

Description of proposed district boundaries based on the maps submitted with petition materials for the April 27th, 2026 City Council Meeting:

Massachusetts Avenue Active Uses

MAS-12A District – Legal Description

Create a Massachusetts Avenue-12A (MAS-12A) district on the Zoning Map of the City of Cambridge with the following boundaries:

Beginning at the northwesternmost point of the existing MAS-18/PUD-POR District where it meets the street centerline of Massachusetts Avenue, and proceeding in a southeasterly direction along the boundary of the MAS-18/PUD-POR District; thence continuing along the MAS-18/PUD-POR boundary to the intersection of the street centerline of Roseland Street; thence turning in an easterly direction and proceeding along the southern boundary of the MAS-18/PUD/POR District to the intersection of with the C-1 District boundary within the Roseland Street right-of-way; thence turning in a southerly direction and proceeding along the C-1 District boundary to the intersection with the southern boundary of the C-1 District and the northern boundary of the C-2A District; thence continuing in a southerly direction along the western boundary of the C-2A District to the intersection of the southern boundary of the C-2A District and the northern boundary of the C-3 District within the Everett Street right-of-way; thence turning in a westerly direction and proceeding along the boundary of the C-3 District to the intersection with the eastern boundary of the C-2 District within the Chauncy Street right-of-way; thence turning in a northerly direction along the eastern boundary of the C-2 District to the intersection with the southern boundary of the C-1 District; thence continuing in a northerly direction along 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 within the Lancaster Street right-of-way; thence continuing in a northerly direction along the eastern boundary of the C-1 District to the southern boundary of the C-2 District; thence turning in an easterly direction and proceeding along the boundary of the C-2 District to the intersection with the boundary of the C-1 District; thence continuing in a northerly direction along the eastern boundary of the C-1 District to the southern boundary of the C-1A District; thence continuing in a northerly direction and proceeding along the eastern boundary of the C-1A District to the southern boundary of the C-1 District; thence turning in a northwesterly direction and proceeding along the boundary of the C-1 District to the southern boundary of the OS District; thence turning in an easterly

direction along the southern boundary of the OS district to the intersection with the eastern boundary of the property located on Map 191, Lot 118; thence continuing in an easterly direction and proceeding along a line described as follows: a straight line connecting a point at the previously described intersection of the southern boundary of the OS district where it intersects with the eastern boundary of the property located on Map 191, Lot 118 and a point at the southwestern point of the OS District on the property located on Map 184, Lot RR4 where it intersects with the northwesternmost point of the property located on Map 184, Lot 155; thence continuing in an easterly direction along the northernmost boundary of the property located on Map 184, Lot 155 to the intersection with the Cameron Avenue right-of-way; thence continuing in an easterly direction and proceeding along a line described as follows: a straight line connecting a point at the intersection of the OS District on the property located on Map 184, Lot RR4, the property located on Map 184, Lot 155, and the Cameron Avenue right-of-way and a point located at the intersection of the Cameron Ave right-of-way, the property located on Map 183, Lot 128, and the westernmost point of the OS District boundary; thence continuing in an easterly direction and proceeding along the boundary of the OS District to the intersection with the boundary of the C-1 District; thence turning in a southwesterly direction and proceeding along the boundary of the C-1 District to the intersection with the northern boundary of the MAS-18/PUD-POR District within the Davenport Street right-of-way; thence turning in a southwesterly direction and proceeding along the boundary of the MAS-18/PUD-POR District to the point of beginning.