



# CITY COUNCIL REGULAR MEETING

MARCH 6, 2023

5:30 PM

SULLIVAN CHAMBER

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~MINUTES~

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MEETING

Monday, March 6, 2023

TIME

5:30 PM

PRESIDING OFFICER

Mayor Sumbul Siddiqui

## CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carlone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<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"/>	
E. Denise Simmons	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5:44 PM
Paul F. Toner	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**MINUTES OF THE CAMBRIDGE CITY COUNCIL  
REGULAR MEETING**

**Monday, March 6, 2023**

A regular meeting of the Cambridge City Council was held on Monday, March 6, 2023. The meeting was called to order at 5:30 p.m. by the Honorable Mayor Sumbul Siddiqui. Pursuant to Chapter 20 of the Acts of 2022 adopted by Massachusetts General Assembly and approved by the Governor, 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.

**The Chair, Mayor Siddiqui called the meeting to order and asked the Clerk to call the roll. City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem – Present/Remote

Councillor Dennis J. Carlone – Present/In Sullivan Chamber

Vice Mayor Alanna M. Mallon – Present/In Sullivan Chamber

Councillor Marc C. McGovern – Present/In Sullivan Chamber

Councillor Patricia Nolan – Present/In Sullivan Chamber

Councillor E. Denise Simmons – Absent\*

Councillor Paul Toner – Present/Remote

Councillor Quinton Y. Zondervan – Present/In Sullivan Chamber

Mayor Sumbul Siddiqui – Present/In Sullivan Chamber

**Present-8. Absent-1. Quorum established.**

**\*Councillor Simmons joined at 5:42 p.m. and was remote.**

**The Chair, Mayor Siddiqui led the Council in the Pledge of Allegiance and called for a moment of silence.**

**PUBLIC COMMENT**

**The Chair, Mayor Siddiqui recognized individuals for public comment. The following individuals participated in the public comment portion of the meeting, each being allowed up to 2 minutes to speak:**

Neil Miller, 102 Pearl Street, Cambridge, MA, spoke in support of Policy Order's #6 and #8 and shared how these policy orders would offer different ways to help people and create new pathways for people with different incomes.

James Zall, 203 Pemberton Street, Cambridge, MA, spoke in support of Policy Order's #6 and #8 and is in favor of housing vouchers as a useful tool to help those who need it, and would like to see the City lean towards tenant based vouchers.

Huma Gupta, 950 Massachusetts Avenue, Cambridge, MA, spoke in favor of the City Manager funding HEART and thanked Councillors for supporting it.

Carolyn Magid, 71 Reed Street, Cambridge, MA from Our Revolution Cambridge, spoke in favor of funding HEART and thanked Councillors for sponsoring it. She shared that POR #7 shares urgency that the City should be supporting it and making use of the program.

Marilyn Frankenstein, 75 Holworthy Street, Cambridge, MA, shared that she was in strong support of alternative policing and community safety and shared that they were in favor of POR #7 and to fund HEART.

Emie Michaud Weinstock, 36 CHR, Cambridge, MA, spoke on Policy Order #7 and how deeply rooted HEART organizers seek feedback and shared they were in favor of the City funding HEART.

Ann Fleck-Henderson, 113 Richdale Avenue, Cambridge, MA, spoke in strong support for the City to fund and support services from HEART and offered some concerns they have with policy order #7.

Oliver Wilson, 1648 Massachusetts Avenue, Cambridge, MA, spoke in favor of POR #7 and shared it has taken too long for Cambridge to establish a non-police response. They commented that with funding HEART will be a true 24/7 response team.

Lee Farris, 269 Norfolk Street, Cambridge, MA, spoke in favor of Ordinance 2022 #20, shared they supported policy order #7 and having an alternative police response.

Nick Oviedo-Torres 21 Sparks Street, Cambridge, MA, spoke in favor of policy order #7 and shared how the work done by HEART is everything that Cambridge residents are asking for. They asked for more pressure on the City Manager for funding towards HEART.

Marilee Meyer, 10 Dana Street, Cambridge, MA, spoke in support of tenant protection and asked how tenants and owners would be protected if BEUDO is implemented.

Louise Parker, 1 Warwick Park, Cambridge, MA, spoke in favor of policy order #7 and shared how HEART is ready to respond to calls with the proper funding.

Sanjana Paul, 187 Brookline Street, Cambridge, MA, spoke in support of funding HEART and would appreciate having a resource like HEART in the community. They also shared they supported the Emissions Accounting Zoning petition and take concrete steps with it moving forward.

Susan Ringler, 82 Kinnaird Street, Cambridge, MA, spoke in favor of POR #7 and asked that the City Manager act on it as quickly as possible.

Rachel Grashow, 107 Rindge Avenue, Cambridge, MA, spoke in favor of POR #7 sharing that it is a lifesaving program and noted how HEART will build trust in the community.

Maya Milic-Strkaji, 55 Marmion Street, from Liberation Health spoke in support of POR #7 and shared they were in support of alternative policing and community based resources.

Charles Mitchell, 177 Sherman Street, Cambridge, MA, spoke in support of POR #7 and to enter in a contract with HEART.

Ken Reilly, 17 Reeves Road, spoke on police responses and mental health and shared their personal experience with both involving his son. He noted that he supported an alternative police response.

Maritza Soto, 82 Fresh Pond Parkway, Cambridge, MA, spoke in favor of Policy Order #7 and urged the City Manager to fund and contract HEART.

Banti Gheneti, 17 Pleasant Place, Cambridge, MA, spoke in support of POR #7 and echoed comments made by previous speakers.

Ellen Mei, 383 Prospect Street, Cambridge, MA, shared that they were in favor of Policy Order #7 and how strong the community support for HEART is.

Sharon deVos, 118 Antrim Street, Cambridge, MA, spoke in support of Policy Order #7 and thanked Councillors who had sponsored it.

Heather Hoffman, 213 Hurley Street, Cambridge, MA, shared comments on North Mass Ave planning study, support on elevators in high rise buildings, support on buying existing multifamily homes, and concerns on the AAA bond rating.

Richard Clarey, 15 Brookford, Cambridge, MA, offered comments around the Barrett petition.

Suzanne Blier, 5 Fuller Place, Cambridge, MA, shared they support the buying of multifamily homes to create affordable housing.

Sasha Costanza-Chock, 266 Pearl Street, Cambridge, MA, spoke in support of policy order #7 and spoke on a recent police incident involving an interaction between Cambridge teenagers and Cambridge Police.

James Williamson, Churchill Avenue, Cambridge, MA, spoke on the North Cambridge upzoning and concerns residents in the neighborhood have about it.

**The Chair, Mayor Siddiqui recognized Councillor Carlone who made a motion to close public comment.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

## **CITY MANAGER’S AGENDA**

**The Chair, Mayor Siddiqui recognized Councillor Carlone who made a motion to adopt the appropriation orders for CMA 2023 #66, CMA 2023 #67, and CMA 2023 #72 and place the communications on file.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Toner on CMA 2023 #68 relative to convening a North Mass Avenue Corridor District Zoning Proposal Working Group. Councillor Toner thanked all involved for their efforts and indicated he was excited about this moving forward and asked about the timing. The Chair, Mayor Siddiqui recognized**

Councillor Carlone who noted that the result should be an urban design study and that is not evident as written. The Chair, Mayor Siddiqui recognized Councillor Nolan who concurred with Councillor Carlone. The Chair, Mayor Siddiqui recognized Councillor Simmons who asked how the working group will be formed and suggested putting out a call to the widest possible audience to ensure proper representation. Assistant City Manager Iram Farooq responded to questions and comments and noted that she agreed with Councillor Carlone and that urban design needs to be a centerpiece when the scope of work is put together and she will ensure it is called out as an outcome. Assistant City Manager Farooq also noted that outreach would be equitable and inclusive.

**The Chair, Mayor Siddiqui recognized Councillor Toner who made a motion to place CMA 2023 #68 on file.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Absent

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-8, Absent-1. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Carlone on CMA 2023 #69 relative to an appropriation of \$150,000 for a planning study.** Councillor Carlone asked how much money was available from prior projects. Assistant City Manager Farooq responded that there was \$250,000 available from prior projects.

**The Chair, Mayor Siddiqui recognized Councillor Carlone who made a motion to adopt the appropriation in the amount of \$150,000 and place CMA 2023 #69 on file.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Absent

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Absent

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-7, Absent-2. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Nolan on CMA 2023 #70 relative to an appropriation of \$250,000 from Free Cash to fund the replacement of critical infrastructure to support the Cambridge radio system.** Councillor Nolan asked why this was not funded as part of the operating budget. City Manager Huang, Director of Emergency Communications Christina Giacobbe, and Finance Director David Kale responded noting that

past practice has been to use Free Cash for capital projects and spoke about this being part of a multiyear plan and the unique requirements for police and fire relative to communications. The Chair, Mayor Siddiqui recognized Councillor Zondervan who noted it is helpful to understand when an appropriation is part of a 10 year plan.

**The Chair, Mayor Siddiqui recognized Councillor Nolan who made a motion to adopt the appropriation of \$250.000 and place CMA 2023 #70 on file.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Absent

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-8, Absent-1. Motion Passed**

**The Chair, Mayor Siddiqui recognized Councillor Simmons on CMA 2023 #71 regarding safety concerns at the LBJ Apartment building.** Councillor Simmons spoke on behalf of residents who have expressed concern for their safety noting that they like and truly appreciate seeing the uniformed Police Officers on the property. Councillor Simmons asked Commissioner Elow about the outreach of her Department. Commissioner Elow noted the extensive outreach that has been done with seniors to build relationships and connect them with services. The Chair, Mayor Siddiqui recognized Councillor Zondervan who expressed concern that we are deploying our police to these Housing locations rather than using a security service. The Chair, Mayor Siddiqui recognized City Manager Huang who noted that private security services are not as engaged in terms of understanding the concerns of residents. Commissioner Elow also noted that employing private security is up to the Cambridge Housing Authority. The Chair, Mayor Siddiqui recognized Councillor McGovern who noted there are two pieces here, a role for our Police and a role for private security and that we needed to work with CHA to figure this out. Councillor McGovern thanked Councillor Simmons for being the lead on this effort.

**The Chair, Mayor Siddiqui recognized Councillor Simmons who made a motion to place CMA 2023 #71 on file.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Carlone on CMA 2023 #73 relative to the City retaining its AAA rating from the nation’s three major credit rating agencies.**

Councillor Carlone noted that the question raised in public comment is “Is this worth it?”

Finance Director David Kale responded noting that the City does save a considerable amount of money from having a AAA bond rating. The Chair, Mayor Siddiqui recognized Councillor McGovern who noted all the different projects that are being done in Cambridge that other cities cannot do because of our bond rating. Councillor McGovern thanked Director Kale for his leadership. The Chair, Mayor Siddiqui recognized Councillor Nolan who noted it was important to have an AAA bond rating. Councillor Nolan also noted the ESG rating and why it is important. The Chair, Mayor Siddiqui recognized Councillor Toner who thanked City Manager Huang and his team for their work and asked for insight into the balance of where revenues are coming from. Director Kale noted that property taxes are the largest revenue source. The Chair, Mayor Siddiqui recognized Councillor Zondervan who also noted the significance of the ESD rating and commented that the AAA bond rating could be threatened if the City does not address this. Councillor Zondervan also noted that the City needs to think about how it is distributing the benefits to ensure equity. The Chair, Mayor Siddiqui recognized Finance Director Kale who thanked the City Manager, Department Heads and his entire team for their role in achieving the AAA bond ratings. City Manager Huang also thanked the team.

**The Chair, Mayor Siddiqui recognized Councillor Carlone who made a motion to place CMA 2023 #73 on file.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Zondervan on CMA 2023 #74 relative to the Annual Surveillance Report.** Councillor Zondervan spoke on the matter noting that this is a requirement of the City’s Municipal Code.

**Councillor Zondervan made a motion to accept the report and place it on file.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

## **CALENDAR**

**The Chair, Mayor Siddiqui recognized Councillor Zondervan on Charter Right Item 1, APP 2023 #10 relative to a curb cut on 112 Hampshire Street.** Councillor Zondervan noted that he was now clear that this was not a new curb cut but rather involved moving an existing curb cut.

**Councillor Zondervan made a motion to adopt the order for APP 2023 #10 relative to a curb cut on 112 Hampshire Street.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Zondervan on Charter Right Item 2, POR 2023 #39 regarding Labs and Neighborhood Planning.** Councillor Zondervan detailed amendments that he was putting forth and they were shown on the screen.

The Chair, Mayor Siddiqui recognized Councillor Toner, Councillor McGovern, Councillor Carlone, and Councillor Nolan for comments.

**The Chair, Mayor Siddiqui recognized Councillor Zondervan who made a motion to adopt his amendments to POR 2023 #39. Copy attached.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #39 regarding Labs and Neighborhood Planning as amended.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes



Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Nolan on POR 2023 #40 relative to Eversource. Councillor Nolan stated that she wished to be added to the Policy Order. The Chair, Mayor Siddiqui recognized Councillor McGovern who made a motion to amend POR 2023 #40 by adding at the end of the third “Whereas” the words “and this cannot be accomplished by 2035” after the word “City” and before “;” and by deleting the sixth “Whereas” in its entirety.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui made a motion to further amend POR 2023 #40 by adding Councillor Nolan as a co-sponsor.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #40 as amended.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes  
**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Azeem on Unfinished Business Item 4, Ordinance #2022-20, Emissions Accounting Zoning.**

**Councillor Azeem made a motion to amend the proposed ordinance by adding and deleting words. Copy Attached.**

Councillor Azeem spoke on his motion to amend. The Chair, Mayor Siddiqui recognized Councillor Zondervan who made a case for adopting the ordinance without amending it as it has already been fully vetted by the Planning Board and CDD. The Chair, Mayor Siddiqui recognized Councillor Toner and Councillor Nolan who indicated that they would support the amendment. The Chair, Mayor Siddiqui recognized Councillor Carlone who indicated that this is just common sense, and it will save developers money and he would not be supporting the amendments. Mayor Siddiqui noted that she concurred with Councillor Zondervan and Councillor Carlone.

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – No  
Vice Mayor Alanna M. Mallon – No  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – No  
Mayor Sumbul Siddiqui – No

**Yes-5, No-4. Motion Passed.**

**The Chair, Mayor Siddiqui made a motion to ordain Ordinance #2022-20, Emissions Accounting Zoning, as amended. Copy attached.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

## **COMMUNICATIONS**

**The Chair, Mayor Siddiqui recognized Councillor Simmons who made a motion to place COM 2023 # 433 through COM 2023 #459 on file.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

## **RESOLUTIONS**

**The Chair, Mayor Siddiqui made a motion to adopt the orders for RES 2023 #73, RES 2023 #74, RES 2023 #75, and RES 2023 #76.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Carlone on RES 2023 #72 congratulating Robert Steck on his retirement of the City of Cambridge. Councillor Carlone noted that Robert Steck is an excellent urban designer who has served the City well and made a motion that he be added as a cosponsor.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui made a motion to adopt RES 2023 # 72 as amended.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes  
**Yes-9. Motion Passed.**

## **POLICY ORDERS**

**The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #44 and POR 2023 #46.  
City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes  
**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Simmons who spoke on the importance of POR 2023 #42 noting that the text speaks for itself. The Chair, Mayor Siddiqui recognized Councillor Carlone who noted that the difference comes at the sixth floor and made a motion to change eight to six.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes  
**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #42 as amended.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Vice Mayor Mallon on POR 2023 #43 relative to the feasibility of installing automated external defibrillators at all public parks and fields and any public space as appropriate.** Vice Mayor Mallon spoke on the importance of providing these lifesaving units and the urgency around implementation to protect our athletes. The Vice Mayor noted that it was Councillor McGovern who had led the way to put these units in schools. The Chair, Mayor Siddiqui recognized Councillor Nolan, Councillor McGovern, Councillor Toner, and Councillor Carlone who all spoke in strong support.

The Chair, Mayor Siddiqui recognized Vice Mayor Mallon who made a motion to add Councillor McGovern and Councillor Toner as cosponsors.

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #43 as amended.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Zondervan on POR 2023 #45 relative to the City Council going on record in support of the Tenant Protection Act**

**HD.3922/SD.2368.** Councillor Zondervan spoke to the matter and encouraged Councillors to give their support. The Chair, Mayor Siddiqui recognized Councillor Toner who explained that he could not support this because rent control is a very divisive issue. Councillor Toner noted that the City is already doing a lot and he is concerned that this will cause owners to raise rents

before implementation. The Chair, Mayor Siddiqui recognized Councillor Nolan and Councillor McGovern who spoke in support of the legislation. The Chair, Mayor Siddiqui recognized Vice Mayor Mallon who noted that she appreciated the thoughtful conversation and that the sponsors were very careful in crafting the Policy Order. The Chair, Mayor Siddiqui spoke in strong support of the legislation.

**The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #45.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – No

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-8, No-1. Motion Passed.**

**The Chair, Mayor Siddiqui spoke in support of POR 2023 #47 relative to the feasibility of municipally-funded housing vouchers.** The Chair, Mayor Siddiqui recognized Councillor Simmons, Chair of the Housing Committee who spoke on the housing crisis and the need to use every tool possible to address it. Councillor Simmons noted the work of Boston and Somerville relative to vouchers. The Chair, Mayor Siddiqui recognized Vice Mayor Mallon, Councillor McGovern, Councillor Toner, and Councillor Carlone, who all spoke in support of the policy order. Councillor McGovern thanked the Mayor, Vice Mayor, and Councillor Simmons for their leadership in putting this forth. Councillor Toner suggested that the City Solicitor be added.

**The Chair, Mayor Siddiqui made a motion to add “City Solicitor” to the list of entities to be conferred with that appears in the “Ordered” and to add the entire City Council as cosponsors.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes

Councillor E. Denise Simmons – Yes

Councillor Paul Toner – Yes

Councillor Quinton Y. Zondervan – Yes

Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #47 as amended.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes

Councillor Dennis J. Carlone – Yes

Vice Mayor Alanna M. Mallon – Yes

Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes  
**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Zondervan on POR 2023 #48, that the City Manager is requested to fund the HEART initiative and negotiate a contract for services with HEART, to include but not limited to HEART responding to certain 911 calls.** Councillor Zondervan noted that the City Manager has pledged his support and that HEART is working with the City Manager. Councillor Zondervan noted that this was to put the Council on the record in supporting this. Councillor Zondervan quoted Martin Luther King saying “Justice delayed is justice denied”. The Chair, Mayor Siddiqui recognized Councillor Nolan who noted that this was a very exciting time for the City Council to go on record and show we are committed. **Councillor Nolan exercised her Charter Right.**

**The Chair, Mayor Siddiqui recognized Councillor Nolan who spoke on POR 2023 # 49 to ensure that multi-family properties on the market are reviewed as quickly as possible as potential affordable housing acquisitions.** The Chair, Mayor Siddiqui recognized Councillor McGovern and Councillor Carlone who both spoke in support of this and asked to be added as cosponsors.

**The Chair, Mayor Siddiqui recognized Councillor Simmons who exercised her Charter Right.**

## **COMMITTEE REPORTS**

**The Chair, Mayor Siddiqui made a motion to accept and place on file Committee Report # 1, Finance Committee meeting on the FY24 Capital Budget.**

**The Chair, Mayor Siddiqui made a motion to adopt POR 2023 #47 as amended.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes  
**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Simmons on Committee Report #2, Housing Committee meeting on February 2, 2023 pertaining to Indigenous People in our community.** Councillor Simmons provided a brief recap of the meeting and noted that she looks forward to the continued engagement and doing the work that needs to be done.

**Councillor Simmons made a motion to accept Committee Report #2 and place it on file. City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Simmons on Committee Report #3, Housing Committee meeting on February 8, 2023 regarding potential amendments to the Affordable Housing Overlay district.** Councillor Simmons noted that it was an excellent conversation and that the meeting was recessed and will reconvene in March. The Chair, Mayor Siddiqui recognized Councillor Carlone who noted that the Neighborhood and Long Term Planning, Public Facilities, Art, and Celebrations Committee will hold a meeting on March 22, 2023 and there will be a presentation on high rise housing. The Chair, Mayor Siddiqui recognized Councillor Azeem for comments.

**The Chair, Mayor Siddiqui recognized Councillor Simmons who made a motion to accept Committee Report #3 and place it on file.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor Zondervan on Committee Report #4, Ordinance Committee meeting on February 28, 2023 regarding the Citizens Zoning Petition from Patrick Barrett et al.** Councillor Zondervan noted concerns he has with this petition and made a motion to accept and place the Committee Report on file.

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes



Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor McGovern who made a motion to pass the zoning petition from Patrick Barrett et al. North Mass Ave BA-5 Zoning District to a second reading.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – No  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – No  
Mayor Sumbul Siddiqui – No

**Yes-6. No-3. Motion Passed.**

**COMMUNICATIONS FROM OTHER CITY OFFICERS**

**The Chair, Mayor Siddiqui recognized Councillor Carlone who made a motion to place COF 2023 #41 and COF 2023 #42 on file.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes  
Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes

**Yes-9. Motion Passed.**

**The Chair, Mayor Siddiqui recognized Councillor McGovern who made a motion to adjourn.**

**City Clerk LeBlanc called the roll.**

Councillor Burhan Azeem - Yes  
Councillor Dennis J. Carlone – Yes  
Vice Mayor Alanna M. Mallon – Yes  
Councillor Marc C. McGovern – Yes

Councillor Patricia Nolan – Yes  
Councillor E. Denise Simmons – Yes  
Councillor Paul Toner – Yes  
Councillor Quinton Y. Zondervan – Yes  
Mayor Sumbul Siddiqui – Yes  
**Yes-9. Motion Passed.**

The Cambridge City Council adjourned at approximately 9:03 p.m.

**Attachments:**

- A. Councillor Zondervan’s amendments to POR 2023 #39.
- B. Councillor Azeem’s amendments to Ordinance #2022-20.
- C. Ordinance #2022-20, Emissions Accounting Zoning, ordained as amended.
- D. Written communications received during public comment.

**Clerk’s Note:** The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. This is a permanent record. The video for this meeting can be viewed at:

[https://cambridgema.granicus.com/player/clip/457?view\\_id=1&redirect=true&h=55bad46d21783475aaafbf7cbbf7bb89](https://cambridgema.granicus.com/player/clip/457?view_id=1&redirect=true&h=55bad46d21783475aaafbf7cbbf7bb89)

## ATTACHMENT A

### Councillor Zondervan amendments to POR 2023 #39 -Adopted March 6, 2023

**WHEREAS:** The City Council has been discussing the need to develop recommendations to balance the needs of our residents and lab community along our main corridors and squares ~~outside~~, with the exception of Kendall Square and the Alewife Quadrangle; therefore be it

**ORDERED:** That the City Manager instruct the Community Development Department to establish a working group comprised of CDD and the Inspectional Services Department staff, representatives from the various business associations (Kendall Square Business Association, Harvard Square Business Association, Central Square Business Improvement District, East Cambridge Business Association, **Cambridge Local First**, and Cambridge Chamber of Commerce), lab developers and owners, **diverse** community ~~members~~ **representation totalling at least one-third of the overall working group**, and representatives of the Affordable Housing Trust to develop recommendations on the following issues:

1. **Consider where housing production of all kinds should be prioritized in these areas and develop strategies, including any changes to zoning and design guidelines necessary to ensure an appropriate balance of commercial and residential development. Include consideration of the economic competitiveness of both market and 100% affordable housing in relation to commercial development.**
2. ~~4.~~ Addressing Nuisances (Noise, light, mechanicals, etc.) – Address the concerns surrounding commercial buildings and labs through design guidelines in zoning code, strengthening the building code where needed, and review other local and state regulations.
3. ~~2.~~ Reasonable restrictions on commercial building and lab size and use: Avoid any restrictive definitions of “labs” to prevent unintended consequences of hampering innovation and new trends in the very fluid lab, office, commercial, and technical workspace environment. Where appropriate, recommend some restrictions on the size and intensity of use and/or hazard level (i.e., prohibit ~~BSLBLS~~ 3 or 4) in certain neighborhoods to address concerns about health, safety and the impact of commercial and large lab buildings being built in or adjacent to smaller scale residential districts. Issue separate guidance for conversion of existing space versus ground-up new construction, especially as it relates to any potential size restrictions.

~~4. 3.~~ 1035 Cambridge Street: Allow all current uses at 1035 Cambridge Street to continue by establishing a new zoning district encompassing 1035 and surrounding parcels. ~~However, d~~Due to the nature of current uses at 1035 and the rapidly changing landscape in Somerville around the new Union Square T station and Boynton Yards, 1035 Cambridge and the surrounding parcels should be looked at ~~more closely~~~~differentl~~y. Explore whether ~~T~~the area should move forward as its own zoning overlay district with added height and density for housing along Cambridge Street and nearby. ~~with a possible housing overlay district for added height and density at a 100-foot depth along Cambridge Street using the Our Cambridge Street Study as a starting point.~~

~~5. 4.~~ Address the need for more housing through a pro-active discussion on mixed use and mixed income development of lab, housing, and retail. CDD should use the research and planning that has resulted from Envision Cambridge, Alewife Quad Study, and Our Cambridge Street Study along with future discussions of Central Square and North Massachusetts Avenue to identify concepts and best practices in urban planning to develop strong design guidelines and zoning and other possible recommendations that harness the economic dynamism of labs and the innovation economy to support the creation of co-located retail and housing via mixed-use developments (i.e., residential above lab above ground floor retail) of all scales.

ORDERED: That the City Manager report back ~~to~~ the City Council with ~~working group~~ appointments no later than May 1, 2023, and final recommendations no later than March 1, 2024.

7. Embodied Emissions: A full lifecycle analysis of the estimated emissions generated by the construction of the Green Building Project. The Community Development Department shall promulgate regulations for how these estimated emissions are to be reported. Such regulations shall include at minimum the required reporting of estimated lifecycle emissions generated by the use of major building materials, including but not limited to wood, concrete, steel, aluminum and glass, using Passive House or other acceptable energy and emissions modeling software and industry standards. This paragraph will become effective on July 1, 2023, and shall not impose a requirement on any ~~Green Building Project that is a project of the Affordable Housing Trust or otherwise for the construction of low and moderate income housing meeting the standards established pursuant to any City, State or Federal housing program designed to assist low and moderate income Households.~~ building project that does not meet the standard threshold for project review special permit of 50,000 square feet or includes housing units.

## **ATTACHMENT C, ORDINANCE NO. 2022-20 – AS ORDAINED ON MARCH 6, 2023**

That the Zoning Ordinance of the City of Cambridge be amended on a petition by the City Council as follows:

**ORDERED: That section 22.25.1(c) of Article 22, entitled Sustainable Design and Development, be amended to read as follows.**

(c) Net Zero Narrative: A written description of how the Green Building Project is being designed in response to the City's Net Zero Action Plan, which seeks to neutralize greenhouse gas emissions resulting from buildings by reducing their energy use intensity and promoting renewable sources of energy. This information is provided for advisory review by CDD staff, and CDD may provide a questionnaire template to the developer for completing this narrative. At a minimum, this narrative shall include the following information:

1. Anticipated building envelope performance, including roof, foundation, walls and window assemblies, and window-to-wall ratio;
2. Anticipated energy loads, baseline energy simulation tool assumptions, and proposed energy targets, expressed in terms of site energy use intensity ("EUI"), source EUI (expressed as British Thermal Unit (BTU) per square foot per year), and annual greenhouse gas emissions projected until 2050, expressed as Metric Tons of Carbon Dioxide Equivalents (MTCO<sub>2</sub>e), and calculated in accordance with the standards and requirements established in Chapter 8.67 of the Municipal Code ("Building Energy Use") and associated regulations. If anticipated tenant plug loads (EUI and emissions) are provided, they shall be separately broken out and clearly identified as such;
3. A description of ways in which building energy performance has been integrated into aspects of the Green Building Project's planning, design, and engineering, including building use(s), orientation, massing, envelope systems, building mechanical systems, on-site and off-site renewable energy systems, and district-wide energy systems;
4. A description of the technical framework by which the Green Building Project can be transitioned to net zero emissions prior to 2050 (acknowledging that such a transition might not be economically feasible at first), including future net zero emissions options for building envelope, HVAC systems, domestic hot water, interior lighting, and on- and off-site renewable energy sources;
5. A description of programs provided by local utility companies, government agencies, and other organizations that provide technical assistance, rebates, grants, and incentives that can assist in achieving higher levels of building performance, summarizing which

entities have been contacted and which programs could be utilized in the Green Building Project; and

6. An assessment of the technical and financial feasibility to meet the projected HVAC and domestic hot water demands of the building (as set forth in Paragraph (2) above) using energy systems that do not consume carbon-based fuels on-site (to include solar photovoltaics and hot water, ground source, water source or air source heat pumps, district energy, geothermal systems, and/or similar systems) compared to code-compliant energy systems that consume carbon-based fuels on-site (including, where applicable, the construction or expansion of energy plants controlled by the developer that may be necessary to produce energy for that specific building), which shall include the cost of installation, maintenance and upkeep of the energy system and its components (incorporating programs and incentives as set forth in Paragraph (5) above). This paragraph will become effective on February 23, 2021.
7. Embodied Emissions: A whole building lifecycle analysis of the estimated emissions generated by the construction of the Green Building Project. The Assistant City Manager for Community Development shall promulgate regulations for how these estimated emissions are to be reported. Such regulations shall include at minimum the required reporting of estimated lifecycle emissions generated by the use of major building materials, including but not limited to wood, concrete, steel, aluminum and glass, using embodied emissions modeling software and industry standards acceptable to CDD staff. This paragraph will become effective on the date of final promulgation of the regulations for Green Building Projects that have not yet completed the initial stage of administrative review by such date, and shall not impose a requirement on any building project that does not meet the standard threshold for project review special permit of 50,000 square feet or includes housing units.

In City Council March 6, 2023.

Ordained as amended by a yeas and nays vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Diane P. LeBlanc, City Clerk

A true copy;

ATTEST:-



Diane P. LeBlanc, City Clerk