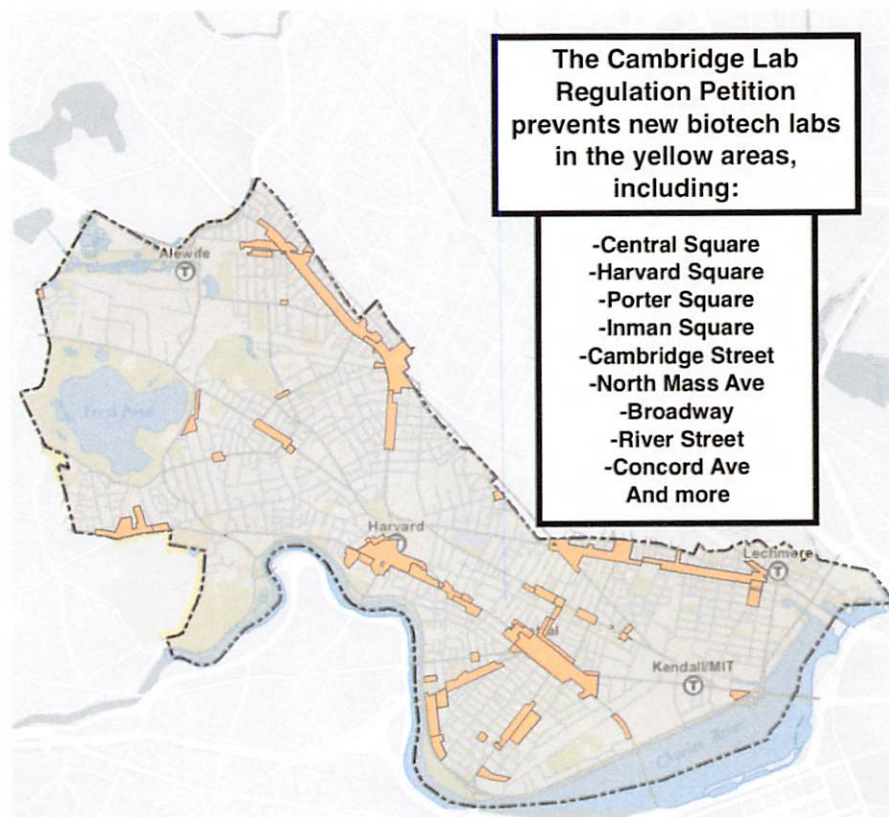


Cambridge Lab Regulation Zoning Amendment

Overview

The goal of this zoning petition is to prevent an anti-housing, anti-small business expansion of biotech laboratories into Cambridge's vibrant squares and neighborhoods. Cambridge is a proud hub of innovation but excessive biotech expansion will continue to worsen the city's staggering affordability crisis for both residential tenants and small businesses. The looming threat of such an expansion is a major impediment to increasing both affordable and market-rate housing near transit. It also threatens locally-owned, independent businesses across the city. The profitability of biotech labs will outcompete other uses wherever it is allowed. Yet it is housing, not biotech, that will build the around-the-clock stream of customers so desperately needed by our small business community. The areas identified below in yellow should be shielded from new biotech lab development, allowing them to develop as housing centers with thriving restaurants, nightlife, and retail, in order to encourage a diverse and vibrant economy:



The Cambridge Lab Regulation Petition prevents new biotech labs in the yellow areas, including:

- Central Square
- Harvard Square
- Porter Square
- Inman Square
- Cambridge Street
- North Mass Ave
- Broadway
- River Street
- Concord Ave
- And more

2022 OCT 27 PM 3:20
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Note: Received
at approximately
2:45pm -
[Signature]

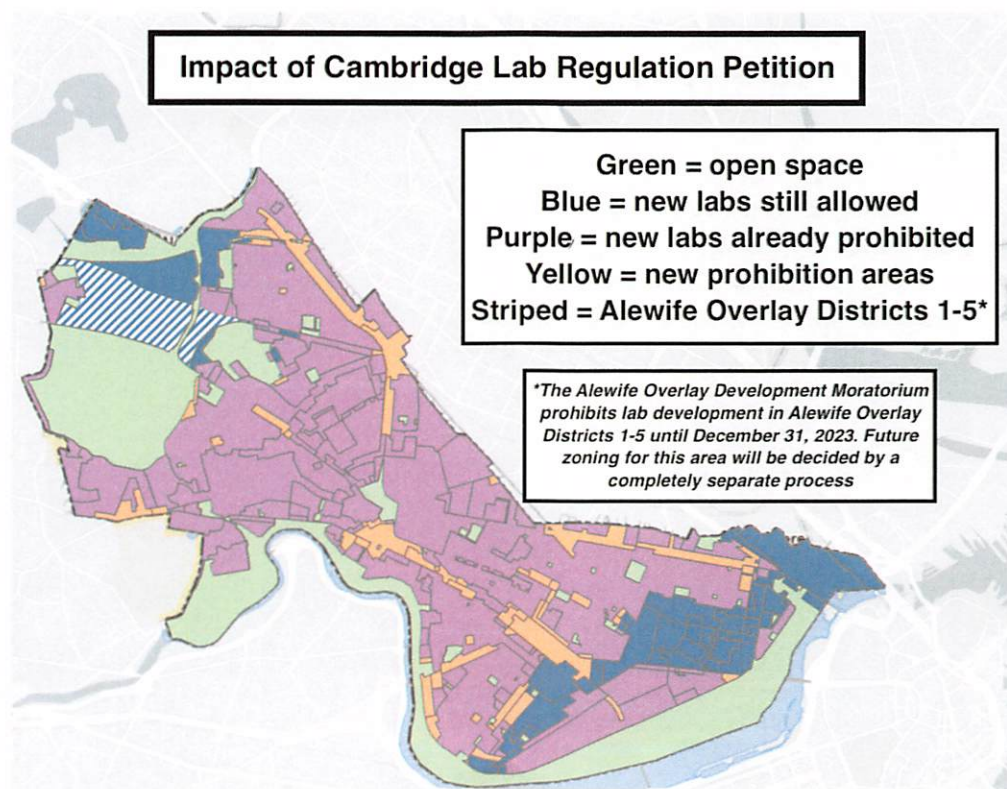
Now is the time to have a real conversation about where biotech laboratories do and do not belong in Cambridge. There is still time to commit to a pro-housing, pro-small business direction for our squares and neighborhoods. We hope that our City Council will seize the opportunity.

Summary

This petition proposes three zoning changes. It:

1. **Defines the lab use**, finally distinguishing it from other commercial uses. The proposed definition aligns with the approach of nearby cities and accounts for the unique conditions of Cambridge. Similar but non-threatening uses like dentist offices and academic research buildings are explicitly carved out.
2. **Restricts new instances of lab use** in vulnerable squares and zoned business districts. The restricted areas are shown in yellow on the map below. The petition has no impact on the
3. **Completely grandfathers all existing instances** of the lab use within newly restricted areas, going even farther than the Zondervan/McGovern version of the petition in this regard.

The Alewife Overlay Development Moratorium prohibits new lab development in Alewife Overlay Districts 1-5 until December 31, 2023. The Cambridge Lab Regulation Petition does not impact that timeline and should not be construed to take a position on lab development in the Alewife Quadrangle. That decision will be made separately, informed by working group recommendations.



List of Proposed Zoning Amendments

That the Zoning Ordinance of the City of Cambridge be amended on a petition by X et al., as follows:

ORDERED: That Article 2.000, entitled DEFINITIONS, of the Zoning Ordinance of the City of Cambridge, be amended by addition with the following text:

Technical office for research and development, laboratory & research facility. Any laboratory engaged in research, experimental and testing, including but not limited to the fields of biology, chemistry, electronics, engineering, geology, medicine, and physics, including activities that require additional air exchanges over and above a regular office use, or require the use of chemical hoods, biosafety cabinets, regulated chemicals, or dangerous substances. This definition does not include laboratories primarily used for educational purposes, medical and dental offices, including medical and dental offices providing laboratory services to patients such as blood tests, stool sample analysis and other similar services, innovation spaces, maker spaces, or other similar uses, or any purely software based activities.

FURTHER ORDERED: That Section 4.40 of Article 4.000, entitled USE REGULATIONS, of the Zoning Ordinance of the City of Cambridge, be amended by addition of two new footnotes as follows:

62. Any pre-existing technical office for research and development, laboratory & research facility in existence or permitted prior to January 1, 2023 in a Business or Office District shall be considered a conforming use for the purposes of making modifications to the building, including for the purposes of relocating the pre-existing use within the building.
63. Except as detailed herein, the technical office for research and development, laboratory & research facility use shall be allowed in any PUD, AOD, SD, MXD or other special zoning district that already effectively allowed this use prior to January 1, 2023. Notwithstanding any contrary provisions in Article 17, the technical office for research and development use shall no longer be permitted in Special Districts 2, 9, and 10. Notwithstanding any contrary provisions in Article 20 or elsewhere in the Zoning Ordinance, the technical office for research and development use shall not be permitted in any Overlay Districts with a base zoning of Residential, Business or Office. NOTE: Commercial developments in Alewife Overlay District 1, 2, 3, 4, and 5 are subject to a moratorium ending December 31, 2023 and the zoning may change in those districts separate from this petition and after it is approved.

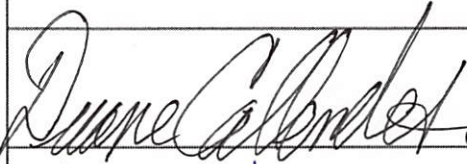

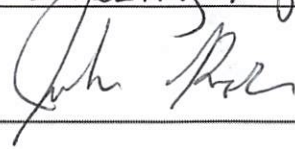
FURTHER ORDERED: That Section 4.34 of Article 4.000, entitled USE REGULATIONS, of the Zoning Ordinance of the City of Cambridge, be amended as follows:

4.34	Office and Laboratory Use
------	---------------------------

	Open Space	Res A 1&2	Res B	Res C, C-1, C-1A, 2, 2A, 2B, 3, 3A, 3B	Off 1, 2A, 2, 3, 3A	Bus A-1, A-2, A-3 ¹	Bus A, A-4	Bus B, B-1, B-2	Bus C	Ind A-1, A-2	Ind A	Ind B-1, B-2	Ind B
f. Technical office for research and development, laboratory & research facility subject to the restrictions in Section 4.21m	No	No	No	No ⁹	No ^{62,63} <u>Yes</u>	No ^{62,63} <u>Yes</u>	No ^{62,63} <u>Yes</u>	No ^{62,63} <u>Yes</u> ¹⁰	No ^{62,63} <u>Yes</u>	Yes	Yes	Yes	Yes

Cambridge Lab Regulation Zoning Petition


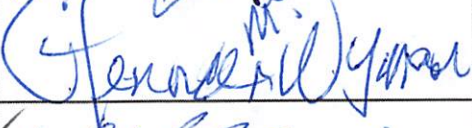

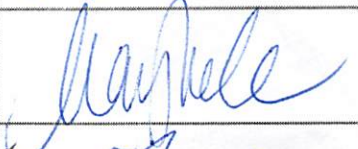
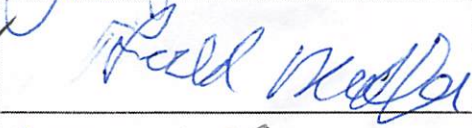

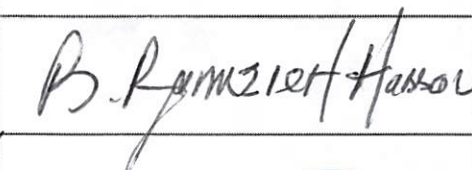

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
+ 	Duane Callender	160 Cambridge Park Dr. #148 Cambridge MA 02140
+ Leonard Francis	LEONARD FRANCIS	106 Pearl St. #3
✓ 	Bill (William B.) Cunningham	6 Newtowne Court #166
✓ Annamay Boyle-Burdon	Annamay Boyle-Burdon	150 Erie St Cambridge MA 02139
✓ Leah Godfrey	serpeling@gmail.com	150 Erie St Cambridge 02139
+ JOHN RODRIGUES		2192 MASS. AVE CAMBRIDGE, MA

(3)

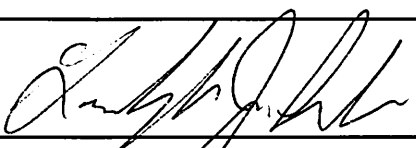



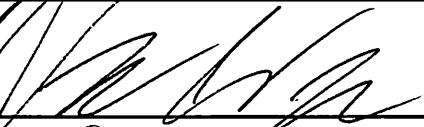




Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
+ 	Ben Simon	67 Bishop Allen Dr. # 2
+ 	Glenna M. Wypse	29 8th St #66
✓ 	Ellen Mei	383 Prospect St Apt 2
+ 	May Le	383 Prospect St APT 2
✓ 	Todd M. Alet	116 Norfolk St, Apt 202
+ 	MS. NASIM G. MENON, M.Sc.	7 Temple St Apt 33 Cambridge, MA 02139
+ 	B. RAMZIEH HASSAN	100 LANDSDOWNE ST. # 906
✓ 	Allen Perez	237 Franklin # 803
③		



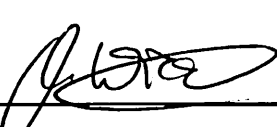


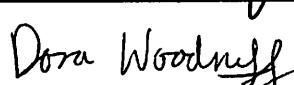


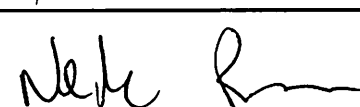
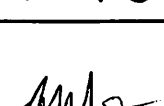
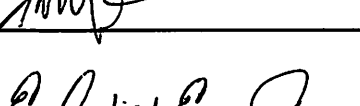
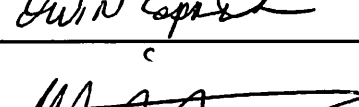
Cambridge Lab Regulation Zoning Petition

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Signature	Printed Name	Street Address
+ 	Gwenhwyfar Sadie	50 folken St. #7 Cambridge MA 02138
+ 	Michael Prince	193 R. Nidge Ave Cambridge MA 02140
	Amanda Rosanna	91 Ames St C302 Dorchester MA 02124
+ 	Kevin West	12 Chestnut St #102 Cambridge MA 02139
✓ 	Vernon Wallace	15 Allen Street, Cambridge, MA 02140
+ 	Sarah Wharton	21 Essex St Apt 1R Cambridge, MA 02139
+ 	Emanuel Perez	21 Essex St Apt 1R Cambridge, MA 02139
+ 	Kara English	10 Magazine St., Apt. 1005 Cambridge, MA 02139
+ 	Emily Tany	25 Inman St., Apt 1 Cambridge, MA, 02139

Cambridge Lab Regulation Zoning Petition

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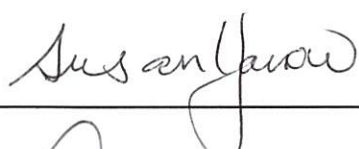
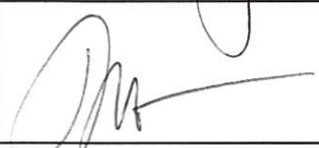



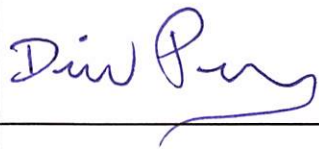
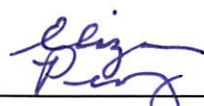

Signature	Printed Name	Street Address
	David Schlaerb	16 Mt. Auburn St.
	Daniel Carrvajal Zuniga	175 Beacon St.
	Max Wiesner	175 Beacon St.
	Jessie Burdick	17 Surrey St
	Alexander Zurovec	10 Dewolfe St.
	Dora Woodruff	58 Plympton St.
	Woodrow Wilson	Kevin Morrison
	Western Ave Cambr.	David Lewis
	Nelson Pereira	820 MASS AVE 02139 - 336
	PETROS TIRZITIS	820 MASS. AVE CAMBRIDGE
	Edwin Espada	820 MASS. AVE CAMBRIDGE MA 02139
	WISAM PIRJAN	820 MASS RD 13 02139

(X)

8/35


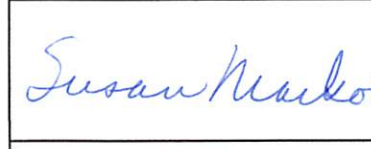

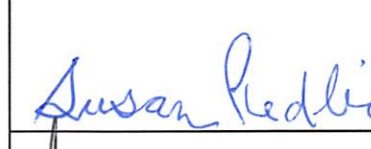
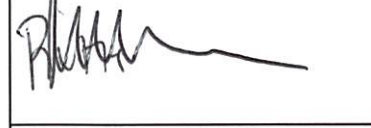

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Signature	Printed Name	Street Address
	Jean L. Cummings	5 Ashburton Pl.
	Susan Yanow	221 Norfolk St.
	Phillip Sego	221 Norfolk St
	Nanette Simenas	24 Tremont St
	ALBE Simenas	24 Tremont St.
	KEVIN O'KEEFE	12 TREMONT ST
	DAVID PENDERY	14 TREMONT ST
	Elizabeth Pendery	14 Tremont St.
	Jeffrey Porcell	20 Tremont St

Cambridge Lab Regulation Zoning Petition

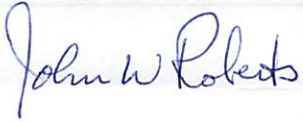
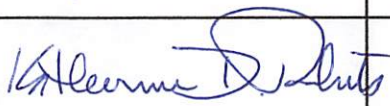
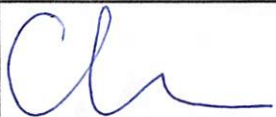


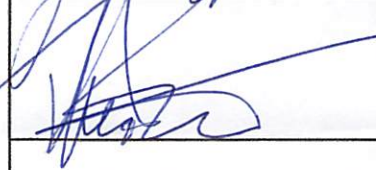



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Signature	Printed Name	Street Address
	Jacqueline Dee King	40 Essex St.
	Jonathan King	40 Essex St
	BARBARA TAGGART	2 Cottage Ct
	Shelley Rieman	201 Franklin St.
	^{Susan} Shelley Markowitz	20 Oak St.
	ANA Rodriguez	150 Franklin ST APT 103 Cambridge
	Susan Redlich	19 Sacramento St
	RWM Economon	6 Cottage ctr.
	Remy Trahan	125 Harvard St.

✓

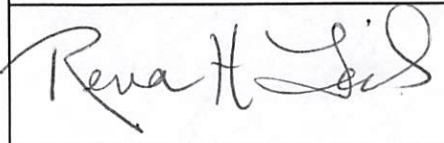
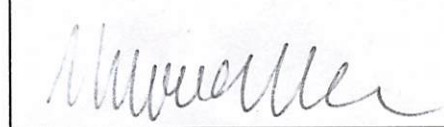
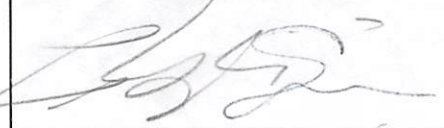
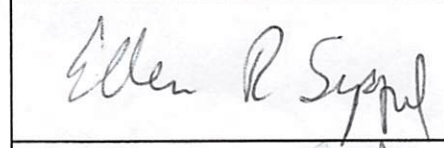

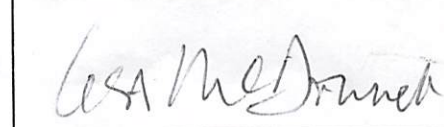
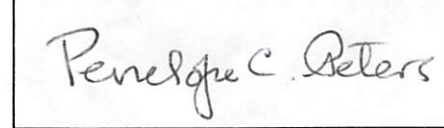
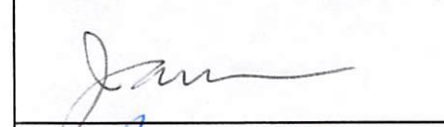

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Signature	Printed Name	Street Address
	John W Roberts	321 Huron Ave
	Kathy Roberts	321 Huron Ave
	Caitlin Roberts	319 Huron Ave
	Alison Roberts	21 Frost St.
	Jane Ehrlich	88 Sparks St.
	Tired FORBATH	21 Frost St.
	RUTH MITCHELL	377 Huron Ave
	KAREN HARMIN	323 HURON AVE.
	William Morse	269 North/K St.

Cambridge Lab Regulation Zoning Petition

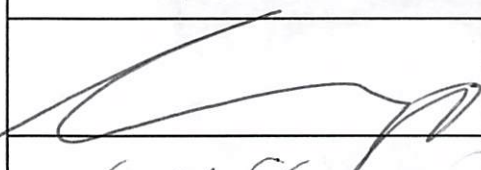
To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
	RENA H. LEIB	10 ARNOLD CIRCLE
	MIRIAM MANDELL	24 Woodbridge St
	PHYLLIS EWEN	17 KELLY RD
	Ellen Sippel	124 Pearl St
	Mary Baine CAMPBELL	36 Linnaean St Apt 9
	LISA McDONNELL	26 Whitney Ave
	Penelope C. Peters	23 Cottage St.
	Jane Tenenbaum	159 Concord Av
	Ruth Ryals	115 Upland Rd

12/36

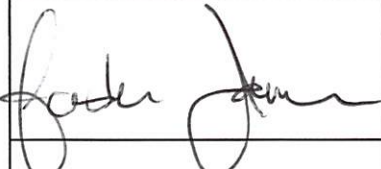
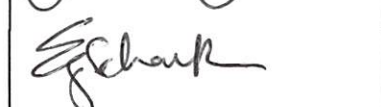
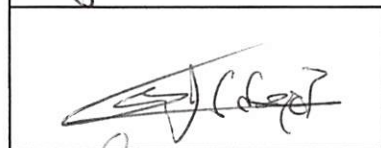

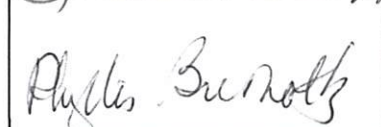
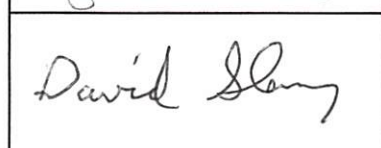
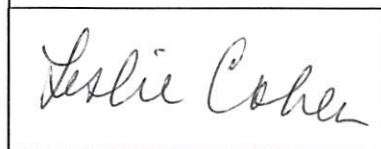
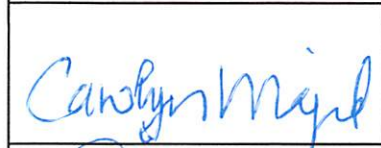

Cambridge Lab Regulation Zoning Petition

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Signature	Printed Name	Street Address
	BRIAN BUTAMIZO	402 MASS
K. M. McElaney	Kelley McElaney	402 MASS Ave Camb
Danny Gannon	Danny Gannon	979 MASS
Lawrence Payne	Lawrence Payne	820 MASS Ave
Keith Kugel	Keith Kugel	200 Franklin St Cambridge
Rudolph West	Rudolph West	8 Columbus Ave
Danielle Dalto	Danielle Dalto	7 Temple St #332
Jodi Collins	Jodi Collins	Homeless
Shalita Brown	Shalita Brown	homeless
Semaine Smith	Semaine Smith	homeless
Robin Pratt	Robin Pratt	Homeless

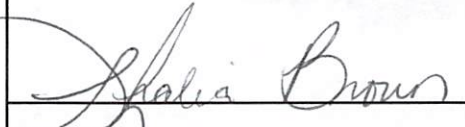
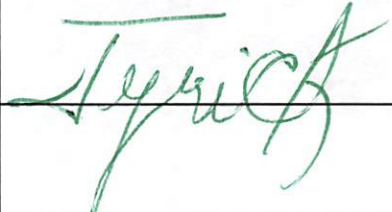
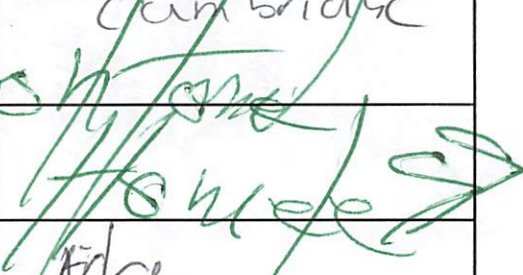
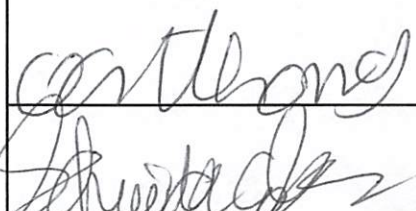
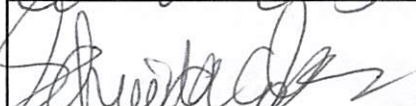




Cambridge Lab Regulation Zoning Petition

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Signature	Printed Name	Street Address
	^{JAMES?} Saskia James	251 Garden St Cambridge, MA
	Elisabeth Schainker	22 Tremont St
	Jacob Avelyn	22 Tremont St
	Sandra Middleton	57 Market St Apt 102
	Phyllis BRETHOLTZ	65 ANTRIM ST. 02139
	David Slaney	237 Norfolk St
	Leslie Cohen	237 Norfolk St.
	CAROLYN MAGID	71 Reed St ✓
	AARON SHALOM	4 Newton St. #3 ✓

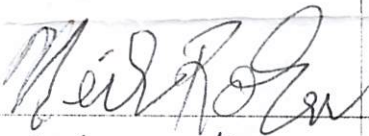
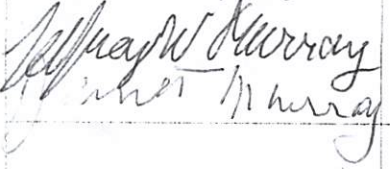

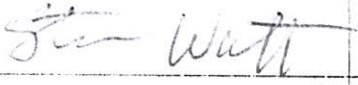
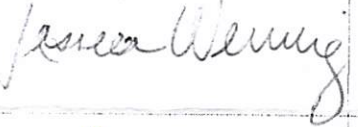





Cambridge Lab Regulation Zoning Petition

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Signature	Printed Name	Street Address
	Shalita Brown	N/A
Russell →	Russell	NA
Daniel Merin	Daniel Merin	N/A
Shawnte Oliver	Shawnte Oliver	6 Columbia Terrace Cambridge
	Tyrick Campbell	
	Anthony Schiada	N/A
	Schiada Colon	N/A
	Jmney Corbett	ANY Street
	Lee O'Neal	307. HARVARD.
	Frank Marino	4 Spruce's Ave Cambridge
	Jesse Mathe	Hambley

Cambridge Lab Regulation Zoning Petition

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Signature	Printed Name	Street Address
	Neil Rohr	655 Concord Ave.
	Jeffrey W Murray	115 Pearl St 02139
	JANET MURRAY	115 PEARL ST
	STEVEN WATT	106 KINNAIRD ST
	JESSICA WENNING	106 KINNAIRD ST. ✓
	Faisal AlZaben	02138
	Andrea Goodman	1445 Cambridge St.
	Consuelo Rodriguez	3 Clifton Circle #323
	Brooke Schober	02138
 Hannah Blake	Hannah Blake	888 MASS Ave

16/38

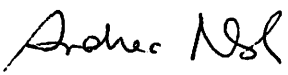
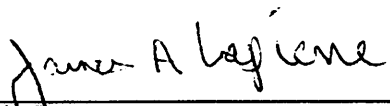

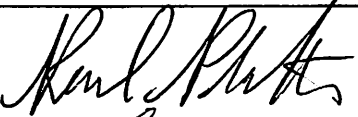
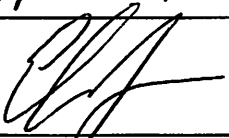


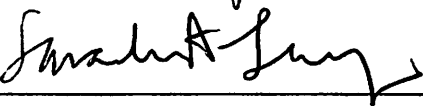

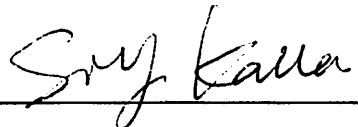
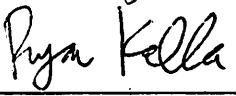
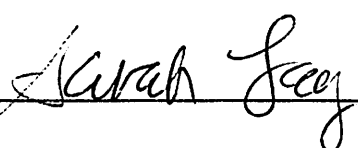
Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
John R MacLeod	John R MacLeod	43 Gold Star Rd Cambridge, MA
Margery Meadow	Margery Meadow	43 Gold Star Rd Cambridge MA
Thomas Y. R. & Waters	THOMAS G. LARSA-WATERS	54 CRESCENT ST.
Abra Berkowitz	Abra Berkowitz	16 Walden St. #2R Camb.
Marilyn Frankenstein	Marilyn Frankenstein	75 Holworthy St. 02138
Lea Kayali	Lea Kayali	02140
Marcelle Grail	Marcelle Grail	71 Chilton St 02138
Lorenzo Bradford	Lorenzo Bradford	56 Cedar St Cambridge, MA
Ryan Elbashir	Ryan Elbashir	325 COLUMBIA ST UNIT 3
Leah Meyers	Leah Meyers	22 Water St APT 201
Stephen Cellucci	Stephen Cellucci	32 Vineyard St
H. Fleishon	Hadasah Fleishon	100 Lonsdale Ave Comb 02139

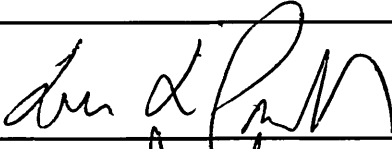
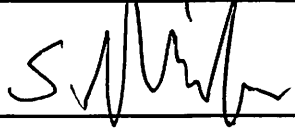



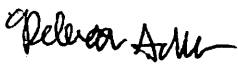
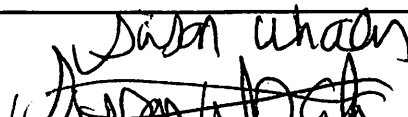
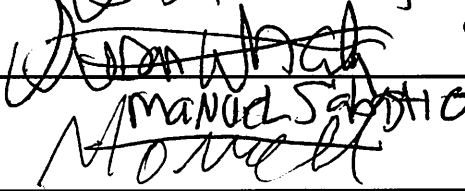
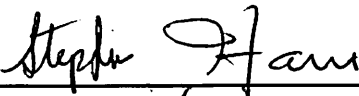

Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
	Andrea Nash	18 Worcester St.
	JAMES LAPIERRE	22 WORCESTER ST #1
	Catherine Hoffman	67 PLEASANT ST.
	Rachel Plattus	67 Pleasant St
	Eli Feghali	67 Pleasant St
	Lisa Gimbel	67 Pleasant St.
	Gail Charpentier	19 Murdock St.
	SARMA A. LEVY	52 PEARL ST #3
	Ivan Gonzalez	16 1/2 Suffolk ST
	Siyu Kalla	25 Suffolk St
	Ryan Kalla	25 Suffolk St
	Sarah Lay	20 Howard St




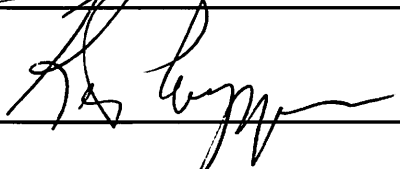
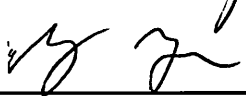
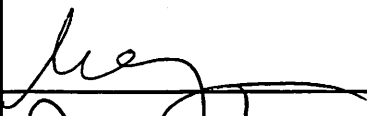

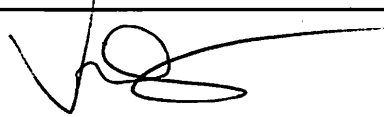

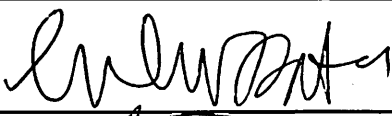
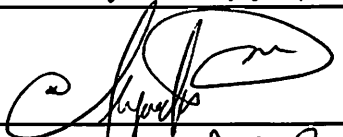
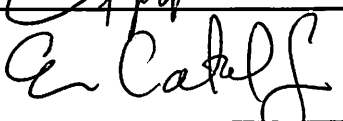
Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
	Louisa E. Parker	1 Warwick Park, Apt 1
	Stuart McMuldrock	1 Warwick Park, #1 Cambridge MA 02140
	Wilfredo Pineda	11-15 Green street
Pineda	Bryan Pineda	11-15 Green street
	Wilmer Cordero	11-15 Green street
ALDA	Adonis	11-15 Green street ROBTSE
	Joel Fleming	124 Franklin St #141 Cambridge MA 02139
	Rebecca Schwartz	2 Peabody Terrace Apt. 400, Cambridge MA 02138
	SUSAN Whalen	11-13 Green St Cambridge MA 02139
	MANUEL Saez	240 Albany St Cambridge MA 02139
	STEPHEN HARRIS	425 mass Ave
	Timo Kinosmanen	77 Elm St. Apt 1

Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
	Mira Patel	Bowdion st
	Blect Macomb	381 prospect st.
	Mercedes Ferreira ^{Din}	Claverly Hall
	KEVIN LERMAN	FROST ST.
	George Zolinger	Memoris 1 DR
	MARY McELROY	2 Carden Ct "2
	DAVID McChes	"
	VERONICA SEVERN	28 Langdon St
	ELLIOT WILLIAMS	13 Whitney Ave
	LULU Patterson	10 Cowperthwaite
	Alejandra Davila	18 Bay St.
	Emma Catalfamo	139 Antrim St.

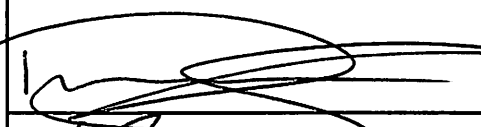
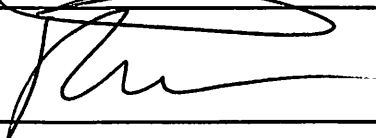
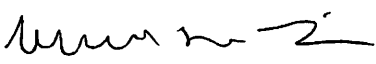



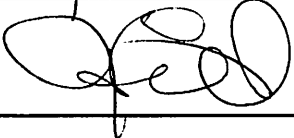
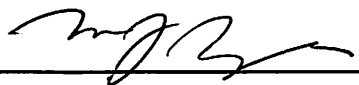

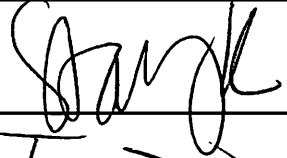
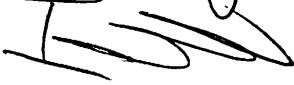
Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
FATMA Salem	FATMA Salem	7 Temple ST, Cambridge, 02139
Nancy Seymour Nancy Seymour		170 Harvard St. Camb. MA 02139
Lynette Forrey	Lynette Forrey	50 Churchill Ave. #530 02140
Nancy M. Ryan	Nancy M. Ryan	4 Ashburton Place #2 02139
Gail L. Epstein	Gail L. Epstein	43 Linnaean Street, #8 Cambridge, MA 02138
David Fichter	DAVID FICHTER	20 Worcester St. Cambridge, MA 02139
Debra Wink	Debra Wink	20 Worcester St. Cambridge MA 02139
Ernesto Garcia	Ernesto Garcia	5 Temple St. Cambridge MA 02139
Kayden Hall	Kayden Hall	285 Brookline St #3 Cambridge, MA 02139

Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
	Danielle Sauter	homeless
	Rosalind Deaderick	16 Newell St.
	Melissa Liu	615 Green St.
	Amanda Stickle	Harvard University
	Kenn Vignar	42 Walden
	Tala Afegaha	65 Langdon St
	Janet Kell	13 Waver St
	Mary Ziegler	5 Howland St.
	Al Goldberg	8 Clifton St.
	STACY KARABETIDIS	132 OXFORD ST
	Isabella Blake	7 Soldier's Field Rd.
Nancy Farrell	Nancy Farrell	3 Concord Ave.

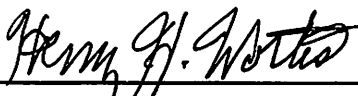
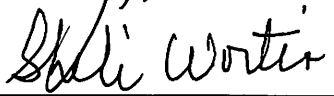
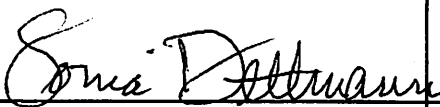
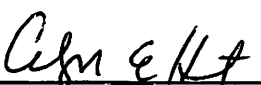
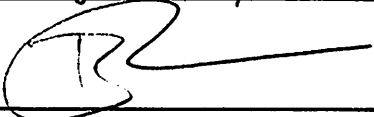


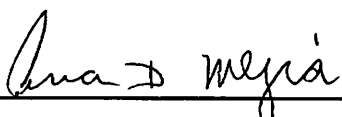
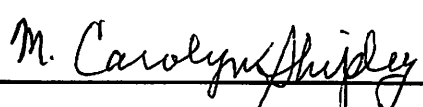


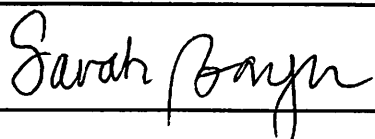
Cambridge Lab Regulation Zoning Petition

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Signature	Printed Name	Street Address
Jayne Cantor	JAYNE CANTOR	146 Molworthy St
Barret Brown	Barret Brown	95 Oxford Ave
Grier Merwin	Grier Merwin	75 Cambridge Ave
Kathryn E. Judd	Kathryn E. Judd	89 Museum St 02138
Julie Silberman Julie		
Julie Silberman	Julie Silberman	59 Granville Rd
Ann Elliott Holmes	Ann Elliott Holmes	101 Lerch Rd
Sylvia Barnes	Sylvia Barnes	147 Chilton St.
Lee Farris	Lee FARRIS	269 Norfolk St.





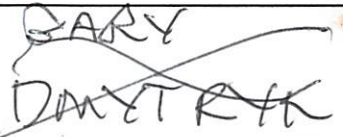

Cambridge Lab Regulation Zoning Petition

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Signature	Printed Name	Street Address
	HENRY H. WORTIS	106 Berkshire St
	Sheli (Rockelle) Wortis	106 Berkshire St.
	Sonia Dettmann	106 Berkshire St
	CAROLYN HUNT	106 Berkshire St.
	BEN WIENE	106 Berkshire St.
	Judith E Smith	149 Prospect St
	Rachel Rubin	107 Reed St.
	ANA D. MEJIA	51 KELLY RD.
	M. CAROLYN SHIPLEY	15 LAUREL ST.
	Steven Morr-Wineman	26 McTernan St
	Jocelyn Ting	69 Chestnut St.
	Sarah Bayer	39 Prince St.

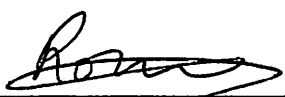
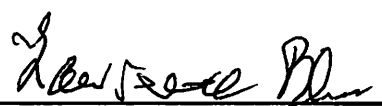
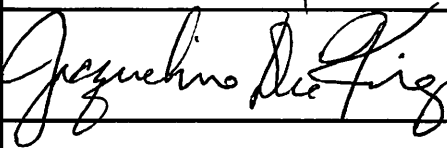
Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
	Richard Goldberg	170 Harvard St Cambridge 02139
	Charles Franklin	162 Hampshire St. Cambridge, MA 02139
	Heather Hoffman	213 Hurley Street 02141
	Colin Fleming	20 Worcester st. 02139
	FABRIZIO GENTILE	72 SCIARAPPA ST.
	Melissa Duggan	171 Elm St.
	Debby Ngo	20 Fayette Street
		
	GARY DMYTRYK	2440 MASS Ave #34

Cambridge Lab Regulation Zoning Petition

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Signature	Printed Name	Street Address
Robert James	ROBERT JAMES	820 WAYS AVE
	Romeo Michael	26 Harvey St.
	Lawrence Blum	149 Prospect St
Susan A Ringer	SUSAN RINGER	82 KINNARD ST.
	Jacqueline Dee King	40 Essex St.




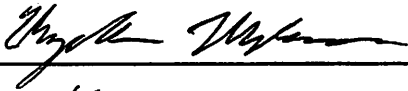
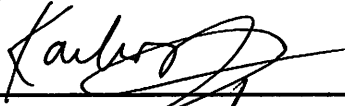
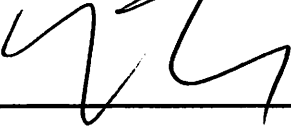
Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
	Rachel M. Wyon	283 Sidney St #2
	RICHARD KRUSHNIE	20 Oak St.
	Luis Rieman	201 Franklin St.
	Susanna Chirvan	21 Cottage St.
	Catze Catherine LeBlanc	14 Tufts St. #3
	TONY DOKOUPIL	150 ERIE ST.
	GARY A. BLAU	411 Franklin St.
	RICHARD C. GOODING	201 FRANKLIN ST.

Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
	Banti Ghenthi	17 pleasant place
	Chris Wallace	10 Essex St.
	Christina Taylor	10 Essex St. #503
	Elizabeth Mittmann	17 pleasant place
	Kathryn Jiang	17 Pleasant place
	Robert Eckstut	251 Western Ave th

Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
Shawnte Oliver	Shawnte Oliver	6 Columbus Avenue
J. Collins	J. Collins	Homeless
T. Yobaccio	T. Yobaccio	Homeless
Danny Gannon	Danny Gannon	Homeless
Lawrence Payne	Lawrence Payne	820 Mass. Ave.
Antony Gomes	Antony Gomes	Homeless
Nelson Pereira	Nelson Pereira	820 MASS AVE 02139


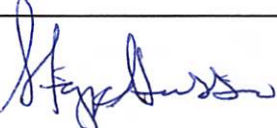
Cambridge Lab Regulation Zoning Petition

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Signature	Printed Name	Street Address
Laurie Taylor-Berry	Laurie Taylor-Berry	164 Pleasant St.
Jacquelyn Smith	Jacquelyn Smith	7 Ashburton Pl
Barry Phillips	BARRY PHILLIPS	4 Ashburton Pl. #2

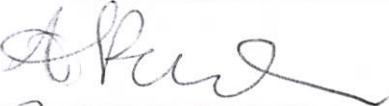
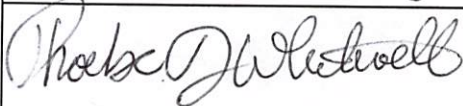
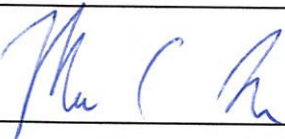
Cambridge Lab Regulation Zoning Petition

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Signature	Printed Name	Street Address
	SAMUEL ALEXANDER BASKIN	67 PLEASANT ST APT 5 CAMBRIDGE, MA
	Sarah Figue Hassan	35 Washburn, unit 3 Cambridge, MA 02140



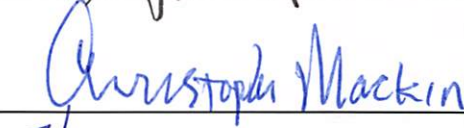
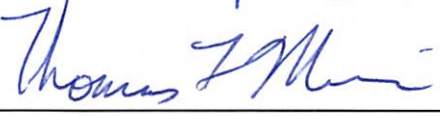

Cambridge Lab Regulation Zoning Petition

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Signature	Printed Name	Street Address
	Aleksandra Parodi	472 Windsor St, APT 3R, Cambridge, MA 02141
	Phoebe Whitwell	934 Massachusetts Ave Cambridge MA 02143
	Meredith Moore	16 Alpine St. Cambridge, MA 02138


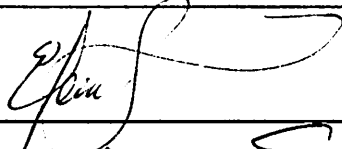
Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
	Nicola Williams	8 BREWER ST. Camb, MA 02138
	Anita Patterson	14 Hilliard St Cambridge, MA 02138
	CHRISTOPHER MACKIN	48 JFK ST #2 CAMBRIDGE 02138
	THOMAS F. MORRIS	8 BREWER ST #5 CAMBRIDGE, MA 02138
	MARILEE MEYER	10 Dana St #404 CAMBRIDGE 02138

Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
	Jane Graham	1042 Ellev St Cambridge
	Elena Saporta	102 Ellev St Cambridge
Marjorie Saunders	Marjorie Saunders	7 Maple Ave 2 Cambridge, MA 02139

Cambridge Lab Regulation Zoning Petition

To view the full petition text and other information, visit bit.ly/LabRegulation

Signature	Printed Name	Street Address
Betty Lee Saccoccio	Betty Lee Saccoccio	55 Otis
Marie Emma Saccoccio	MARIE E. SACCOCIO	55 OTIS ST

Cambridge Local First

October 27, 2022

Cambridge Local First writes in support of the [Cambridge Lab Regulation Zoning Amendment](#).

We are concerned about the continued expansion of biotech laboratories into Cambridge's vibrant squares and neighborhoods. While we are proud of the innovation that biotech laboratories have contributed, we fear that excessive biotech expansion will continue to worsen the city's staggering affordability crisis for locally- and independently-owned businesses. The looming threat of such an expansion threatens locally-owned, independent businesses across the city, as the profitability of biotech labs outcompete other uses wherever it is allowed.

We are grateful for a zoning change that defines the lab use by explicitly carving out similar but non-threatening uses like dentist offices and academic research buildings, as these business types can constitute local businesses. This language reads as:

"Technical office for research and development, laboratory & research facility. Any laboratory engaged in research, experimental and testing, including but not limited to the fields of biology, chemistry, electronics, engineering, geology, medicine, and physics, including activities that require additional air exchanges over and above a regular office use, or require the use of chemical hoods, biosafety cabinets, regulated chemicals, or dangerous substances. This definition does not include laboratories primarily used for educational purposes, medical and dental offices, including medical and dental offices providing laboratory services to patients such as blood tests, stool sample analysis and other similar services, innovation spaces, maker spaces, or other similar uses, or any purely software based activities."

Lab spaces are estimated at around twice as profitable as other commercial office space. Research shows that these lab spaces have an inflationary impact on rents and an adverse impact on locally- and independently-owned businesses. Given natural profitability incentives within our market economy and also historical evidence, we are concerned that if Cambridge does not exclude labs from retail areas, we will end up with much less locally-owned retail, and far more biotech laboratories, in the years ahead.

We encourage you to review the work of the [Small Business Anti-Displacement Network](#) (SBAN), which is combating conditions that make neighborhood small businesses vulnerable to displacement, particularly those owned by immigrants and people of color.

We at Cambridge Local First are eager to support policies that will advance the welfare of our local, independent business community. Thank you for your time and consideration. Please let me know if you have any questions or concerns.

Respectfully,
Theodora Skeadas
Executive Director
Cambridge Local First