

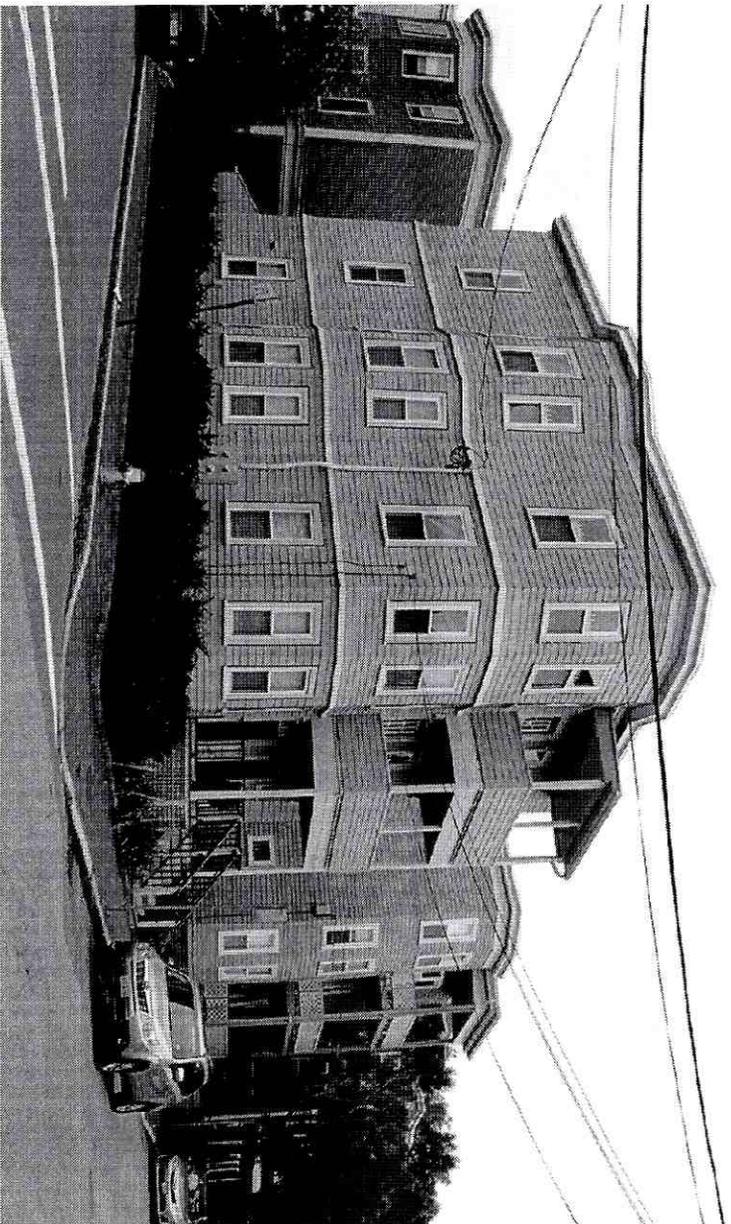
Preserving the Character of Cambridgeport

Popper-Kaizer, et al. Zoning Petition
June 19, 2013 – Ordinance Committee Public Hearing

The Existing Neighborhood

- Iconic Cambridgeport triple deckers
- Sprinkling of 1 and 2 Family Homes
- Front and Back yards
- Neighbors meeting neighbors
- Let's tour the neighborhood.....

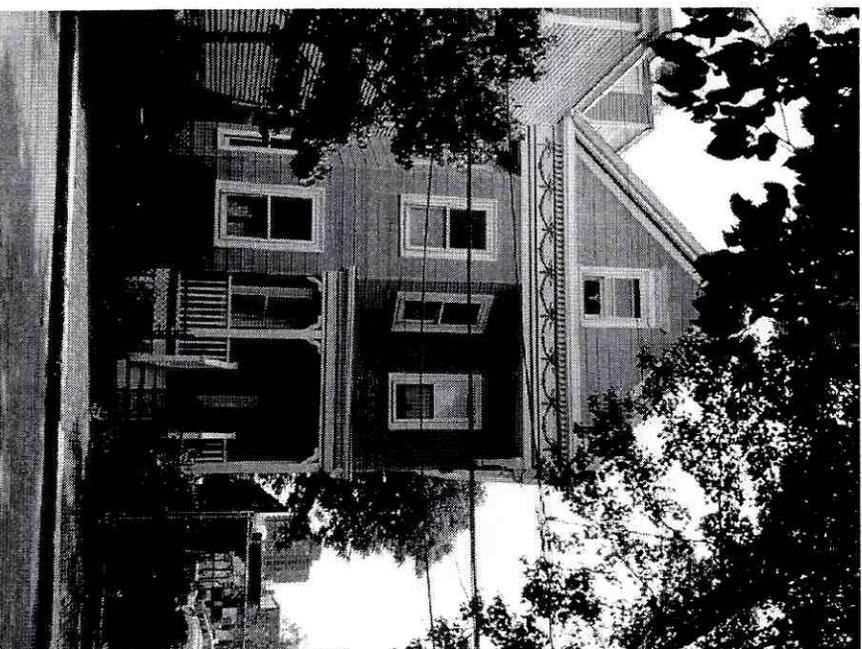
It's Iconic...



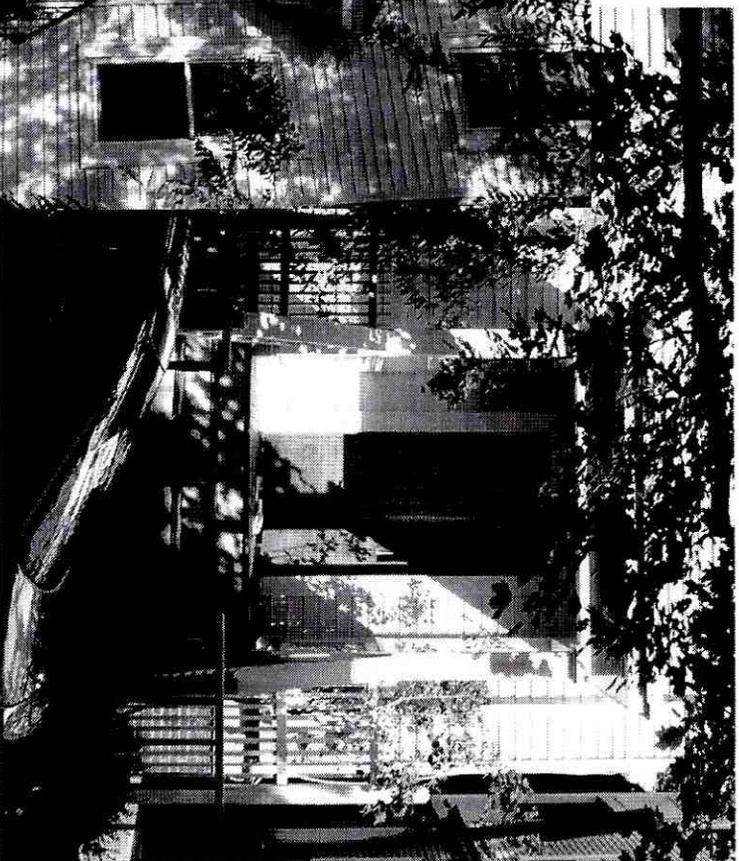
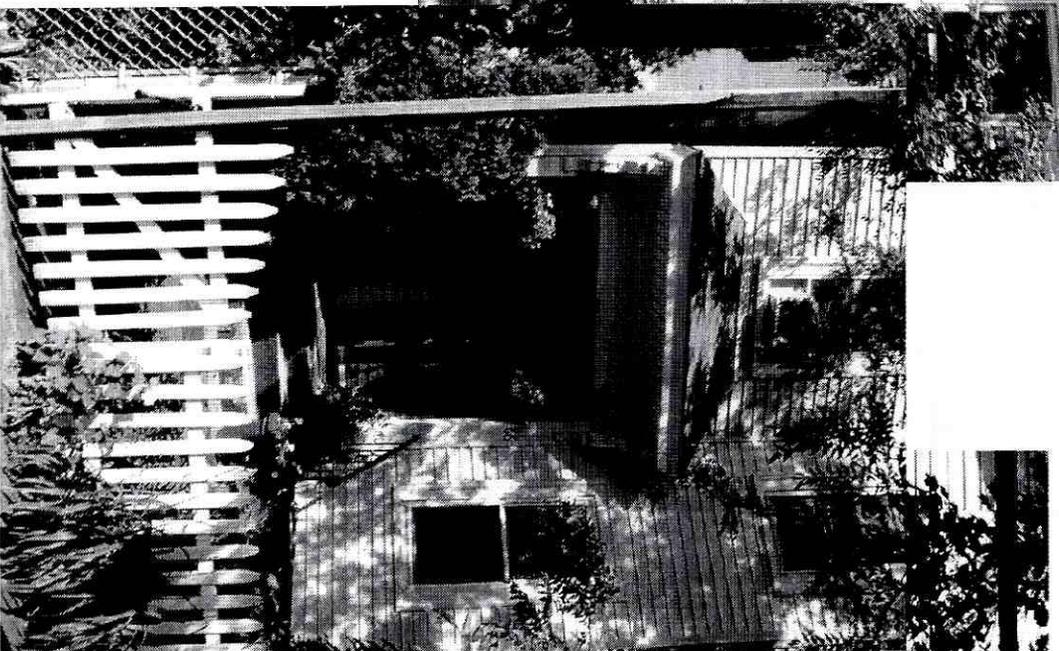
...and still very dense!

It's Charming...

**... and gives
families an
option to
remain in
Cambridge**

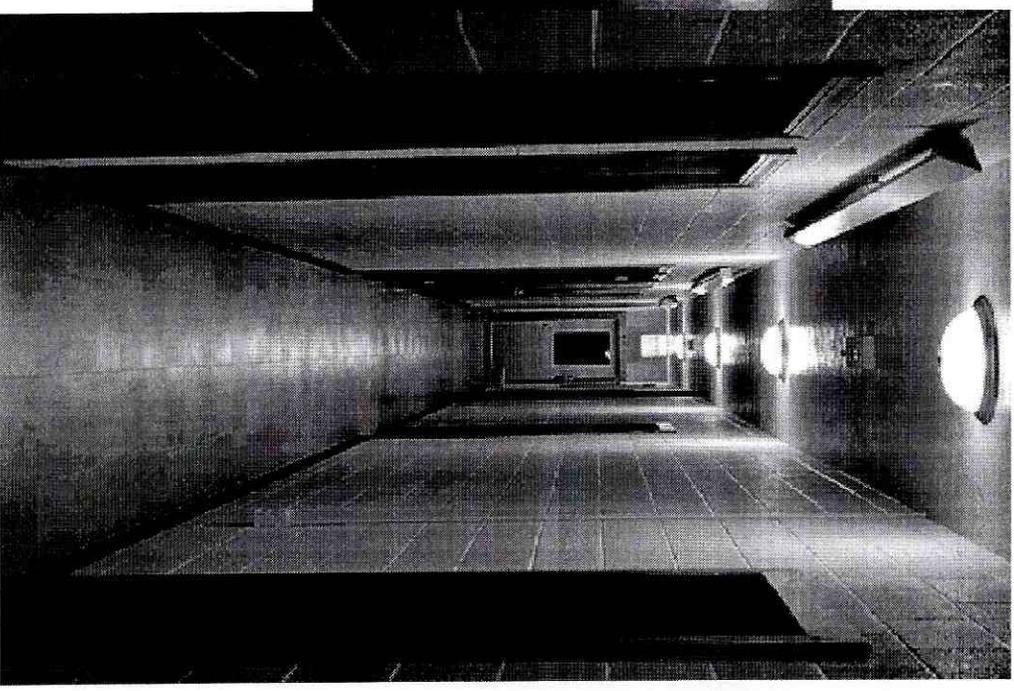


Community at Your Doorstep



We want
this...

A Hallway at Your Doorstep



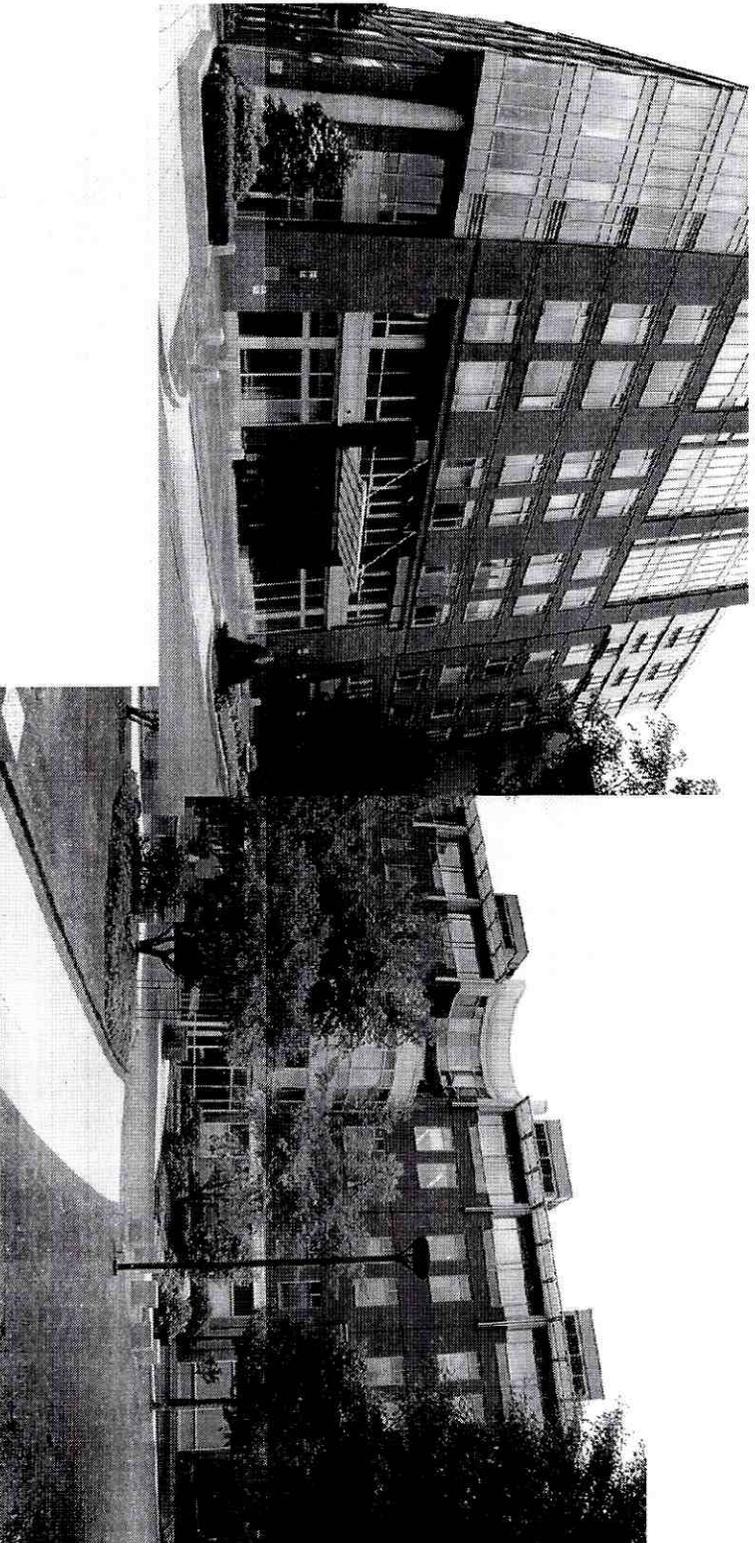
... not this!

Homes with Front Yards

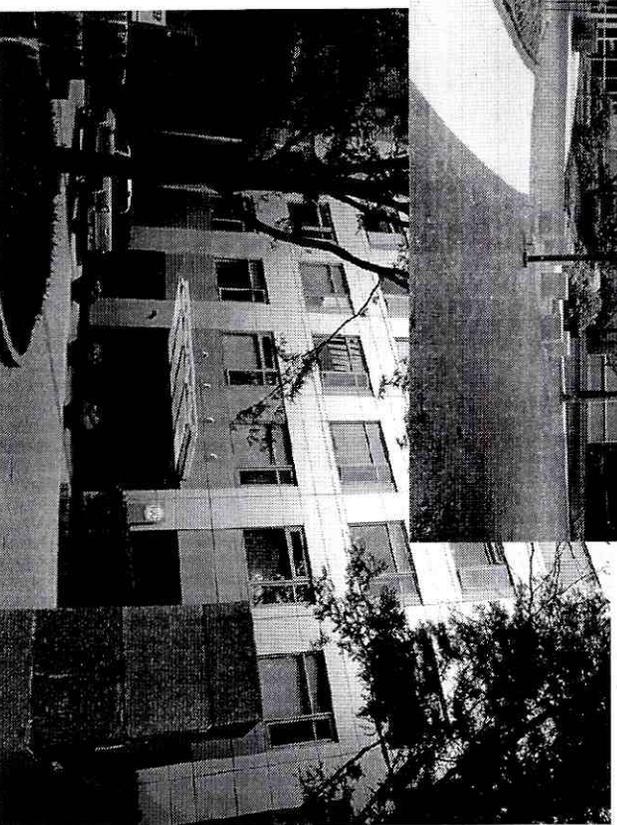


**Neighbors meet
neighbors**

Corporate Front Yards



**Neighbors
meeting no one!**



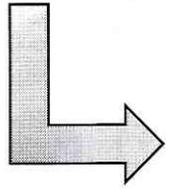
Why Was SD 8-A Created?

- Encourage housing development
 - No longer needed as housing market is driving housing development anyway
- Intended to be a Transitional District
 - Not needed in this case – Railway tracks already provide a natural boundary
 - Smaller buildings don't need as much transition
 - Commercial is being pushed out by residential anyway

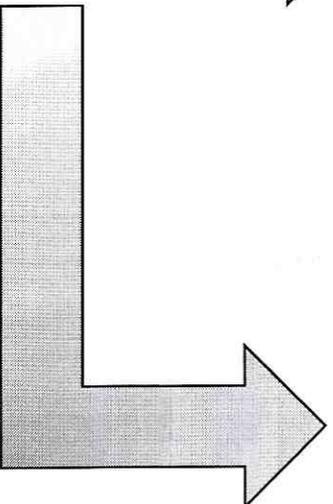
Zoning Comparison

District	Residence C-1	Special District 8-A	SD8-A with Inclusionary Bonus
Max FAR	.75 (1.20 w/ Bonus)	1.5	1.95
Min Lot Area / DU	1,500	650	550
Max Height	35	60	60

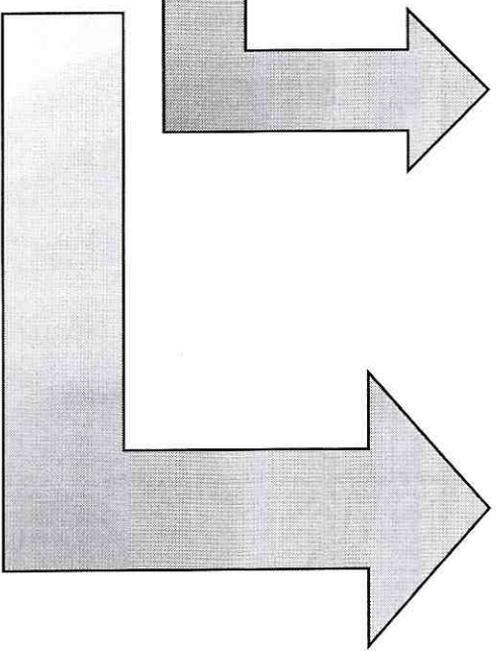
Already Dense



Incentivized Housing



Overly Dense Campus Style Housing



Towards a Sustainable Future

An Excerpt from: Toward a Sustainable Future,
(Page 44: A Vision For Cambridge)

Built Environment

Maintain the human scale and texture of Cambridge, building on rather than replacing a dense urban form which works. Strengthen distinctive neighborhoods and protect special environments, such as historical and cultural districts.

- Maintain the human scale - not magnify
- Building on rather than replacing – Extend not alter
- Strengthen... Protect – not create islands of apartments within
- This document pre-dates the creation of SD-8A

Right place for Larger Units

- Families are leaving Cambridge:
 - In 1950 a healthy 87% of households were “Family Households”
 - In 1980 only 44.8% were “Family Households”
 - In 2011 it dipped to an even lower 39.6%
- This is the trend we need to reverse by Zoning incentives in 2013
- Larger Units further from the T makes sense!

(Data from the 2011 Statistical Profile of Cambridge by the CDD)

Lopez, Donna

ATTACHMENT B

From: Saul Tannenbaum [saul@tannenbaum.org]
Sent: Wednesday, June 19, 2013 1:01 PM
To: City Council
Cc: Lopez, Donna
Subject: To the Ordinance Committee: In opposition to the Popper-Keizer zoning petition

Chairman Maher, Members of the Ordinance Committee:

If we were in one of the outer Boston suburbs, we all know what we'd say about a petition that called for larger lot size and decreased height. We'd call it exclusionary, snob zoning, designed to keep "them" out. While I don't believe that's the intent of the petitioners, the result is the same. By decreasing the number of units that can be built at 240 Sidney Street, this petition will, if development even remains viable, ensure that they'll be more expensive.

Cambridge should be encouraging the conversion of office/lab space to residential, not discouraging it. And Cambridge should be working to create the largest number of residential units possible. If we can't build within the current zoning envelope of modest density at the industrial border of Cambridgeport, where can we build the housing Cambridge so desperately needs?

I urge you to reject the petition and support the continued creation of housing in Cambridge.

- Saul Tannenbaum
16 Cottage St.

cc: Donna Lopez, City Clerk, for inclusion in the Ordinance Committee record

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Saul Tannenbaum saul@tannenbaum.org blog:saultannenbaum.org
Read CambridgeHappenings.org, a daily Cambridge news summary, curated from fresh, local sources.

Lopez, Donna

ATTACHMENT C

From: Matthew Ponzio [matthewponzio@gmail.com]
Sent: Wednesday, June 19, 2013 2:43 PM
To: City Council
Cc: Lopez, Donna
Subject: Jenny Popper-Keizer, et al Petition - SUPPORT

< For addition to the public record - Jenny Popper-Keizer, et al Petition >

Hello City Council members, specifically members of the Zoning Committee,

I'm writing in support of the Jenny Popper-Keizer, et al Petition.

The central question before you is one of size, density, and scale and what is appropriate and compatible with the existing neighborhood.

My neighborhood is the likes of Allston St, Brookline St, Chestnut St, Hamilton St. and the other residential streets in the area, the ones that are full of residential Cambridgeport triple deckers.

Though they are in Cambridgeport, I simply do not think of the resident buildings on the upper part of Sidney St. as my "neighborhood". To me, those are large, faceless apartment buildings, that resemble something you might find on corporate campus.

It is my very strong belief that the size, density, and scale of buildings allowed by SD8-A are incompatible with the existing neighborhood. And I have to hope, as many of you are residents of Cambridge, that you feel the same way.

But we need housing. And I am sympathetic to that need. Some of the dissenters of this petition have stated that we need to maximize housing units created and not artificially restrict them. I would agree with that, but must we exploit every piece of available property to the point where we undermine the character of our historic neighborhoods? Yes, let's add housing, but in areas like this, let's do it in a way that preserves the character of the neighborhood. The allowances of SD8-A are not compatible. To me, it seems that the responsible way to add housing is to add SD8-A-like and higher density housing, to the areas of Cambridge where there are not existing historic neighborhoods, areas such as Northpoint and Alewife. Neighborhoods such as Cambridgeport, that are predominantly C-1 should see the size, density, and scale of that zone extended not abruptly ended with much higher density developments.

Speaking specifically to the need for more units, at the end of the day, on this property, a move to C-1 is a reduction of maybe 40 units. This isn't a large piece of land where the downzone to C-1 would result in a loss of 400 units. Additionally, I would like to point out that the vast majority of the other sections in the SD-A Zone, not included in this petition, border historic Fort Washington Park and thus would have strict restrictions on height and setbacks that would bring allowable development to near C-1 standards.

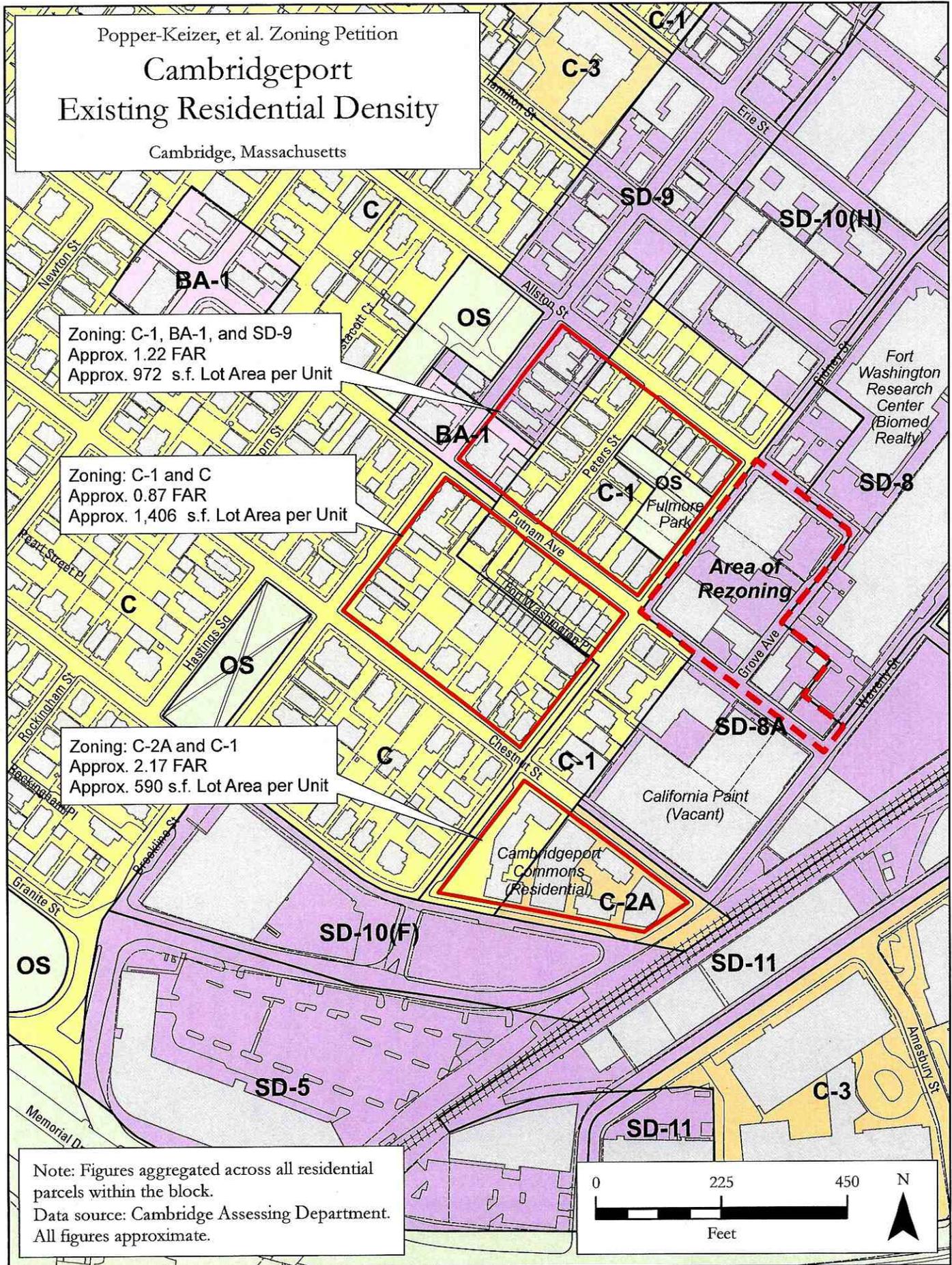
Any owner of property in SD8-A is well within their right to build to the limitations of that zone and may or may not consider what really fits into the adjacent neighborhood or what works for the people that live there. So we ask you to not only protect this existing area of Cambridgeport, but to extent it by endorsing this petition to rezone this property to C-1.

Many thanks for your time in considering this petition,

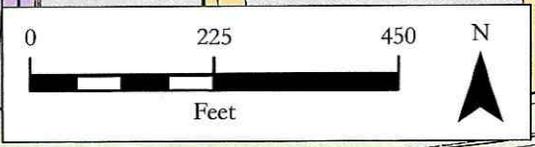
Matthew Ponzio
68 Allston Street

Popper-Keizer, et al. Zoning Petition
Cambridgeport
Existing Residential Density

Cambridge, Massachusetts



Note: Figures aggregated across all residential parcels within the block.
Data source: Cambridge Assessing Department.
All figures approximate.



Popper-Keizer, et al. Zoning Petition
Proposed Map Change

