

Revised description of proposed district boundaries based on the maps submitted with revised petition materials for the December 8th, 2025 City Council Meeting.

Massachusetts Avenue Corridor

MAS-6 District – Legal Description

Create two new districts on the Zoning Map of the City of Cambridge, MA entitled “Massachusetts Avenue District 6 (MAS-6)” with the following boundaries:

Beginning at the northernmost point of the existing BC District where it meets the Cambridge/Somerville Municipal Boundary and the C-1 District boundary, and proceeding in a southeasterly direction along the Cambridge/Somerville Municipal Boundary to the intersection of the extension of a line described as follows: measured perpendicular to, and offset to the southwest by 250 feet from, the boundary of the parcel frontage of property abutting the southwest side of Elm Street between Davenport Street and White Street; thence turning in a northwesterly direction and proceeding to follow this described line to the southern boundary of the C-1 District; thence turning in a northeasterly direction and proceeding to follow the C-1 District boundary to the point of beginning.

Beginning at the southeastern most point of the existing BC District where it meets the Cambridge/Somerville Municipal Boundary and the northern C-1 District boundary within the Roseland Street right-of-way, and proceeding along the northern C-1 District boundary in a westerly direction to the intersection of an extension of a line described as follows: the easternmost property line for a parcel located at Map 153 Lot 85, extended northward; thence turning in a northerly direction to follow this described line 100 feet from the parcel frontage of property abutting the north side of Roseland Street; thence turning in an easterly direction and proceeding along a line measured 100 feet perpendicular from the parcel frontage of property abutting the north side of Roseland Street; thence following this described line in an easterly direction and proceeding to the Cambridge/Somerville Municipal Boundary; thence turning southeasterly along the Cambridge/Somerville Municipal Boundary and proceeding to the point of beginning.

MAS-12 District – Legal Description

Create three new districts on the Zoning Map of the City of Cambridge, MA entitled “Massachusetts Avenue District 12 (MAS-12)” with the following boundaries:

Beginning at a point on the southern boundary of the C-1 District within the Davenport Street right-of-way measured 250 feet perpendicular from the parcel frontage of property abutting the southwestern side of Elm Street, and proceeding in a southeasterly direction along a line measured 250 feet perpendicular from the parcel frontage of property abutting

the southwestern side of Elm Street to the Cambridge/Somerville Municipal Boundary; thence turning in a southwesterly direction and proceeding along the Cambridge/Somerville Municipal Boundary to the intersection of a line measured 200 feet perpendicular from the parcel frontage of property abutting the northeast side of Somerville Avenue; thence turning in a northwesterly direction and proceeding to follow this described line to intersect with the street centerline of White Street; thence continuing in a northwesterly direction and proceeding along a line measured 200 feet perpendicular from the parcel frontage of property abutting the northeast side of Massachusetts Avenue to the southern boundary of the C-1 District within the Davenport Street right-of-way; thence turning in a northeasterly direction and proceeding along the C-1 District boundary to the point of beginning.

Beginning at the northernmost point of the C-1 District boundary where it meets the street centerline of Massachusetts Avenue, and proceeding in a northwesterly direction; thence continuing in a northwesterly direction, and proceeding along the OS District boundary to the intersection with the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the northeastern side of Massachusetts Avenue; thence turning in a southeasterly direction to follow this described line to the southeastern boundary of the C-1 District; thence continuing in a southeasterly direction and proceeding along the boundary of the C-1 District; thence turning in a southwesterly direction along the boundary of the OS District abutting the Cameron Avenue right-of-way and proceeding along the OS District boundary to meet the C-1 District boundary; thence turning in a southwesterly direction and proceeding along the C-1 District boundary to the intersection of the street centerline of Davenport Street; thence turning in a southwesterly direction and proceeding along the street centerline of Davenport Street to the intersection of the street centerline of Massachusetts Avenue; thence turning in a southeasterly direction and proceeding along the street centerline of Massachusetts Avenue to the intersection of the street centerline of Roseland Street; thence turning in a easterly direction and proceeding along the street centerline of Roseland Street to the intersection of the C-1 District boundary; thence turning in a southerly direction and proceeding along the C-1 District boundary to the intersection with the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the eastern side of Massachusetts Avenue; thence continuing in a southerly direction to follow this described line to the intersection of the northernmost property line for a parcel located at Map 153 Lot 14; thence turning in a westerly direction and proceeding along the extension of a line described as follows: the northernmost property line for a parcel located at Map 153 Lot 14, extended in a westerly direction to intersect perpendicularly with the centerline of Massachusetts Avenue; thence

turning in a northerly direction and proceeding along the centerline of Massachusetts Avenue to the intersection of the street centerline of Arlington Street; thence turning in a westerly direction and proceeding along the street centerline of Arlington Street until meeting the boundary of the C-2 District; thence turning in a northerly direction and proceeding along the eastern boundary of the C-2 district to the southern boundary of the C-1 District; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-1 District to the northern boundary of the C-1 District; thence continuing in a northerly direction and proceeding along the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the western side of Massachusetts Avenue; thence continuing in a northerly direction to follow this described line to the southern boundary of the C-1 District; thence turning in a northwesterly direction and proceeding along the eastern boundary of the C-1 District to the boundary of the BA-5 District; thence turning in a southwesterly direction and proceeding along the BA-5 District boundary to the northern boundary of the C-1 District; thence turning in a westerly direction and proceeding along the C-1 District boundary to the southern boundary of the OS District; thence turning in an easterly direction and proceeding along the OS District boundary to the southern edge of the SD-2 boundary; thence turning in a northwesterly direction and proceeding along the SD-2 boundary to the southern boundary of the C-1 District; thence continuing in a northwesterly direction and proceeding along the C-1 District boundary to southeastern boundary of the C-1 District where it meets the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the southwestern side of Massachusetts Avenue; thence continuing in a northwesterly direction to follow this described line to the intersection with the southeastern boundary of the OS District; thence turning in a northeasterly direction and proceeding along the boundary of the OS District to the point of beginning. Add a boundary that excludes the existing OS district on the property located on Map 184, Lot RR4.

Beginning at the intersection of the street centerline of Wendell Street and the western boundary of the C-1 District and proceeding in a southerly direction to a northern boundary of the C-2A district boundary; thence continuing in a southerly direction and proceeding along the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the eastern side of Massachusetts Avenue; thence continuing in a southerly direction to follow this described line to the northern boundary of the C-2A district; thence turning in a westerly direction and proceeding along the C-2A district boundary to the intersection with the eastern boundary of the C-2 District; thence continuing in a westerly direction and proceeding along the southern boundary of the C-2 District to the intersection with the extension of a line described as follows: measured 100

feet perpendicular from the parcel frontage of property abutting the western side of Massachusetts Avenue; thence continuing in a northerly direction to follow this described line to the intersection with the boundary of the C-1 District; thence continuing in a northerly direction to follow the eastern boundary of the C-1 District to the intersection with the street centerline of Shepard Street; thence turning in a northeasterly direction and proceeding along the extension of a line described as follows: a straight line extended parallel from the street centerline of Shepard Street where it intersects with the eastern boundary of the C-1 District; thence continuing in a northeasterly direction and proceeding along the above described line until the intersection with the street centerline of Massachusetts Avenue; thence turning in a southerly direction and proceeding along the street centerline of Massachusetts Avenue to the street centerline of Wendell Street; thence turning in an easterly direction and proceeding along the street centerline of Wendell Street to the point of beginning

MAS-12A District – Legal Description

Create a new district on the Zoning Map of the City of Cambridge, MA entitled “Massachusetts Avenue District 12A (MAS-12A)” with the following boundaries:

Beginning at intersection of the street centerline of Wendell Street and the western boundary of the C-1 District and proceeding in a westerly direction to the street centerline of Massachusetts Avenue; thence turning in a northerly direction to the intersection of a line described as follows: a straight line extended parallel from the street centerline of Shepard Street where it intersects with the eastern boundary of the C-1 District; thence turning in a southwesterly direction and proceeding along the above described line until meeting the eastern boundary of the C-1 District; thence turning in a northerly direction and proceeding along the eastern boundary of the C-1 District; thence continuing in a northerly direction to follow the eastern boundary of the C-1 District to the intersection with the southern boundary of the C-2 District within the Linnaean Street right-of-way; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-2 District to the intersection with the boundary of the C-1 District; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-1 District to the boundary of the C-2 District; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-2 district to the street centerline of Arlington Street; thence turning in an easterly direction and proceeding along the street centerline of Arlington Street to the street centerline of Massachusetts Avenue; thence turning in a southerly direction and proceeding along the street centerline of Massachusetts Avenue to the intersection of the extension of a line described as follows: the northernmost property

line for a parcel located at Map 153 Lot 14, extended in a westerly direction to intersect perpendicularly with the centerline of Massachusetts Avenue; thence turning in an easterly direction and proceeding along the above described line to the intersection of the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the eastern side of Massachusetts Avenue; thence turning in a southern direction and proceeding along the western boundary of the C-1 District to the point of beginning.

MAS-18 District – Legal Description

Create a new district on the Zoning Map of the City of Cambridge, MA entitled “Massachusetts Avenue District 18 (MAS-18)” with the following boundaries:

Beginning at a point on the southern boundary of the C-1 District within the Davenport Street right-of-way measured 200 feet perpendicular from the parcel frontage of property abutting the northeast side of Massachusetts Avenue and proceeding in a southeasterly direction along a line described as follows: measured 200 feet perpendicular from the parcel frontage of property abutting the northeast side of Massachusetts Avenue; thence continuing in a southeasterly direction and proceeding to follow this described line to intersect with the street centerline of White Street; thence continuing in a southeasterly direction and proceeding along a line measured 200 feet perpendicular from the parcel frontage of property abutting the northeast side of Somerville Avenue to the Cambridge/Somerville Municipal Boundary; thence turning in a southeasterly direction and proceeding along the Cambridge/Somerville Municipal Boundary to a point measured 100 feet perpendicular from the parcel frontage of property abutting the north side of the Roseland Street right-of-way; thence turning in westerly direction along a line measured 100 feet perpendicular from the parcel frontage of property abutting the north side of the Roseland Street right-of-way to the intersection of an extension of a line described as follows: the easternmost property line for a parcel located at Map 153 Lot 85, extended northward; thence turning in a southerly direction and proceeding along the described line to the northern boundary of the C-1 District; thence turning in a westerly direction and proceeding along the street centerline of Roseland Street to the intersection of the street centerline of Massachusetts Avenue; thence turning in a northerly direction and proceeding along the street centerline of Massachusetts Avenue to the intersection of the street centerline of Davenport Street; thence turning northeast and proceeding along the street centerline of Davenport Street to the point of beginning.

PUD-POR District – Legal Description

Create a new district on the Zoning Map of the City of Cambridge, MA entitled “Planned Unit Development District – Porter Square (PUD-POR)” with the following boundaries:

Beginning at the southern boundary of the C-1 District within the Davenport Street right-of-way where it meets the Cambridge/Somerville Municipal boundary; thence continuing in a southeasterly direction and proceeding along the Cambridge/Somerville Municipal boundary to the intersection with the northern boundary of the C-1 District; thence turning in a westerly direction and proceeding along the C-1 District boundary to the street centerline of Massachusetts Avenue; thence turning in a northerly direction and proceeding along the street centerline of Massachusetts Avenue to the intersection of the street centerline of Arlington Street; thence turning in a westerly direction and proceeding along the street centerline of Arlington Street until meeting the boundary of the C-2 District; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-2 district to the southern boundary of the C-1 District; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-1 District to the northern boundary of the C-1 District; thence continuing in a northerly direction and proceeding along the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the western side of Massachusetts Avenue; thence continuing in a northerly direction to follow this described line to the southern boundary of the C-1 District; thence turning in a northwesterly direction and proceeding along the eastern boundary of the C-1 District to the intersection of the existing BC District and BA-2 District boundaries; thence turning in a northeasterly direction and proceeding along the existing BC District and BA-2 District boundaries until intersecting with the western boundary of the C-1 District; thence turning in a southeasterly direction and proceeding along the C-1 District boundary to the point of beginning.

C-1A District – Legal Description

Rezone the area described as follows from its current designation of Business C (BC) to the designation Residence C-1A (C-1A):

Beginning at the northwesternmost point of the existing BC District that includes the property located on Map 200 Lot 100 where it meets the boundaries of the existing C-1A District and C-1 District, and proceeding along the existing BC District boundary southeasterly until the intersection of the extension of a line described as follows: measured 100 feet perpendicular from the parcel frontage of property abutting the western side of Massachusetts Avenue; thence turning in a southeasterly direction to follow this

described line to the intersection of the existing BC District and C-1 District boundaries; thence turning in a southwesterly direction along the boundary of the existing BC District and C-1 District to the eastern boundary of the C-1A District; thence turning in a northeasterly direction along the existing BC District and C-1A District boundaries to the point of beginning.