

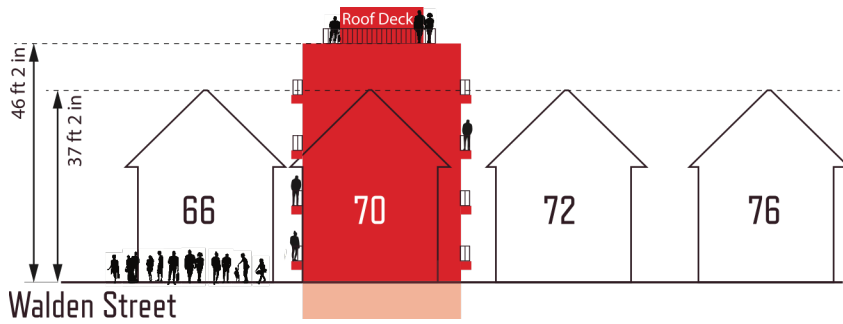
SPEAK UP TO STOP OVERSIZED DEVELOPMENT AT 70 WALDEN STREET

Did you know? In February 2025, the Cambridge City Council voted 8–1 to allow four-story residential buildings citywide — and six stories along major corridors like Concord Avenue if affordable housing is included. Cathie Zusy, the no vote, believed the ordinance was rushed, too developer driven, and insufficiently tied to the city’s strategic growth framework. What do you think?

What’s Planned at 70 Walden Street?

A developer wants to demolish an 1898 peaked-roof traditional three-family home (37 ft. tall, 3,400 SF) and replace it with:

- A 47-ft tall, box-shaped building
- 12 tiny condos (450 SF 1-bedrooms, 650 SF 2-bedrooms)
- A 10,000 SF structure filling almost the entire 3975 SF lot
- Balconies encroaching into setbacks
- No meaningful green space
- No off-street parking
- Five floors of living space (includes basement 2-story duplexes)
- Zero affordable units



This is a profit-driven project crammed into a small urban lot, threatening the scale, light, and livability of our neighborhood.

CONCERN	REASON	SOLUTION
Encroachment & Loss of Green Space	Balconies and the building mass intrude into side and rear setbacks. Neighbors like #66 will lose southern light for most of the year and privacy every day. The required 30% green space is mainly a roof deck and proposed balconies — neither options are true open space.	For taller and larger buildings, there should be an additional street setback. The front of each balcony should also be considered in the setback rules. Reduce building footprint to meet the open space requirements of 1193 SF.
Out-of-Character Design & Scale	Flat-roofed, oversized box entirely out of scale with our traditional neighborhood architecture.	Again, reconfigure and renovate original front building, adding height further back from the street.
Zero Parking	12 units could bring at least 12 new cars, worsening already scarce on-street parking.	Larger units (3-4 units maximum) would mean fewer cars. Or use the basement for bikes and cars.
No Affordable Units	All market-rate units, ignoring the Inclusionary Housing Amendment for projects with ≥10 units.	Property size probably not sufficient to accommodate affordable units nor is this the builder for that.
Five Floors, Not Four	Basement duplex units mean five floors, despite the “four-story” label.	Again, a building height solution.
Minimal Community Engagement	One hastily announced neighborhood meeting, scheduled for a Friday night before the July 4th holiday to limit turnout.	Developer should work with neighbors and seek engagement. Friday night meeting scheduled 3 days in advance is inappropriate.

This Isn’t Thoughtful Growth. It’s Developer Overreach.

Many local projects add housing while preserving neighborhood character. This project:

- Maximizes unit count purely for profit
- Disregards architectural context and neighborhood feel
- Threatens light, open space, and livability

Cambridge deserves development that respects neighborhoods — not towering boxes that reshape streets overnight.

LET’S PROTECT THE INTEGRITY OF OUR NEIGHBORHOOD TOGETHER.

Don’t let developers decide Cambridge’s future — both visually and demographically.

- Call and email citycouncil@cambridgema.gov, cityclerk@cambridgema.gov, cddzoning@cambridgema.gov
- Speak up at council or zoning meetings
- Spread the word
- Vote next election

This could happen on any block in Cambridge. Let’s stand up for the character and livability of our neighborhoods.