to FAR supported by the neighborhood residents. Subsequently, challenged by the appropriate site-specific City and State appeal process, the petitioner is now proposing a **citywide zoning**

**change** to override that decision — one that would permanently alter regulations throughout the City to address a single project's constraints.

Such an approach poses an unacceptable risk. Cambridge zoning should not be rewritten to accommodate an individual application. This undermines the integrity of the public planning process and bypasses the very purpose of the BZA: to evaluate hardship claims and zoning relief on a case-by-case basis.

**More importantly, the implications of this amendment extend far beyond Banks Street. By exempting religious institutions from basic zoning standards, the City would create a precedent that could be extended to non-religious educational institutions under the Dover Amendment (Massachusetts General Law, Chapter 40A, Section 3).**

Cambridge was historically excluded from Dover precisely because of the unique concentration of institutions here and the resulting impact on residential neighborhoods. Reversing course on this would invite large-scale institutional expansion into areas previously protected from such intrusion.

**This proposal also contradicts the City's stated commitment to affordable housing.** For example, the Lubavitch project on Banks Street alone will result in the **loss of 7 housing units**. Granting blanket exemptions to institutional development will **accelerate the displacement of housing stock**, increase neighborhood disruption, and threaten the long-term stability of Cambridge's residential fabric.

We respectfully urge the City Council to recognize this amendment for what it is: a citywide policy change aimed at resolving a single dispute, with sweeping and irreversible consequences. It is not the proper use of zoning authority, and it opens the door to outcomes that run counter to the City's values of equity, transparency, and residential protection.

We ask you to reject this zoning amendment and uphold the thoughtful processes that have long governed growth in Cambridge, and not be cowed by the Petitioner's irresponsible, frivolous and hurtful claims of Anti-Semitism and NIMBY.

Thank you for your consideration.

Respectfully,

Alan Joslin, on behalf of Kerry Corner Neighborhood Association, dated May 3, 2025.

**Attachment:** Signatures to the above letter from the Kerry Corner Neighborhood Association, dated April 21, 2025, represent OPPOSITION to the Amendment of the Zoning Ordinance of the City of Cambridge intending to alter sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner submitted by Lubavitch of Cambridge, Inc. to City Council of the City of Cambridge on March 10, 2025.

# KERRY CORNER NEIGHBORHOOD ASSOCIATION

April 21, 2025

City Council of the City of Cambridge  
Cambridge City Hall  
795 Massachusetts Ave.  
Cambridge, Massachusetts, 01239

RE: Citizen's opposition to  
Proposed Zoning Amendment offered by  
Lubavitch of Cambridge, Inc. (Petitioner) and  
Submitted to the City Council, March 10, 2025

Neighborhood leaders and concerned citizens across Cambridge, including those who have signed the attached, are strongly opposed to the above-mentioned proposed zoning amendment. The amendment seeks sweeping exemptions from long-standing zoning protections that serve all residents of the City.

In summary, the proposed amendment would remove Gross Floor Area (GFA) and Floor Area Ratio (FAR) restrictions on the construction of **religious-use projects citywide** (through changes to Section 5.28.21 as rewritten by the petitioner). It would also eliminate critical regulatory safeguards in the following areas:

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This petition arises in the wake of the petitioner's unsuccessful request for a dimensional variance from the Board of Zoning Appeal (BZA) for a proposed project on Banks Street well in excess of both the allowable FAR, and a more modest variance to FAR supported by the neighborhood residents. Subsequently, challenged by the appropriate site-specific City and State appeal process, the petitioner is now proposing a **citywide zoning change** to override that decision — one that would permanently alter regulations throughout the City to address a single project's constraints.

Such an approach poses an unacceptable risk. Cambridge zoning should not be rewritten to accommodate an individual application. This undermines the integrity of the public planning process and bypasses the very purpose of the BZA: to evaluate hardship claims and zoning relief on a case-by-case basis.

More importantly, the implications of this amendment extend far beyond Banks Street. By exempting religious institutions from basic zoning standards, the City would create



KERRY CORNER NEIGHBORHOOD ASSOCIATION

a **precedent** that could be extended to **non-religious educational institutions** under the **Dover Amendment** (Massachusetts General Law, Chapter 40A, Section 3). Cambridge was historically excluded from Dover precisely because of the unique concentration of institutions here and the resulting impact on residential neighborhoods. Reversing course on this would invite large-scale institutional expansion into areas previously protected from such intrusion.

This proposal also contradicts the City's stated commitment to affordable housing. For example, the Lubavitch project on Banks Street alone will result in the **loss of 7 housing units**. Granting blanket exemptions to institutional development will **accelerate the displacement of housing stock**, increase neighborhood disruption, and threaten the long-term stability of Cambridge's residential fabric.

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We ask you to reject this zoning amendment and uphold the thoughtful processes that have long governed growth in Cambridge, and not be cowed by the Petitioner's irresponsible, frivolous and hurtful claims of Anti-Semitism and NIMBY.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan Joslin', with a stylized, flowing script.

Alan Joslin, on behalf of Kerry Corner Neighborhood Association

**Attachment:** Signatures to the above letter from the Kerry Corner Neighborhood Association, dated April 21, 2025, represent **OPPOSITION** to the Amendment of the Zoning Ordinance of the City of Cambridge intending to alter sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner submitted by Lubavitch of Cambridge, Inc. to City Council of the City of Cambridge on March 10, 2025.

Petition to OPPOSE the Amendment of the Zoning Ordinance of the City of Cambridge intending to amend sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner submitted by Lubavitch of Cambridge, Inc. to City Council of the City of Cambridge on March 10, 2025, as attached. This opposition is based upon the case laid out in the attached letter from Alan Joslin, on behalf of Kerry Corner Neighborhood Association, to the City Council of Cambridge, dated April 21, 2025.

#	Signature	Name	Address	Date
1		Dan Johnson	22 Banks St	4/28/25
2		Reed Alexander	22 BANKS ST	4/28/25
3		Liz Gunkles	60 STANBISH #2	4/28/25
4		Susan Gunkles	24 ECKFORD ST	4/28/25
5		[unclear]	426 BROADWAY ST	5/2/25
6		Robert Langley	12 Tinsmore Ct	5/2/25
7		Nicole	12 Perry St #2	5/2/25
8		CYNTHIA SMITH	75 CHILTON ST	5/2/25
9		CYNTHIA SMITH	57 Crescent St	5/2/25
10		[unclear]	5 BUSTIS ST	5/2/25
11		Herman Harnum	28 Banks St	5/12/25
12		Don Harnum	28 Banks St	5/12/25
13		Avi Green	66 Banks St	5/12/25
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Petition to OPPOSE the Amendment of the Zoning Ordinance of the City of Cambridge intending to amend sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner submitted by Lubavitch of Cambridge, Inc. to City Council of the City of Cambridge on March 10, 2025, as attached. This opposition is based upon the case laid out in the attached letter from Alan Joslin, on behalf of Kerry Corner Neighborhood Association, to the City Council of Cambridge, dated April 21, 2025.

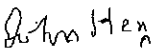



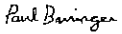
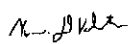

#	Signature	Name	Address	Date
1	<i>Larissa Sheffield</i>	LARISSA SHEFFIELD	219 Brookline St.	4/25/25
2	<i>Jonathan Austin</i>	JONATHAN AUSTIN	219 BROOKLINE ST	5/5/25
3	<i>Tucker Ferra</i>	TUCKER FERRA	29 Sunny St.	5/12/25
4	<i>Eric Thompson</i>	ERIC THOMPSON	"	5/12/25
5	<i>Elizabeth Ferra</i>	ELIZABETH FERRA	29 Sunny St	5/12
6	<i>Albert Lamb</i>	ALBERT LAMB	21 CORANT ST	5/12
7	<i>N. Lamb</i>	N. Lamb	21 Grant St	5.12
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
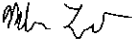
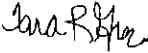
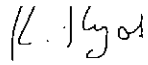

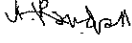
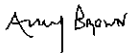

Petition to OPPOSE the Amendment of the Zoning Ordinance of the City of Cambridge intending to amend sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner submitted by Lubavitch of Cambridge, Inc. to City Council of the City of Cambridge on March 10, 2025, as attached. This opposition is based upon the case laid out in the attached letter from Alan Joslin, on behalf of Kerry Corner Neighborhood Association, to the City Council of Cambridge, dated April 21, 2025.

#	Signature	Name	Address	Date
1		Deborah Epstein	36 Bank St.	4-20-25
2		Rebekah Lord	7 Beech St. Unit 307	4-21-25
3		Elissa Freed	22 Donnell St.	4-23-25
4		Keri Gormley	120 Aberdeen Ave.	4/30/25
5		John E. Fayerweather	130 Fayerweather St	4/30/25
6		Richard A. Fayerweather	130 Fayerweather St	4/30/25
7		STEVE WILLIS	22 DONNELL	4/30/25
8		Nene Epstein	49 Webster Ave Apt. 3	5/2/25
9		Isabella Jordan	64 Frost St, #1	5/2/25
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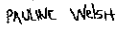

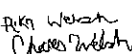
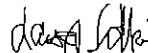
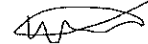
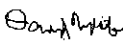

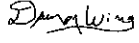
The following individuals have signed the petition opposing the proposed amendment to the Cambridge Zoning Ordinance submitted by Lubavitch of Cambridge, Inc. This list is updated automatically as new signatures are received. *This page is not indexed by search engines. Please do not repost the link.*

Submission Date	Signature	Name	Address	City	State / Province
2025-05-18 10:03:59		John Henn	Postal / Zip Code: 02140 Street Address: 6 Walnut Ave Street Address Line 2: 6 Walnut Ave City: Cambridge State / Province: MA Postal / Zip Code: 02140		
2025-05-18 09:56:14		Gabriel Robinson	Street Address: 26 McTernan St Apt 3 City: Cambridge State / Province: MA Postal / Zip Code: 02139-3973		
2025-05-18 09:42:45		ROBERT SKENDERIAN	Street Address: 1653 CAMBRIDGE ST City: CAMBRIDGE State / Province: MA Postal / Zip Code: 02138		
2025-05-18 09:39:19		Jesse Nahan	Street Address: 26 Murray Hill Road City: Cambridge State / Province: MA Postal / Zip Code: 02140		
2025-05-18 08:30:10		helen anively	Street Address: 1 fayette park City: cambridge State / Province: ma Postal / Zip Code: 02139		
2025-05-18 08:22:25		Paul Baringer	Street Address: 1 Russell St Unit 401 City: Cambridge State / Province: MA Postal / Zip Code: 02140		
2025-05-18 08:01:58		Nonie Valentine	City: Cambrige State / Province: MA Postal / Zip Code: 02140		
2025-05-18 07:26:18		Gabriela Romanow	Street Address: 1010 Memorial Dr. Street Address Line 2: #5F City: Cambridge State / Province: MA Postal / Zip Code: 02138		

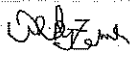

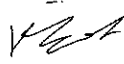
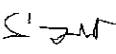

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Submission Date	Signature	Name	Address	City	State / Province
2025-05-18 07:04:09		Martin Bakal	Postal / Zip Code: 02138 Street Address: 120 Reed st City: Cambridge State / Province: MA Postal / Zip Code: 02140		
2025-05-18 06:36:57		MELISSA LUDTKE	Street Address: 30 Buena Vista Park City: Cambridge State / Province: MA Postal / Zip Code: 02140		
2025-05-18 06:02:19		Tara Greco	Street Address: 75 Reservoir Street Street Address Line 2: Unit 2 City: cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-18 03:42:41		Ruth Ryals	Street Address: 115 Pland Rd Street Address Line 2: #1 City: Cambridge State / Province: MA Postal / Zip Code: 02140		
2025-05-18 01:41:24		Judy Johnson	Street Address: 55 Antrim Street City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-17 23:14:14		Janet Randall	Street Address: 64 Granville Rd City: Cambridge State / Province: Massachusetts Postal / Zip Code: 02138		
2025-05-17 22:45:27		Amy Brown	Street Address Line 2: 516 Green Street #3 City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-17 22:42:45		Chris Smile	Street Address: 616 Green Street #1 City: Cambridge State / Province: MA Postal / Zip Code: 02139		

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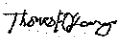

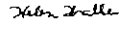

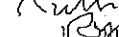




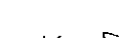
Submission Date	Signature	Name	Address	City	State / Province
2025-05-17 22:40:26		Pauline Welsh	Street Address: 28 Concord Street #701 City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-17 22:37:22		Lloyd Trafletten	Street Address: 616 Green Street #2 City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-17 22:28:59		Rita & Charles Welsh	Street Address: 616-614 Green Street City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-16 10:47:51		Lawrence Adkins	Street Address: 45 Hayes Street City: Cambridge State / Province: MASSACHUSETTS Postal / Zip Code: 02139		
2025-05-14 12:13:39		Colleen Gillard	Street Address: 82 MAGAZINE ST City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-14 11:28:40		Robin Chase	Street Address: 40 Collage St City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-13 22:34:11		David White	Street Address: 1 Athens Terrace City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-13 09:46:14		Mariko Cantley	Street Address: 305 Webster Ave City: Cambridge State / Province: MA Postal / Zip Code: 02141		
2025-05-13 09:18:53		Darman Wing	Street Address: 703 Green Street City: Cambridge State / Province: Ma Postal / Zip Code: 02138		

The following individuals have signed the petition opposing the proposed amendment to the Cambridge Zoning Ordinance submitted by Lubavitch of Cambridge, Inc. This list is updated automatically as new signatures are received. *This page is not indexed by search engines. Please do not repost the link.*


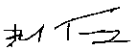
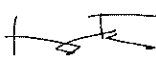
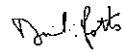

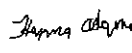
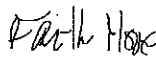


Submission Date	Signature	Name	Address	City	State / Province
2025-05-18 18:23:32		wendy zens	Street Address: 151 vassal lane City: cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-18 15:32:14		Lena Nahan	Street Address: 26 Murray Hill Rd City: Cambridge State / Province: MA Postal / Zip Code: 02140		
2025-05-18 13:56:14		Preston Gralla	Street Address: 19 Beech St City: Cambridge State / Province: MA Postal / Zip Code: 02140		
2025-05-18 11:08:08		Susan Ringle	Street Address: 82 Kinnaird St City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-18 11:06:11		Jeb Mays	Street Address: 175 Harvey Street Street Address Line 2: Apt 13 City: Cambridge State / Province: MA Postal / Zip Code: 02140		



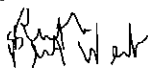
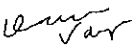
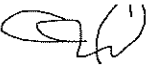




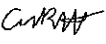
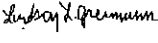
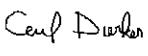
The following individuals have signed the petition opposing the proposed amendment to the Cambridge Zoning Ordinance submitted by Lubavitch of Cambridge, Inc. This list is updated automatically as new signatures are received. *This page is not indexed by search engines. Please do not repost the link.*






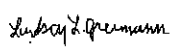
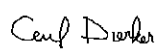
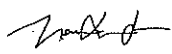
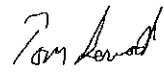
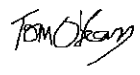
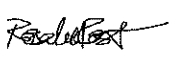

Submission Date	Signature	Name	Address	City	State / Province
2025-05-12 22:53:07		Thomas O'Leary	Street Address: 24 Mt. Auburn St. City: CAMBRIDGE State / Province: MA Postal / Zip Code: 02138		
2025-05-12 22:50:26		Rosalie Post	Street Address: 7 ATHENS STREET City: 7 Athens Street State / Province: MA Postal / Zip Code: 02138		
2025-05-12 21:52:32		Helen Walker	Street Address: 43 Linnaean Street Apt. 44A City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-12 17:15:06		Phyllis Baumann	Street Address: 19 Bay Street City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-12 16:09:32		Ruth Ryals	Street Address: 115 Upland Rd Street Address Line 2: Apt 1 City: North Cambridge State / Province: MA Postal / Zip Code: 02140-2773		
2025-05-12 15:02:55		marilee meyer	Street Address: 10 dana st Street Address Line 2: 404 City: cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-12 14:21:47		Suzanne Blier	Street Address: 5 Fuller Place City: Cambridge State / Province: MA Postal / Zip Code: 03138		
2025-05-12 14:08:40		Mitch Ryerson	Street Address: 12 Upton St. City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-12 14:04:28		Alan Joslin	Street Address: 36 Banks Street City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-11 08:45:29		Katherine Canfield	Street Address: 6 Newell Street City: Cambridge State / Province: MA Postal / Zip Code: 02140		

The following individuals have signed the petition opposing the proposed amendment to the Cambridge Zoning Ordinance submitted by Lubavitch of Cambridge, Inc. This list is updated automatically as new signatures are received. *This page is not indexed by search engines. Please do not repost the link.*

Submission Date	Signature	Name	Address	City	State / Province
2025-05-10 13:11:01		Elizabeth Lavoie	Street Address: 131 Upland Road City: Cambridge State / Province: MA Postal / Zip Code: 02140		
2025-05-10 08:34:40		David Torrey	Street Address: 128 Pearl Street City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-10 08:20:04		Elizabeth Torrey	Street Address: 128 Pearl Street City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-09 16:45:55		Daniel Potts	Street Address: 85 Brattle Street City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-09 15:43:43		Tim Wise	Street Address: 42 Kinnaird St. Apt. 3 City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-09 13:02:41		Hanna Adams	Street Address: 19 Garden Street, 27 City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-09 12:25:56		Faith Moore	Street Address: One Waterhouse St. Street Address Line 2: Apartment 64 City: Cambridge State / Province: Massachusetts Postal / Zip Code: 02138		
2025-05-09 12:11:47		Sarah Putnam	Street Address: 320 Brookline St. City: Cambridge State / Province: MA Postal / Zip Code: 02139-4812		
2025-05-08 12:23:18		Joan Wing	Street Address: 703 Green Street City: Cambridge State / Province: Massachusetts Postal / Zip Code: 02139		

The following individuals have signed the petition opposing the proposed amendment to the Cambridge Zoning Ordinance submitted by Lubavitch of Cambridge, Inc. This list is updated automatically as new signatures are received. *This page is not indexed by search engines. Please do not repost the link.*

Submission Date	Signature	Name	Address	City	State / Province
2025-05-07 21:19:35		Ruth Plaut Weinreb	Street Address: 9 Willard Street City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 18:23:43		Deborah Valenze	Street Address: 1 Shady Hill Square City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 13:02:55		Steve Imrich	Street Address: 37 Crescent City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 09:26:29		Roy Russell	Street Address: 40 Cottage St City: Cambridge State / Province: MA Postal / Zip Code: 02139-3832		
2025-05-07 09:10:25		Barry Oemar	Street Address: 25 Banks St City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 09:09:19		Deborah Hartman	Street Address: 25 Banks St City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 03:33:17			Street Address: 100 Reed Street City: Cambridge State / Province: MA Postal / Zip Code: 02140-1740		
2025-05-07 01:40:38		Cy Britt	Street Address: 2 Shady Hill Square City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 21:36:23		Lindsay Greilmann	Street Address: 975 Memorial Drive Street Address Line 2: 1108 City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 16:55:25		Carl Diarker	Street Address: 15 Surrey St City: Cambridge State / Province: MA Postal / Zip Code: 02138		

Submission Date	Signature	Name	Address	City	State / Province
2025-05-07 09:26:29		Roy Russell	Street Address: 40 Cottage St City: Cambridge State / Province: MA Postal / Zip Code: 02139-3832		
2025-05-07 09:10:25		Barry Oemar	Street Address: 25 Banks St City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 09:09:19		Deborah Hartman	Street Address: 25 Banks St City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 03:33:17			Street Address: 100 Reed Street City: Cambridge State / Province: MA Postal / Zip Code: 02140-1740		
2025-05-07 01:40:38		Cy Britt	Street Address: 2 Shady Hill Square City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 21:36:23		Lindsay Greimann	Street Address: 975 Memorial Drive Street Address Line 2: 1108 City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 16:55:25		Carl Dierker	Street Address: 15 Surrey St. City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 09:38:37		Monica Leitner-Laserna	Street Address: 17 Banks St Street Address Line 2: Apt 3 City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 07:18:00		Thomas Serwold	Street Address: 30 Banks St City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-05 23:40:16		Thomas O'Leary	Street Address: 7 Athens Street City: Cambridge State / Province: Ma Postal / Zip Code: 02138		
2025-05-05 23:34:36		Rosalie Post	Street Address: 7 ATHENS STREET City: 7 Athens Street State / Province: MA Postal / Zip Code: 02138		
2025-05-05 22:29:21		Lily Shen	Street Address: 23 Banks Street City: Cambridge State / Province: MA Postal / Zip Code: 02138		

## Considerations

As noted earlier, there will need to be a broader discussion about zoning for institutional uses following the adoption of the Multifamily Zoning Amendments and their effect on the Institutional Use Regulations. Dimensional requirements for institutional uses should be part of that discussion, because they are essential to advancing the city's land use policies.

Religious uses could be treated as distinct from other institutional uses, because they are more dispersed within the city, occupy far less of the city than educational uses, and are developed or enlarged relatively rarely. There may also be a rationale for different treatment of religious uses based on the special limitations imposed by RLUIPA.

How exactly to regulate religious buildings dimensionally, and whether the Petition is a favorable approach to doing so, is an open question because there has not been a planning study focusing on religious uses. The following are some considerations that could be relevant.

- **Height concerns.** The impacts of additional height were discussed extensively during consideration of the Multifamily Zoning Amendments. Concerns about increased height in Residence C-1 districts were part of the rationale for limiting heights to 4 stories under normal base zoning and allowing 6 stories only as an incentive to support inclusionary housing. These concerns also led the Council to require neighbor notification for proposals above 3 stories in height. The same concerns about height are relevant to this Petition, which as proposed would permit 6 stories for religious buildings without necessarily providing affordable housing or requiring neighbor notification.
- **Precedent for non-residential uses.** Zoning reform for non-residential uses, similar to what was enacted for residential uses through the Multifamily Zoning Amendments, may be something the City wants to consider in the future. However, the considerations would be different because of the different planning issues involved. For example, one of the reasons why FAR limitations might be helpful for non-residential use is they are an effective way to regulate intensity of use, which is relevant for issues such as traffic. This may or may not be a concern for religious uses, but there should be a rationale for why religious uses are regulated differently from other non-residential uses in this respect. Otherwise, changing the way that religious uses are regulated in zoning could set a precedent for other institutional uses and for non-residential uses more broadly.

**Erwin, Nicole**

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**From:** Susan Johansen <susan.johansen@atlastravel.com>  
**Sent:** Sunday, May 18, 2025 9:26 PM  
**To:** citycouncil@cambridgema.com; McGovern, Marc; City Clerk; City Manager  
**Subject:** 320 Charles Street Proposal and Community Benefits

As this proposal comes before the Ordinance Committee, please support this proposal to assure that the Community benefits stay solely with East Cambridge, particularly with the East End House. EEH has been helping the people of East Cambridge for years. I learned of it when I moved here to East Cambridge 16 years ago and have volunteered and donated because of the outstanding work that they are doing and have done for children, seniors, and people in need.

As a senior in East Cambridge, I can attest to the improvement of my life that East End House has given to me, and to the many other seniors I know in East Cambridge. With all the development going on in East Cambridge, it has made this part of Cambridge actually liveable for me and many others.

Please keep East End House here in East Cambridge with the 320 Charles Street proposal approval.  
Thank you for your support,  
Susan Johansen  
150 Cambridge Street, A602

**Erwin, Nicole**

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**From:** hwalker434@rcn.com  
**Sent:** Sunday, May 18, 2025 1:25 PM  
**To:** City Clerk  
**Subject:** Fwd: Marasao Zoning Petition

**From:** "hwalker434" <hwalker434@rcn.com>  
**To:** bazeem@cambridgema.gov, mmcgobern@cambridgema.gov, pnolan@cambridgema.gov, ssiddiqui@cambridgema.gov, dsimmons@cambridgema.gov, jsobrinhowheeler@cambridgema.gov, ptoner@cambridgema.gov, amwilson@cambridgema.gov, czusy@cambridgema.gov  
**Cc:** citymanager@cambridgema.gov  
**Sent:** Sunday, May 18, 2025 1:17:51 PM  
**Subject:** Marasao Zoning Petition

Dear Members of the Ordinance Committee,

I urge you to reject the Marasao zoning petition, which will come before you on May 20th.

Having lived in Cambridge since the early 1970's, I remember when displacement of residents because of institutional expansion was a serious problem. We do not want to return to those days, especially now during an acute housing crisis.

The petitioners request a 6-story height for religious uses in C-1 residential districts. The 6-story allowable height in C-1 residential districts was recently enacted *for the sole purpose of incentivizing development of inclusionary housing*. It would be difficult to find a constituency beyond the petitioners who would consider additional 6-story development a benefit to our residential streetscapes, our traffic and parking, or our infrastructure. *Six story development was promoted for and must be reserved for inclusionary/ affordable housing only.*

The petitioners also request relief from certain (already minimal) open space requirements for residential buildings, and from the requirement for projects over three stories to hold a (merely) informational meeting with abutters/ neighbors. These requests show a lack of willingness to be a good neighbor and must be denied.

The exhaustively-studied and painstakingly-negotiated new Multifamily Housing Zoning must not be altered to suit one particular group of petitioners.

With many thanks for your consideration,

Helen Walker  
Massachusetts registered architect  
43 Linnaean Street

**Erwin, Nicole**

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**From:** Michael Delia <michael@eastendhouse.org>  
**Sent:** Friday, May 16, 2025 3:47 PM  
**To:** City Clerk  
**Cc:** Michael Delia  
**Subject:** Letter in Regard to the East Cambridge Community Enhancement Overlay (APP 2025 # 14)  
**Attachments:** 320 Charles Street Support Letter - Imani Goodridge 5-16-25.docx  
**Importance:** High

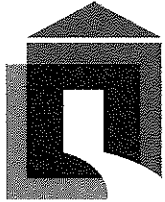
To Who it May Concern,

Please accept the following letter of support in regard to the East Cambridge Community Enhancement Overlay (APP 2025 #14) which will be reviewed at the City of Cambridge Ordinance Committee meeting on May 20, 2025.

Best regards,

Michael

Michael J. Delia, ACSW, CFRE  
President and Chief Executive Officer  
East End House, Inc.  
105 Spring Street  
Cambridge, MA 02141  
Phone: (617) 876-4444  
Cell: (617) 909-7634  
Fax: (617) 868-3616  
Email: [michael@eastendhouse.org](mailto:michael@eastendhouse.org)  
Website: [www.eastendhouse.org](http://www.eastendhouse.org)



**East End House**  
Inspiring Achievement. Strengthening Communities.



**Imahni Goodbridge,  
406 Colombia St,  
Cambridge, MA 02141**

May 20th, 2025

Cambridge City Hall,  
2nd Floor, Sullivan Chamber,  
795 Massachusetts Ave.  
Cambridge, MA 02139

**Re: East Cambridge Community Enhancement Overlay (APP 2025 #14)**

Dear Honorable Members of the Cambridge City Council,

East End House has been part of my life for as long as I can remember. I attended their programs as a child, and now I'm proud to work here and give back to the place that gave me so much. I get to see every day how East End House continues to make a difference for families like mine.

When one of my parents was incarcerated, East End House became my safe space. It was one of the few places where I felt supported, seen, and cared for. There were always activities to do and caring adults around who made that really difficult time feel a little easier. That kind of environment changes lives—and it changed mine.

East End House is so important to East Cambridge because it gives children a safe place to be themselves and connect with others. It opens up opportunities for kids to try new things and explore experiences they might not otherwise have access to. It's more than an afterschool program—it's a place where kids and families find community, stability, and hope.

That's why I'm writing in full support of BioMed Realty's proposed redevelopment at 320 Charles Street, and why I believe the community benefits from that project should go to East End House. With a new facility and the right resources, East End House could serve more families, expand its programs, and continue to be the safe, welcoming space that so many kids rely on.

East End House has a long history of making a positive impact on this community. With the right support, I know that impact will only grow.

Sincerely,

Imahni Elyse Goodridge

**Erwin, Nicole**

---

**From:** Yoyo Yau <Yyau@bridgeshomeward.org>  
**Sent:** Friday, May 16, 2025 2:45 PM  
**To:** City Clerk  
**Cc:** Andrea Windhausen; Michael Delia  
**Subject:** Redevelopment of 320 Charles Street - letter of support  
**Attachments:** BH letter of support.pdf

Dear Members of the Ordinance Committee,  
I hope this email finds you well.

I am writing on behalf of Bridges Homeward to support the proposed redevelopment of 320 Charles Street by BioMed Realty.

Please view the letter of support in the attachment.

Let me know if you have any questions.

Warm regards,

Yoyo

**Yoyo Yau, LMHC**  
Chief Executive Officer  
Phone: 617-876-4210  
Fax: 617-661-9749  
[www.bridgeshomeward.org](http://www.bridgeshomeward.org)



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60 Gore Street, Cambridge, MA 02141  
P 617-876-4210 F 617-661-9749  
[hello@bridgeshomeward.org](mailto:hello@bridgeshomeward.org)  
[www.bridgeshomeward.org](http://www.bridgeshomeward.org)

Dear Members of the Ordinance Committee,

I am writing on behalf of Bridges Homeward to express our enthusiastic support for the proposed redevelopment of 320 Charles Street by BioMed Realty.

While the project involves the modernization of an outdated lab building what makes this effort particularly meaningful is the dedication of community benefit funds to East End House, a vital institution supporting youth and families in Cambridge. This commitment reflects a deep understanding of the importance of strengthening community infrastructure alongside physical development.

Bridges Homeward has worked closely with East End House for many years. Their after-school program has been a consistent source of care and stability for young people placed in our foster care program. For children who have experienced trauma, having access to a nurturing and responsive environment outside of school hours can make a world of difference. East End House staff communicate regularly with foster parents and our team to ensure that every child's needs are being met with sensitivity and respect.

We also hear regularly from foster families about the broader impact of East End House—from holiday gifts and groceries to their warm, welcoming culture. They help families feel seen and supported, and that support helps us keep children safe, stable, and on a path toward healing.

In recognition of their incredible work, Bridges Homeward will honor East End House with our 2025 Community Champions Award, celebrating their lasting impact on Cambridge youth and families and their essential role in our collective "village" of care.

We believe the 320 Charles Street project, with its accompanying investment in East End House, reflects a thoughtful, community-driven approach to development. We urge the City Council to approve this project and commend BioMed Realty for their commitment to building not just labs—but stronger communities.

Thank you for your time and consideration.

Yoyo Yau  
Chief Executive Officer  
617-876-4210



**Erwin, Nicole**

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**From:** Michael Delia <michael@eastendhouse.org>  
**Sent:** Friday, May 16, 2025 2:35 PM  
**To:** City Clerk  
**Cc:** Michael Delia  
**Subject:** Written Comments in Regard to the East Cambridge Community Enhancement Overlay (APP 2025 #14)  
**Attachments:** Audrey Cunningham Letter 5-9-25.docx  
**Importance:** High

To Who it May Concern,

Please accept the following letters of support in regard to the East Cambridge Community Enhancement Overlay (APP 2025 #14) which will be reviewed at the City of Cambridge Ordinance Committee meeting on May 20, 2025.

Best regards,

Michael

Michael J. Delia, ACSW, CFRE  
President and Chief Executive Officer  
East End House, Inc.  
105 Spring Street  
Cambridge, MA 02141  
Phone: (617) 876-4444  
Cell: (617) 909-7634  
Fax: (617) 868-3616  
Email: [michael@eastendhouse.org](mailto:michael@eastendhouse.org)  
Website: [www.eastendhouse.org](http://www.eastendhouse.org)



May 20, 2025

Cambridge City Hall  
2<sup>nd</sup> Floor Sullivan Chamber  
794 Massachusetts Avenue  
Cambridge, MA 02139

Re: East Cambridge Community Enhancement Zoning Petition (APP 2025#14)

Dear Councilors,

As the 320 Charles Street proposal comes before the Ordinance Committee, I request that any and all community benefits resulting from the project remain solely in the East Cambridge Neighborhood, specifically for East End House. In recent years, East Cambridge has been singularly burdened with big developers, and been left by the wayside when it comes to any enhancements or benefits to our neighborhood and its residents.

During all the disruptions, hazards and inconveniences caused by constant construction, East End House has been an incredible asset to all East Cambridge residents by providing an 'escape' from continual neighborhood turmoil by providing essential services and social venues for children and Seniors and everyone in between.

I firmly believe, as do all my neighbors, that our neighborhood which has been most impacted by developers is the neighborhood where any forthcoming community benefits should remain.

It was only a few years ago East Cambridge, specifically Gore Street where I live, was disrupted for over FIVE AND A HALF YEARS so that Northpoint could have a sewer line. Our neighborhood received ZERO community benefits except for a yearly local boat cruise and numerous rodent control boxes installed in our homes and around our property to 'compensate' for years of disruption.

East End House is the only organization serving the needs of East Cambridge Seniors, children, and others. Our City representatives have for years prioritized the needs of non-resident developers, primarily in East Cambridge, with little or no concern for the negative effect to its residents' needs, convenience, or social well-being. The services that East End House provides prioritizes the people of East Cambridge, filling a void our City representatives fail to acknowledge.

I respectfully urge you make the fair, common sense decision to assure community benefits from the 320 Charles Street project remain in the only impacted Neighborhood, East Cambridge, which will allow East End House to continue to provide essential services to all members of our community.

Sincerely,

Audrey Cunningham  
49 Gore Street  
Cambridge, MA 02141

**Erwin, Nicole**

---

**From:** Andrea Windhausen <Andrea.Windhausen@biomedrealty.com>  
**Sent:** Thursday, May 15, 2025 8:53 PM  
**To:** City Clerk  
**Subject:** APP 2025 #14 Support Letters  
**Attachments:** Missy Page LOS BioMed Realty\_320 Charles St.pdf; CAA\_320 Charles Street Support Letter.pdf; CCSC 320 Charles Street Support Letter Sent 3.21.25.pdf

See attached for the last small batch of letters that were inadvertently sent to the [citycouncil@cambridgema.gov](mailto:citycouncil@cambridgema.gov) but not the City Clerk.

BioMed Realty App 2025 #14.

Thank you,

Andrea

**ANDREA WINDHAUSEN**  
SENIOR COMMUNITY MANAGER  
DEVELOPMENT

---

ADDRESS 314 Main Street, 14<sup>th</sup> Floor, Cambridge, MA 02142  
MOBILE 858 524 4137  
WEBSITE [BioMedRealty.com](http://BioMedRealty.com)  
SOCIAL  



Follow Us: [Twitter](#) | [LinkedIn](#)

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\*\*\* Please consider the environment before printing this email \*\*\*



April 6, 2025

To Whom It May Concern:

I am writing this letter in support of the 320 Charles Street project being developed by BioMed Realty. I am a resident of East Cambridge and live just a few blocks from 320 Charles. I have also been a caregiver and volunteer of the Kennedy-Longfellow (K-Lo) School since 2018, which is located just across the street from the project site.

As a resident of East Cambridge, I have been very impressed with BioMed Realty's commitment to listening to and incorporating community feedback on the project. The latest renderings present a structure and grounds that will be a lovely addition to the neighborhood. I am thrilled with the number of tree plantings, the lower number of floors, and so appreciative that the community benefits will stay within the immediate neighborhood.

The entire K-Lo campus - building *and* grounds, including Ahearn Field - have been severely neglected by the City and School District for over a decade. BioMed's investment in Ahearn Field improvements will have a huge impact on both the neighborhood and the school that will be moved into 158 Spring Street in Fall 2026. Having a private company step-up to support these improvements is exactly the kind of private-public partnership that we need to see more of in Cambridge.

Finally, the benefits that East End House stands to gain from BioMed's community investments in the 320 Charles project can not be understated. East End House has not only been a cornerstone of East Cambridge for decades; it has also been a cornerstone for many K-Lo families. A large number of K-Lo students started attending East End House as babies and as school-aged kids they continue to benefit from their after-school and other family programs. Investment in such a vital community hub that focuses on our youngest residents is money well-spent.

Please do not hesitate to reach out if there is any additional information I can provide to support the 320 Charles Street project.

Sincerely,

Missy Page  
Treasurer, Friends of Kennedy-Longfellow  
Cambridge Resident, 170 Gore Street





258 Lowell Street  
Cambridge, MA 02138  
T: 617.876.0246  
E: info@cambridgeart.org

**March 28, 2025**

To the Cambridge City Council:

I am writing to express my support for BioMed Realty in its rezoning application for 320 Charles Street.

As the Director of the Cambridge Art Association – whose aim is to build a vibrant community through visual art by facilitating dialogue among artists and art lovers of all ages and backgrounds – I have had the privilege to work closely with BioMed as a partner and tenant. Our collaboration has been tremendously beneficial not only to our organization, but to the extended community of the arts that we serve. This is in large part due to BioMed's generosity, openness, and own sense of community.

I feel confident in stating that BioMed will bring that same degree of care and professionalism towards redeveloping 320 Charles Street. From the outset of its process – to explore rezoning this property – I have been impressed with BioMed's communication, transparency, and responsiveness to community input and concerns. This behavior mirrors our own interactions with BioMed, which has been similarly forthright and a key element of support for our mission. If you grant them their requested rezoning, I firmly believe they will conduct themselves as they always have been – professionally and with respect for their neighbors and surrounding community.

I know development in Cambridge is often a controversial issue; however, I think it's important that the City recognizes and supports developers who go the extra mile to work with and support local communities – and that's exactly the kind of developer you have in BioMed Realty. I encourage you to vote favorably on this application, and personally look forward to partnering with BioMed as we work together to build a strong community for the arts in Cambridge.

My best,

A handwritten signature in black ink that reads 'Candice Driver'. The signature is written in a cursive, flowing style.

Candice Driver  
*Norma Jean Calderwood Director*  
*Cambridge Art Association*



617 354-0047 P  
617 354-3624 F  
info@ccscambridge.org E  
245 Bent Street  
Cambridge, MA 02141

To the Cambridge City Council:

On behalf of Community Charter School of Cambridge (CCSC), a free, charter public school in East Cambridge serving students from grades 6-12, I would like to share our positive experience as a close neighbor to BioMed Realty's 320 Charles Street property. BioMed's conduct as a friend and partner to the CCSC gives me confidence in asking you to approve their application for a larger building.

Our school is located at 245 Bent St, sharing a corner with the 6<sup>th</sup> St/Bent St corner of 320 Charles. Some might find it unusual to have a laboratory building so close to a school, but in fact, 320 Charles Street under BioMed's stewardship has been an outstanding neighbor - quiet, respectful, and always open to communication, partnership, and dialogue. We feel confident that BioMed will continue to work closely with us and make efforts to open their space to our students when and where possible.

CCSC has worked closely with BioMed as a partner and neighbor for years. Our collaboration has been beneficial not only to our organization but to the children and families we serve, in large part due to BioMed's generosity, openness, and sense of community.

I feel confident that BioMed will bring that same degree of care and professionalism toward redeveloping 320 Charles Street. From the outset of its process to explore rezoning this property, I have been impressed with BioMed's communication, transparency, and responsiveness to community input and concerns. This behavior mirrors our own interactions with BioMed. If you grant them their requested rezoning, I firmly believe they will conduct themselves as they always have - professionally and with respect for their neighbors and the surrounding community.

I know development in Cambridge is often a controversial issue. However, I think it's important to recognize and support developers who work with and support local communities - and that's been our experience with BioMed Realty. I encourage you to vote favorably on this application and look forward to partnering with BioMed for the further benefit of our students in the coming years.

Thank you for your time,

Becki Norris  
Head of School  
Community Charter School of Cambridge

**Erwin, Nicole**

---

**From:** Andrea Windhausen <Andrea.Windhausen@biomedrealty.com>  
**Sent:** Thursday, May 15, 2025 8:42 PM  
**To:** City Clerk  
**Subject:** FW: BioMed project-  
**Attachments:** 320 Charles Street Support Letter\_03\_28\_2025.docx

Please see attached and below. It appears the clerk email was incorrect.

Thank you,

Andrea

**ANDREA WINDHAUSEN**  
SENIOR COMMUNITY MANAGER  
  
DEVELOPMENT  
  
858-524-4137

**From:** Fred Fantini <fredfan1@aol.com>  
**Sent:** Saturday, April 12, 2025 3:59 PM  
**To:** City Council <citycouncil@cambridgema.gov>; clerk@cambridgema.gov  
**Subject:** BioMed project-

To the members of the Cambridge City Council

Please see attached letter in support of the planned BioMed project for Charles Street. thank you

fred fantini

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To the Cambridge City Council,

I am writing to express my support for BioMed Realty's proposed redevelopment of **320 Charles Street**. As a longtime East Cambridge resident and past member of the Cambridge School Committee, I know the importance of smart development that contributes to our communities, and that's exactly what this project is.

BioMed has been a communicative and considerate partner in the shaping of this redevelopment. From the start, they have been open and forthright with abutters and residents, sharing iterations of their design that have repeatedly evolved in response to resident feedback. Over the course of three community meetings and several meetings with the East Cambridge Planning Team, they have modified their proposal to the one before you today- one that accommodates resident concerns surrounding height, shadows, façade, parking, and more. This is exactly what Cambridge asks developers to do, and its behavior that should be recognized as a model for development in the city. On Wednesday, April 09<sup>th</sup>, at another East Cambridge Planning Team meeting BioMed was present answering more questions from residents and from other neighborhoods represented.

Moreover, I am excited about the potential for this project to fuel important community benefits and resources in Cambridge. As you know, redeveloping 320 Charles Street will generate more than **\$8 million in funds for the city's affordable housing trust** as well as more than **\$20 million in community benefits**. The East End House, which has for 150 years been a critical partner to families in East Cambridge and beyond, would be an ideal recipient for these benefits along with the East Cambridge Scholarship Fund. And the tax revenues generated by this project are significant as well- as a School Committee member for forty years, I know well the importance of tax revenues to keeping our schools and other municipal services well-funded and up to date.

Many of you may know about another BioMed Realty project, the soon-to-be-completed 585 Kendall laboratory building in Kendall Square. Though not yet finished, I and many others are excited about what this project will bring to East Cambridge, especially a new theater and creative space for the arts that hopefully will be collaborative with our high school theater program. That project came about because the city and local residents formed a partnership with BioMed- a partnership similar to the one you are considering through 320 Charles Street. I hope you will recognize the opportunity before you and choose to continue the fruitful collaboration between BioMed Realty and the City of Cambridge by voting in favor of the rezoning petition before you.

Sincerely,

Fred Fantini

617-455-8698

**Erwin, Nicole**

---

**From:** Beth O'Neill Maloney <beth@kendallsquare.org>  
**Sent:** Thursday, May 15, 2025 5:08 PM  
**To:** City Clerk  
**Subject:** Support for 320 Charles Street Redevelopment Plan

City Clerk and Cambridge City Councillors,

As the Executive Director of the Kendall Square Association, I am writing to express strong support for BioMed Realty's plans to redevelop the commercial building at 320 Charles Street.

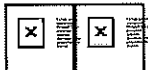
I have reviewed BioMed's plans and appreciate that BioMed has been very responsive to community feedback in the beautiful building redesign [here](#). This building has been a commercial building for decades, and, as designed, is a significant improvement aesthetically. The layout, including large floor plates, make it a flexible building which could accommodate a range of tenants, including climate tech and other uses.

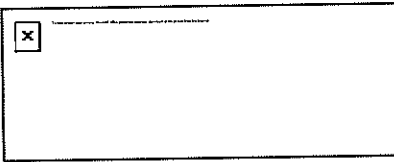
The community benefits for East Cambridge will make a real, positive impact. East End House provides essential services for children and their families, and is an integral part of the community. BioMed's commitment to East End House will enable the organization to continue to provide the services that make a difference for people. Many East Cambridge residents shared with the Planning Board how the East End House has been a lifesaver for them and their neighbors, and their statements were compelling.

I urge the Council to approve this plan, thank you.

**Beth**

**Beth O'Neill Maloney**  
**Kendall Square Association**  
EXECUTIVE DIRECTOR | *she/her/hers*  
510 Kendall Street, Cambridge MA 02142  
M: 617 460-5181





What's happening in Kendall Square?  
Check out the Kendall Calendar

Erwin, Nicole

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**From:** ALAN JOSLIN <ajoslin@icloud.com>  
**Sent:** Tuesday, May 13, 2025 9:58 AM  
**To:** Simmons, Denise; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Azeem, Burhan; Sobrinho-Wheeler, Jivan; Toner, Paul; Wilson, Ayesha; Zusy, Catherine  
**Cc:** City Clerk; City Council  
**Subject:** Citizen's Petition in Opposition to proposed Zoning Amendment to be heard by Ordinance Committee on May 20, 2025  
**Attachments:** 250421 Signatures to Request of City Council for denial of Amendment rewrite.pdf

RE: Citizen's opposition to  
Proposed Zoning Amendment offered by  
Lubavitch of Cambridge, Inc. (Petitioner) and  
Submitted to the City Council, March 10, 2025

Dear Councillors,

Neighborhood leaders and concerned citizens across Cambridge, including those who have signed the attached, are strongly opposed to the above-mentioned proposed zoning amendment. The amendment seeks sweeping exemptions from long-standing zoning protections that serve all residents of the City.

In summary, the proposed amendment would remove Gross Floor Area (GFA) and Floor Area Ratio (FAR) restrictions on the construction of **religious-use projects citywide** (through changes to Section 5.28.21 as rewritten by the petitioner). It would also eliminate critical regulatory safeguards in the following areas:

1. Non-conforming structures or additions (Section 8.22.1)
2. Off-street parking and loading requirements (Section 8.22.2.a and b)
3. Open space requirements (Table 5-1, footnote 1)
4. Full compliance for benefits of Inclusionary Housing (Section 5.40, Table 5-1, footnote 2a)
5. Requirements to notify abutters, meet with them, and report findings to the City. (Table 5-1, footnote 37)

This petition arises in the wake of the petitioner's unsuccessful request for a dimensional variance from the Board of Zoning Appeal (BZA) for a proposed project on Banks Street well in excess of both the allowable FAR, and a more modest variance to FAR supported by the neighborhood residents. Subsequently, challenged by the appropriate site-specific City and State appeal process, the petitioner is now proposing a **citywide zoning change** to override that decision — one that would permanently alter regulations throughout the City to address a single project's constraints.



Such an approach poses an unacceptable risk. Cambridge zoning should not be rewritten to accommodate an individual application. This undermines the integrity of the public planning process and bypasses the very purpose of the BZA: to evaluate hardship claims and zoning relief on a case-by-case basis.

**More importantly, the implications of this amendment extend far beyond Banks Street. By exempting religious institutions from basic zoning standards, the City would create a precedent that could be extended to non-religious educational institutions under the Dover Amendment (Massachusetts General Law, Chapter 40A, Section 3).**

Cambridge was historically excluded from Dover precisely because of the unique concentration of institutions here and the resulting impact on residential neighborhoods. Reversing course on this would invite large-scale institutional expansion into areas previously protected from such intrusion.

**This proposal also contradicts the City's stated commitment to affordable housing.** For example, the Lubavitch project on Banks Street alone will result in the **loss of 7 housing units**. Granting blanket exemptions to institutional development will **accelerate the displacement of housing stock**, increase neighborhood disruption, and threaten the long-term stability of Cambridge's residential fabric.

We respectfully urge the City Council to recognize this amendment for what it is: a citywide policy change aimed at resolving a single dispute, with sweeping and irreversible consequences. It is not the proper use of zoning authority, and it opens the door to outcomes that run counter to the City's values of equity, transparency, and residential protection.

We ask you to reject this zoning amendment and uphold the thoughtful processes that have long governed growth in Cambridge, and not be cowed by the Petitioner's irresponsible, frivolous and hurtful claims of Anti-Semitism and NIMBY.

Thank you for your consideration.

Respectfully,

Alan Joslin, on behalf of Kerry Corner Neighborhood Association, dated May 3, 2025.

**Attachment:** Signatures to the above letter from the Kerry Corner Neighborhood Association, dated April 21, 2025, represent OPPOSITION to the Amendment of the Zoning Ordinance of the City of Cambridge intending to alter sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner submitted by Lubavitch of Cambridge, Inc. to City Council of the City of Cambridge on March 10, 2025.

## KERRY CORNER NEIGHBORHOOD ASSOCIATION

April 21, 2025

City Council of the City of Cambridge  
Cambridge City Hall  
795 Massachusetts Ave.  
Cambridge, Massachusetts, 01239

RE: Citizen's opposition to  
Proposed Zoning Amendment offered by  
Lubavitch of Cambridge, Inc. (Petitioner) and  
Submitted to the City Council, March 10, 2025

Neighborhood leaders and concerned citizens across Cambridge, including those who have signed the attached, are strongly opposed to the above-mentioned proposed zoning amendment. The amendment seeks sweeping exemptions from long-standing zoning protections that serve all residents of the City.

In summary, the proposed amendment would remove Gross Floor Area (GFA) and Floor Area Ratio (FAR) restrictions on the construction of **religious-use projects citywide** (through changes to Section 5.28.21 as rewritten by the petitioner). It would also eliminate critical regulatory safeguards in the following areas:

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Such an approach poses an unacceptable risk. Cambridge zoning should not be rewritten to accommodate an individual application. This undermines the integrity of the public planning process and bypasses the very purpose of the BZA: to evaluate hardship claims and zoning relief on a case-by-case basis.

More importantly, the implications of this amendment extend far beyond Banks Street. By exempting religious institutions from basic zoning standards, the City would create

KERRY CORNER NEIGHBORHOOD ASSOCIATION

a **precedent** that could be extended to **non-religious educational institutions** under the **Dover Amendment** (Massachusetts General Law, Chapter 40A, Section 3). Cambridge was historically excluded from Dover precisely because of the unique concentration of institutions here and the resulting impact on residential neighborhoods. Reversing course on this would invite large-scale institutional expansion into areas previously protected from such intrusion.

This proposal also contradicts the City's stated commitment to affordable housing. For example, the Lubavitch project on Banks Street alone will result in the **loss of 7 housing units**. Granting blanket exemptions to institutional development will **accelerate the displacement of housing stock**, increase neighborhood disruption, and threaten the long-term stability of Cambridge's residential fabric.

We respectfully urge the City Council to recognize this amendment for what it is: a citywide policy change aimed at resolving a single dispute, with sweeping and irreversible consequences. It is not the proper use of zoning authority, and it opens the door to outcomes that run counter to the City's values of equity, transparency, and residential protection.

We ask you to reject this zoning amendment and uphold the thoughtful processes that have long governed growth in Cambridge, and not be cowed by the Petitioner's irresponsible, frivolous and hurtful claims of Anti-Semitism and NIMBY.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan Joslin', written over a horizontal line.

Alan Joslin, on behalf of Kerry Corner Neighborhood Association

**Attachment:** Signatures to the above letter from the Kerry Corner Neighborhood Association, dated April 21, 2025, represent **OPPOSITION** to the Amendment of the Zoning Ordinance of the City of Cambridge intending to alter sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner submitted by Lubavitch of Cambridge, Inc. to City Council of the City of Cambridge on March 10, 2025.

Petition to OPPOSE the Amendment of the Zoning Ordinance of the City of Cambridge intending to amend sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner submitted by Lubavitch of Cambridge, Inc. to City Council of the City of Cambridge on March 10, 2025, as attached. This opposition is based upon the case laid out in the attached letter from Alan Joslin, on behalf of Kerry Corner Neighborhood Association, to the City Council of Cambridge, dated April 21, 2025.

#	Signature	Name	Address	Date
1		David Sturman	22 Banks St	4/28/25
2		Reed Alexander	22 Banks St	4/28/25
3		Liz Gombos	100 STANBISH #2	4/28/25
4		Emma	24 Rockbury St	4/28/25
5		Massimo	426 Broadway St	5/2/25
6		Robert	12 Pymore Ct.	5/2/25
7		Nicole	12 Pym St #2	5/2/25
8		Olivia	75 CHILTON ST	5/2/25
9		CYNTHIA SMITH	57 Crescent St	5/2/25
10		Lauren	3 BURLING ST	5/2/25
11		Hymen	28 Banks St	5/12/25
12		Dani	25 Banks St	5/12/25
13		Avi	66 Banks St	5/12/25
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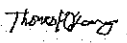
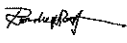
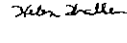

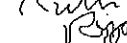
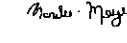

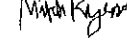


Petition to OPPOSE the Amendment of the Zoning Ordinance of the City of Cambridge intending to amend sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner submitted by Lubavitch of Cambridge, Inc. to City Council of the City of Cambridge on March 10, 2025, as attached. This opposition is based upon the case laid out in the attached letter from Alan Joslin, on behalf of Kerry Corner Neighborhood Association, to the City Council of Cambridge, dated April 21, 2025.

#	Signature	Name	Address	Date
1	<i>Laura Sheffield</i>	Laura Sheffield	219 Brookline St.	4/25/25
2	<i>Jonathan Austin</i>	JONATHAN AUSTIN	219 BROOKLINE ST	5/3/25
3	<i>Erin Fote</i>	Erin Fote	29 Surrey St.	5/12/25
4	<i>Eric Thompson</i>	Eric Thompson	"	5/12/25
5	<i>Erin Fote</i>	Erin Fote	29 Surrey St	5/12
6	<i>Albert Lamb</i>	ALBERT LAMB	21 GRANT ST	5/12
7	<i>N. Lamb</i>	N. Lamb	21 Grant St	5.12
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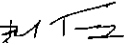
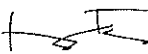

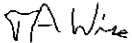
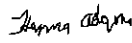
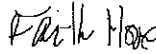

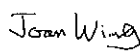
Petition to OPPOSE the Amendment of the Zoning Ordinance of the City of Cambridge intending to amend sections 5.28.21, 8.22.1, 8.22.2 and Table 5.1 in the manner submitted by Lubavitch of Cambridge, Inc. to City Council of the City of Cambridge on March 10, 2025, as attached. This opposition is based upon the case laid out in the attached letter from Alan Joslin, on behalf of Kerry Corner Neighborhood Association, to the City Council of Cambridge, dated April 21, 2025.

#	Signature	Name	Address	Date
1		Deborah Epstein	36 Bank St.	4.20.25
2		Rebekah Lord	7 Beech St. Unit 307	4.21.25
3		E. Lisa Frank	22 Donac II St.	4.23.25
4		Kath. Gormley	120 Aberdeen Ave.	4/30/25
5		John E. Fisher	130 Faverweather St	4/30/25
6		Richard A. Fisher	130 Faverweather St	4/30/25
7		STEVE WILLIS	22 DONNELL	4/30/25
8		Margaret Fisher	49 Webster Ave Apt. 3	5/2/25
9		Isabella Jordan	64 Frost St, #1	5/2/25
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The following individuals have signed the petition opposing the proposed amendment to the Cambridge Zoning Ordinance submitted by Lubavitch of Cambridge, Inc. This list is updated automatically as new signatures are received. *This page is not indexed by search engines. Please do not repost the link.*

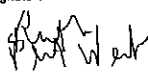
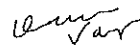






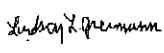
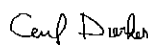
Submission Date	Signature	Name	Address	City	State / Province
2025-05-12 22:53:07		Thomas O'Leary	Street Address: 24 ML Auburn St City: CAMBRIDGE State / Province: MA Postal / Zip Code: 02138		
2025-05-12 22:50:26		Rosalie Post	Street Address: 7 ATHENS STREET City: 7 Athens Street State / Province: MA Postal / Zip Code: 02138		
2025-05-12 21:52:32		Helen Walker	Street Address: 43 Linnaean Street Apt. 44A City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-12 17:15:06		Phyllis Baumann	Street Address: 19 Bay Street City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-12 16:09:32		Ruth Ryals	Street Address: 115 Upland Rd Street Address Line 2: Apt 1 City: North Cambridge State / Province: MA Postal / Zip Code: 02140- 2773		
2025-05-12 15:02:55		marilee meyer	Street Address: 10 dana st Street Address Line 2: 404 City: cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-12 14:21:47		Suzanne Blier	Street Address: 5 Fuller Plaza City: Cambridge State / Province: Ma Postal / Zip Code: 03138		
2025-05-12 14:06:40		Mitch Ryerson	Street Address: 12 Upton St. City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-12 14:04:28		Alan Joslin	Street Address: 36 Banks Street City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-11 08:45:29		Katherine Canfield	Street Address: 6 Newell Street City: Cambridge State / Province: MA Postal / Zip Code: 02140		



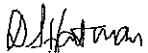


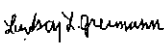
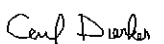
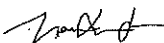



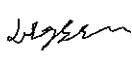
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Submission Date	Signature	Name	Address	City	State / Province
2025-05-10 13:11:01		Elizabeth Lavale	Street Address: 131 Upland Road City: Cambridge State / Province: MA Postal / Zip Code: 02140		
2025-05-10 08:34:40		David Torrey	Street Address: 128 Pearl Street City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-10 08:20:04		Elizabeth Torrey	Street Address: 128 Pearl Street City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-09 16:45:55		Daniel Polls	Street Address: 85 Brattle Street City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-09 15:43:43		Tim Wise	Street Address: 42 Kinnaird St. Apt. 3 City: Cambridge State / Province: MA Postal / Zip Code: 02139		
2025-05-09 13:02:41		Hanna Adams	Street Address: 19 Garden Street, 27 City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-09 12:25:56		Faith Moore	Street Address: One waterhouse St. Street Address Line 2: Apartment 84 City: Cambridge State / Province: Massachusetts Postal / Zip Code: 02138		
2025-05-09 12:11:47		Sarah Putnam	Street Address: 320 Brookline St. City: Cambridge State / Province: MA Postal / Zip Code: 02139-4812		
2025-05-08 12:23:18		Joan Wing	Street Address: 703 Green Street City: Cambridge State / Province: Massachusetts Postal / Zip Code: 02139		

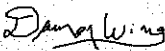


The following individuals have signed the petition opposing the proposed amendment to the Cambridge Zoning Ordinance submitted by Lubavitch of Cambridge, Inc. This list is updated automatically as new signatures are received. *This page is not indexed by search engines. Please do not repost the link.*

Submission Date	Signature	Name	Address	City	State / Province
2025-05-07 21:19:35		Ruth Plaut Weinreb	Street Address: 9 Willard Street City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 18:23:43		Deborah Velenze	Street Address: 1 Shady Hill Square City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 13:02:55		Steve Imrich	Street Address: 37 Crescent City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 09:28:29		Roy Russell	Street Address: 40 Cottage St City: Cambridge State / Province: MA Postal / Zip Code: 02139-3832		
2025-05-07 09:10:25		Bany Oemar	Street Address: 25 Banks St City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 09:09:19		Deborah Hartman	Street Address: 25 Banks St City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 03:33:17			Street Address: 100 Reed Street City: Cambridge State / Province: MA Postal / Zip Code: 02140-1740		
2025-05-07 01:40:38		Cy Britt	Street Address: 2 Shady Hill Square City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 21:38:23		Lindsay Greimann	Street Address: 975 Memorial Drive Street Address Line 2: 1108 City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 16:55:25		Carl Dierker	Street Address: 15 Surrey St. City: Cambridge State / Province: MA Postal / Zip Code: 02138		

Submission Date	Signature	Name	Address	City	State / Province
2025-05-07 09:28:29		Roy Russell	Street Address: 40 Cottage St City: Cambridge State / Province: MA Postal / Zip Code: 02139-3832		
2025-05-07 09:10:25		Barry Omar	Street Address: 25 Banks St City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 09:09:19		Deborah Hartman	Street Address: 25 Banks St City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-07 03:33:17		Cy Britt	Street Address: 100 Reed Street City: Cambridge State / Province: MA Postal / Zip Code: 02140-1740		
2025-05-07 01:40:38		Lindsay Greimann	Street Address: 2 Shady Hill Square City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 21:36:23		Carl Dierker	Street Address: 975 Memorial Drive Street Address Line 2: 1109 City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 16:55:25		Monica Leitner-Laserna	Street Address: 15 Surrey St City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 09:38:37		Thomas Serwold	Street Address: 17 Banks St Street Address Line 2: Apt 3 City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-06 07:18:00		Thomas O'Leary	Street Address: 30 Banks St City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-05 23:40:16		Rosalie Post	Street Address: 7 Athens Street City: Cambridge State / Province: MA Postal / Zip Code: 02138		
2025-05-05 23:34:36		Lily Shen	Street Address: 7 ATHENS STREET City: 7 Athens Street State / Province: MA Postal / Zip Code: 02138		
2025-05-05 22:29:21		Roy Russell	Street Address: 23 Banks Street City: Cambridge State / Province: MA Postal / Zip Code: 02138		

The following individuals have signed the petition opposing the proposed amendment to the Cambridge Zoning Ordinance submitted by Lubavitch of Cambridge, Inc. This list is updated automatically as new signatures are received.*This page is not indexed by search engines. Please do not repost the link.*

Submission Date	Signature	Name	Address	City	State / Province
2025-05-13 09:18:53		Darman Wing	Street Address: 703 Green Street City: Cambridge State / Province: Ma Postal / Zip Code: 02139		

Former City Councillor T. Toomey  
East End Union



**KNOW KNITTING?** If you don't, Instructor Ruth Berwell of Melrose is glad to help at the classes she holds at East End Union Tuesday nights at 7. Pupils at this session are Marie Dinan of Eighth st. (left), Peg Maloney of Berkshire st., both Cambridge, and Agnes Powers of Marathon st., Arlington.

## East End Union Offers Wide Fall Program

Members of the East End Union, a Red Feather agency, have completed their fall program for young and old. Not a single boy or girl of the Spring st., East Cambridge, neigh-

borhood should be without some knowledge of ballroom dancing insofar as the union now conducts three dancing classes per week. Boys and girls from 12-15 years of age may join the class on Tuesday evenings from 7 to 8:30, while younger ones from 7 to 10 years of age are invited to the Wednesday afternoon class from 4:30 to 5. On Mondays at 3:30 children from 8-10 have an opportunity to join another dancing class.

Boys and girls 16 years of age or over, who have ability in art, are invited to attend art classes in Tuesday afternoon from 4 until 5:30.

Former USO hostesses of the East End Union are keeping the minds of returned veterans occupied by encouraging them to join

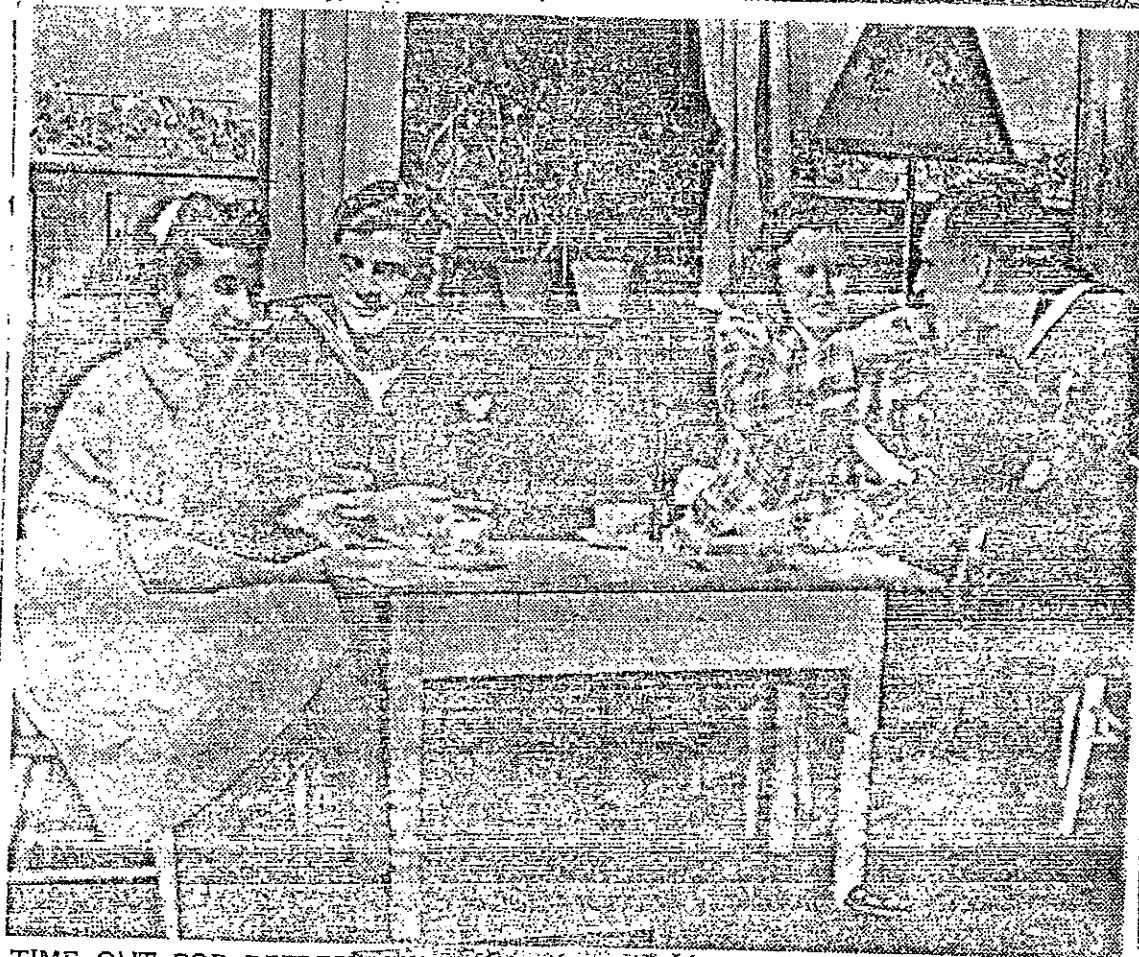
their dramatic classes on Monday, Wednesday and Friday evenings. The art director is Edward C. Amaral.

Girls, not interested in art, may be attracted to the Union on Thursday evenings when girls' basketball teams are holding sway. Or possibly there are boys and girls who would like to compete in ping pong games on that evening.

Lates tattraction for adults of the neighborhood opens next Monday evening when there will be a class for making slip covers. It is expected that many mothers of the neighborhood will register at the opening class. The classes are to be conducted, under the State Vocational Educational Department, from 1-10 p. m. each Monday.

BOSTON DAILY GLOBE—THURSDAY, DECEMBER 20, 1945

# BRIDGE EDITION



TIME OUT FOR REFRESHMENTS at U. S. O. dance held recently at the East End Union Club. Left to Right—Lillian Cabral, John Callahan, Eileen Dinan, and Roger Robbins.

# EAST END UNION

105 SPRING ST. CAMBRIDGE, MASS.

Family Name Toomey Address 140 Spring St.  
 Father's Name John Birthplace USA  
 Father's Occupation Fireman Naturalized  
 Mother's Name Rose Birthplace  
 Language, Religion, Color Sacred Heart

## CHILDREN

NAME	BIRTHDAY	SCHOOL OR BUSINESS	COPIES PAID	
Mary Ellen	8/8/42	S. Heart	.25	(Child Aug. 5)
John				54
Timothy	10/2/45	S. Heart	.50	.50
George	3/ /48	S. Heart	.50	.50

# EAST END UNION

105 SPRING ST. CAMBRIDGE, MASS.

Family Name Toomey Address 140 Spring St.  
 Father's Name Timothy ~~John~~ Birthplace Cambridge  
 Father's Occupation ~~Police Officer~~ Naturalized  
 Mother's Name Josephine Birthplace Ireland  
 Language, Religion, Color Sacred Heart

## CHILDREN

NAME	BIRTHDAY	SCHOOL OR BUSINESS	COPIES PAID	
Florence		married		
John		fireman		
Malen				
Mary	10/23/21			
Veronica	12/20/25	S. Heart	.25	
Timothy	5/15/31	S. Heart		

# EAST END UNION

105 SPRING ST., CAMBRIDGE, MASS.

Family Name Toomey, Eileen

Address 121 Thorndike St.

Father's Name

Birthplace

Father's Occupation

Naturalized

Mother's Name

Birthplace

Language, Religion, Color

## CHILDREN

NAME	BIRTHDAY	SCHOOL OR BUSINESS	DUES PAID		
Eileen			50 1.00		

# EAST END UNION

105 SPRING ST., CAMBRIDGE, MASS.

Family Name Vernie Toomey

Address 140 Spring Street

Father's Name

Birthplace

Father's Occupation

Naturalized

Mother's Name

Birthplace

Language, Religion, Color

## CHILDREN

NAME	BIRTHDAY	SCHOOL OR BUSINESS	DUES PAID		
Vernie			50 1.00		



# EAST END UNION

105 SPRING ST., CAMBRIDGE, MASS

Family Name: Toomey

Address: 181 Thorndike St.

Father's Name: Joseph

Residence: U.S.A.

Father's Occupation: McIntyre & William

Naturalized

Mother's Name: Mary

Residence: U.S.A.

Language: Religion: Cate S. Heart

## CHILDREN

NAME	BIRTHDAY	SCHOOL OR EMPLOYMENT	DUES PAID		
Margaret		Working		39	42
Dorothy					
Timothy	11-10-19				
Joseph					
Mary	8-29-27	S. Heart	12/38/.35	39-40-55	42

# EAST END UNION

105 SPRING ST., CAMBRIDGE, MASS

Family Name: Toomey

Address: 91 Third St.

Father's Name: Cornelius

Residence: Cambridge

Father's Occupation: Glasser

Naturalized

Mother's Name: Sarah

Residence:

Language: Religion: Catholic Heart

## CHILDREN

NAME	BIRTHDAY	SCHOOL OR EMPLOYMENT	DUES PAID		
Sally	9/7/33	S. Heart		50	
Paul	31				
Thomas	30				