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CAMBRIDGE, MASS.

Robert W. Healy
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file

To Robert W. Healy
City Manager

Date March 4, 1985

From Joan Lastovica
City Engineer

JL.

Reference

Subject Calculations of Land for Inclusionary Zoning

Final calculations for land owned by registered objectors are complete. This total equals 785.39 acres, (see table two).

The land owned by registered objectors (785.39 acres) equals thirty-one percent (31%) of the land area subject to inclusionary zoning (2489.61 acres), based on calculations in memo of 2/1/85, (attached).

March 4, 1985

TABLE TWO
CALCULATIONS OF LAND OWNED BY REGISTERED OBJECTORS (in acres)

OBJECTOR	ACRES
Harvard University	199.20
MIT	199.14
Radcliffe	20.86
Commonwealth Gas Co.	3.75
Cambridge Electric Light Co.	33.83
Petitions dated 12/4/85 & 1/4/85	66.95
Petitions dated 12/17/84 , 1/14/85 1/21/85 & 1/19/85	232.62
Petitions dated 2/4/85 , 2/11/85 & 2/25/85	29.04
Total	<u>785.39</u>



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To : Mr. Robert W. Healy
City Manager

Date : February 11, 1985

From : Joan Lastovica JL
City Engineer

Reference

Subject : Calculations of Land for Inclusionary Zoning

Based on further refinement, verification and updating of land areas calculated for inclusionary zoning, and land owned by registered objectors, (see memo dated February 1, 1985) the following re-calculated areas are presented for consideration.

These re-calculated areas do not significantly change the areas identified in memo of 2/1/85. The land owned by registered objectors tallied to date (777.56 acres), exceed twenty percent (20%) of land area subject to inclusionary zoning (2617.96 acres).

These re-calculated areas resulted as we were unable to verify the MDC Land Area of 322.59 acres, from either documents of records or the Commonwealth of Massachusetts. Therefore, using a conservative approach we scaled the MDC Land Areas off of plans on file, and determined these areas to be 186+ acres. These areas are: MDC Rights-of-Ways, bank of the Charles River, and MDC Park lands. This figure does not include the Alewife Reservation. The Alewife Reservation is counted under Zoned Open Space.

Additionally, we added the Old Burying Ground Cemetery to the list, and updated the Public Ways area. These additions represent a 4.5 percent increase in the land area subject to inclusionary zoning, and a corresponding 4.5 percent increase in the twenty percent figure from 497.92 acres to 523.59 acres. See Table One A.

The land area owned by registered objectors reached 777.56 acres as of 12:00 PM, ~~Friday~~ February 11, 1985 with 47 more petitioners to count. See Table Two.

Conclusions

- 1) Re-calculated land area subject to inclusionary zoning equals 2617.96 acres
- 2) Twnty percent of this figures equals 523.59 acres
- 3) As of 12:00 PM, February 11, 1985, the land owned by registered objectors equals 777.56 acres
- 4) Land area owned by registered objectors exceeds 20 percent of land area subject to inclusionary zoning.

TABLE ONE

CALCULATION OF LAND SUBJECT TO INCLUSIONARY ZONING (in acres)

Total area of the City..... 4486.40

Water Area

Charles River 305.57
Fresh Pond..... 166.47
Lechmere Canal..... 2.07

Total Water Area..... 474.11

Zoned Open Space

Fresh Pond Land Area..... 158.32
Alewife Reservation..... 50.+
City Dump 74.81
Russell Field 11.+
Maple Avenue..... 0.13

Total Zoned Open Space..... 294.26

Cemeteries

Cambridge 64.25
Mt. Auburn..... 11.65
Old Burying Ground..... 1.97

Total Cemeteries 77.87

Public Ways 681.67

MDC Land Area 186.+

City Parks & Playgrounds 154.53

TOTAL AREA EXEMPT FROM INCLUSIONARY ZONING..... 1868.44

LAND AREA SUBJECT TO INCLUSIONARY ZONING..... 2617.96

TWENTY PERCENT (20%) 523.59

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Comm. from Joan Lastovica, City Engineer, transmitting the final calculations for land owned by registered objectors to the inclusionary zoning petitions, equaling 31% of the land area subject to inclusionary zoning.

In City Council,

April 1, 1985

4/1/85

Placed on File
Copy to be filed
with Petition