CITYSIDE

Fire in Somerville factory sends evacuees to Cambridge

By ERIC M. STAHL
Chronicle staff

Fire officials are still unsure what caused a stubborn seven-alarm fire Monday afternoon that sent 15 firefighters to the hospital and destroyed a food processing plant in Somerville, just across the border from East Cambridge.

Heavy smoke and fears that the blaze was spewing toxic fumes forced evacuation of about 60 homes on both sides of the city line near the Häns Kissle factory, which manufactures Caesar salad, cole slaw and potato salad. In Cambridge, Warren, Harding, Porter and parts of Gore streets were cordoned off.

Those evacuated were offered temporary shelter at the Harrington School on Cambridge Street. All had returned home by nightfall.

While small amounts of potentially hazardous materials were stored inside the plant, they did not ignite and the toxic hazard never materialized.

But plastic inside the building fueled the blaze and produced acrid fumes that felled a dozen firefighters with smoke inhalation and heat exhaustion.

Three other firefighters were injured in falls, including Cambridge Fire Capt. Richard Blake, who tumbled into a pit of water inside the building. He was treated Mass. General Hospital and released without being admitted.

The fire, first reported at 12:10, was under control after about five hours. Some 35 employees inside when the blaze began were evacuated safely.

Despite warnings that the smoke might contain dangerous fumes, bystanders were never ordered to leave.

In East Cambridge, onlookers watched from the back porches of their triple-deckers as a small army of firefighters from 15 area communities fought the blaze.

The fire, visible in Boston, snarled traffic and blocked commuter rail on the Fitchburg line for much of the afternoon.

IN MEMORY OF MARY — Bill Conlan of Falmouth and New York speaks at the dedication May 16 of the Mary Conlan Park on Mass. Avenue and Waterhouse Street, named after his late sister, a former Cambridge resident. Behind him are James G. and Michael R. Conlan, Mary Conlan's grandsons, and James Conlan, her other brother, all three from Texas. Mary Conlan was an administrative assistant to the dean of Harvard Law School for 34 years and active in community politics. Friends and relatives donated funds for the park after she died in April, 1990. (Staff photo by Cheryl A. Miller)

US Appeals Court denies rent control challenge

By BOB RAWSON
Chronicle Staff

A lawsuit seen by some as a major constitutional challenge to the city's rent control system was recently dismissed by a federal appeals court.

In a case originally brought to U.S. District Court two years ago, two owners of rent-controlled property sued the Cambridge Rent Control Board and the City of Cambridge, charging that city law regulating the conversion of rent-controlled units to condominiums or cooperatives amounts to an unconstitutional government taking of private property. The suit was dismissed in federal court last August. The plaintiffs appealed and the U.S. Court of Appeals ruled May 3 in favor of upholding the district court's decision.

"We're very pleased with the outcome of the case," said Pat Cantor, staff attorney for the city rent control board. The plaintiffs may still appeal the case to a higher court, though. "We are reviewing the decision and will decide whether we will seek further appeal in due course," said James St. Clair, attorney with the Boston law firm Hale and Dorr, who represents Howard H. Gilbert, one of the landlords who filed the suit.

The rent control ordinance requires landlords to apply to the rent control board for permits to convert rent controlled units to condos or co-ops. The permit requirement is designed to ensure that the supply of controlled rental units does not dwindle as a result of unchecked condo conversions. The board only grants such permits if it determines enough rent controlled apartments remain available for low-income people, elderly people and others who truly need them.

Among other things, the landlords charged, according to Appeals Court documents, that the rent control ordinance constituted "an impermissable taking of property without due process or just compensation."

In ruling against the landlords on that question, the district court cited a 1985 U.S. Supreme Court decision that stated, "A requirement that a person obtain a permit before engaging in a certain use of his or her property does not itself 'take' the property in any sense: after all, the very existence of a permit system implies that permission may be granted."

The unsuccessful court challenge was essentially an attempt at an "end run" around the city's rent control regulations, said Stephen Deutsch, a partner with the Boston law firm Foley, Hoag and Eliot, which the city uses as for outside legal counsel in rent control cases. If the plaintiffs had won the case, said Deutsch, "the city would not be able to control condo conversions, and rent-controlled units would have been diverted into own-occupied units and marketed to higher income people, not low income or elderly people."

Deutsch said he is gratified by the latest decision. "I'm quite pleased that the courts have vindicated the position the rent board and the city have taken that the process must be followed and people can't do end-runs around the process."

Public meetings

Meetings take place in the Sullivan Chamber in Cambridge City Hall, 795 Mass. Ave. unless otherwise noted.

Thursday, May 23 – The school committee subcommittee on drop-out prevention meets 8:30 am in the board room in Cambridge Hospital, 1493 Cambridge St.

The board of directors of the EDCO Collaborative will meet 8:30 am at the Sheraton Lexington Inn, 727 Marrett Rd., Lexington.

Tuesday, May 28 – The license commission will meet 6 pm in the Michael J. Lombardi Municipal Building, 831 Mass. Ave.

Thursday, May 30 – the Cambridge Historical Commission will hold a public hearing 4 pm in the third floor conference room in City Hall Annex, 57 Inman St.

Monday, June 3 – The city council will hold its regular weekly meeting at 5:30 pm.

The city's board of library trustees will meet at 7:30 pm at 449 Broadway.

The Mid-Cambridge Neighborhood District Commission will meet at 5:30 pm in the third floor conference room in City Hall Annex, 57 Inman St.

Tuesday, June 4 – The Cambridge Planning Board will hold a public hearing 7:30 pm in the third floor conference room of City Hall Annex, 57 Inman St. to discuss proposed zoning changes in Cambridgeport. At 8:30 pm, the planning board will hold its regular meeting.

The city council's Environment Committee and its Economic Development, Training and Employment Committee will meet 7:30 pm to recommend a revised growth management policy to the fill city council.

The Mid-Cambridge Neighborhood District Commission will meet 5:30 pm in the third floor conference room in City Hall Annex, 57 Inman St.

Thursday, June 6 – The Cambridge Historical Commission will hold a regular meeting at 4 pm in the third floor conference room at 57 Inman St.

At 7 pm, the board of zoning appeals will meet in Room 200 in Cambridge City Hall.

Memorial Day service

Annual Memorial Day Observance will be Monday, May 27, organized by the Cambridge Department of Veterans Services and the Cambridge Veterans organization.

The observance will commence with a parade leaving the Cambridge Common at 9:30 am and running along Mt. Auburn Street to the Cambridge Cemetery where Memorial exercises will be held.

Mayor Alice Wolf will greet the gathering and Lawrence E. Trant, president of the Cambridge Veterans Organization, will be Master of Ceremonies.

Bands, drill teams and veterans groups will march and the Veterans of Foreign Wars, No. Cambridge Post, #7353 will render a rifle salute followed by the playing of "TAPS" by Cambridge Rindge and Latin students Donald Martelli and Boem Soon Lee.

Student Robert Travers will read the governor's proclamation and the "National Anthem", "Battle Hymn of the Republic" and "America the Beautiful" will be sung by Karen Tobin and Jimmy Smith.

Charles A. MacGillvray, past national president of the Congressional Medal of Honor Society of the United States of America, will give the Memorial address.

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City of Cambridge

PUBLIC HEARING

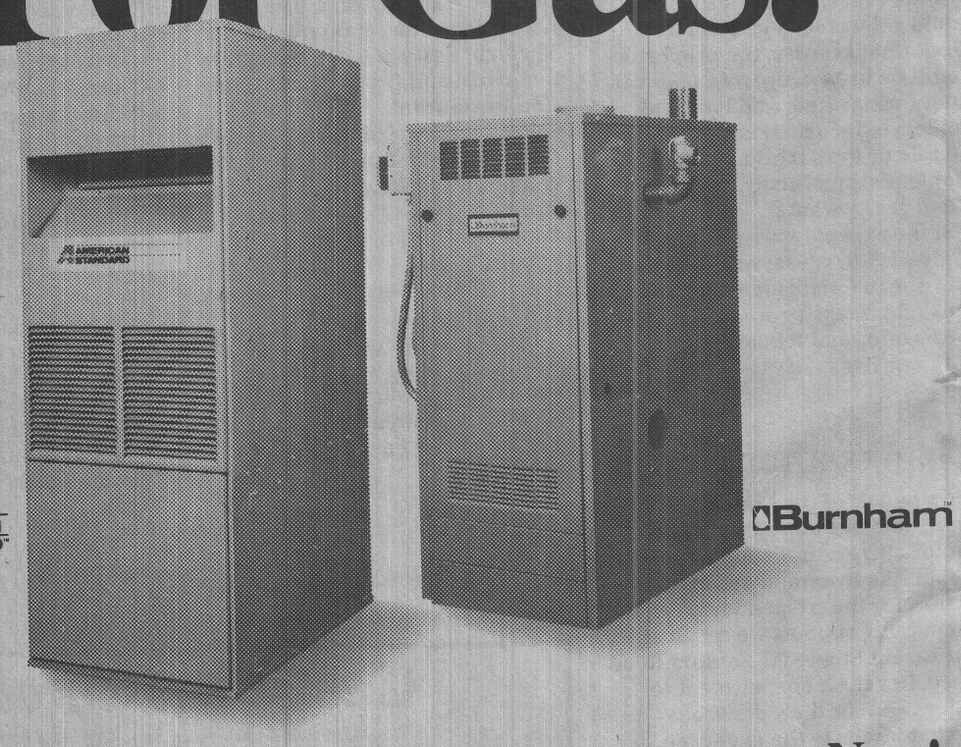
The Cambridge City Council will conduct a series of hearings for the purpose of receiving testimony relative to the transfer of city owned parcels to the AFFORDABLE HOUSING TRUST as follows:

Monday, June 10, 1991	7:00 P. M.	149 - 189 Banks Street - Hearing to be held in the Sullivan Chamber, City Hall, Cambridge, Massachusetts.
Tuesday, June 11, 1991		SPECIAL CITY COUNCIL MEETING TO BE HELD AT THE HARRINGTON SCHOOL, 850 CAMBRIDGE STREET, AS FOLLOWS:
	5:30 P. M.	29 Third Street
	7:00 P. M.	331 Norfolk Street
	8:30 P. M.	178 Webster Avenue
Wednesday, June 12, 1991		SPECIAL CITY COUNCIL MEETING TO BE HELD AT THE M. E. FITZGERALD SCHOOL, 70 RINDGE AVENUE, AS FOLLOWS:
	5:30 P. M.	12 Walden Street
	7:00 P. M.	109 Pemberton Street
	8:30 P. M.	25 Lowell Street

All persons interested may appear at this time and be heard.

By Order of Her Honor the Mayor.
Alice K. Wolf, Mayor

Take One For Gas.



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- Produce - Honeydew Melons 1.59 each	Granny Smith Apples 3/79¢	Summer or Zucchini Squash 69¢ lb.	Snow White Mushrooms 1.39 12 oz.	
- Dairy - Ermitage Brie 60% cream 3.99 lb.	Hood Lemonade 99¢ 1/2 Gal.	- Grocery - Haagen-Dazs Stick Bars 1.39 each	- Grocery - Fairwind's French Roast Coffee Beans 3.99 lb.	
Newman's Sockaroo or Marinara Sauce 1.89 26 oz.	Ronzoni Reg. or Thin Spaghetti 16 oz. 2 / 1.00	Hood Spring Water 69¢ Gallon		
- Wine & Beer - Fetzer Sundial Chardonnay 6.99 750 ml.	Miller Lite Beer 12 oz. cans 12 / 6.99 plus dep.			

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EDITORIAL

Now is the time to *raise* state taxes

The Democratic leadership on Beacon Hill is proving how far out of touch bad times can push a political party in a few short years. Gov. Weld can seem compassionate compared to the local aid slashing tactics of Legislature. So long as both parties keep flailing away with budget axes, the commonwealth will slowly suffocate. If we buckle under the pressure of hard times, fiscal recovery will be a far more burdensome task. It's time to start talking about ways to generate revenue. That's right, taxes. In the long run, we're going to pay much more through cuts than through any moderate tax increase.

Prevailing political wisdom says a tax increase wouldn't stand a chance in this kind of economic climate. A tax specifically earmarked for local aid, however, would not carry the kind of political risk that makes politicians, party affiliation notwithstanding, so grim and shaky. The tax need not be tied to income. A penny sales taxes, in the vein of Rep. Pat Jehlen's proposal, specifically targeted to go back to the cities and towns, could go a long way towards stemming a good deal of future unnecessary pain.

This fiscal crisis is on its way to tearing apart at the fabric of schools, hospitals, social services and other community organizations. We're withdrawing financial support for elderly programs that save the state money in the long run. We're turning our backs on the mentally ill in a way that's certain to cost us more. We're abandoning common, decent goals for the sake of keeping a few extra dollars in our pockets.

The long term cost of saving a few dollars now while are wallets are thin is too high. The cost of replenishing programs once they are gone makes our current frugal behavior irrational and foolhardy.

As taxpayers we must give not less, but just a tiny bit more. And we deserve leaders who challenge us to do so, not people who afraid to ask citizens to pay a bit more so we can keep the community whole.

POLITALKS

CCA endorses for school committee

The Board of Directors of the Cambridge Civic Association has made its unanimous endorsements for school committee. No big surprise, the board is backing the reelection of CCA school committee members Henrietta Davis and Larry Weinstein. The third CCA school committee member, Fran Cooper, is not seeking reelection.

Over the past two years, the CCA says, the CCA-led school committee has led the way to many accomplishments including stemming the threat of AIDS, which the committee "courageously addressed by instituting a comprehensive health education program and providing for distribution of condoms at the high school clinic." In addition, an affirmative action officer and a K-12 science coordinator have been hired. And, the CCA says, teacher hiring procedures have been greatly improved; a development office has been established to help supplement limited tax based funding and the "house system" at the high school was strengthened and expanded to make membership more meaningful to students.

The CCA Election Committee has scheduled another meeting to interview candidates who are seeking a CCA endorsement. Anyone interested is asked to call the CCA office at 876-9176 for more information.

Lukas for school committee?

Henry Lukas, a two-time candidate for Cambridge School Committee, is considering another run this fall. As a current high school principal with 17 years of experience in Cambridge schools, Lukas says he feels he is an" excellent candidate."

He has kept active with the schools since the last election and has attended almost all school committee meetings. In addition, he notes, he chairs the CCA Education Committee, is an officer in his son's school PTA and works with various statewide educational organizations.

Lukas, who doubled his vote in his second run in 1989, claims his broad knowledge of the school system and active involvement would make him the most qualified of all non-incumbent candidates. Lukas, who is still looking for a campaign manager, says he'll seek CCA endorsement should he run.

MAKE WAY — The children of Gov. William Weld, residents of Fayerweather Street, gathered recently at a tea to honor the children's book "Make Way for Ducklings" and its author, Robert McCloskey, on the 50th anniversary of the publication. Here at tea at the Four Seasons Hotel are (left to right seated) Mary, Quentin and Frances; (standing) Marcia Brown, Ethel Weld Robin Brown, general manager of the hotel and McCloskey. The event was a benefit for the Historic Neighborhoods Foundation. (Photo by Sam Greenwald)

Vellucci files bill to help arts council

State Rep. Peter A. Vellucci (D-Camb.) filed a bill recently that would create a space on the state income tax return for citizens to make voluntary contributions to their local arts lottery councils. Taxpayers could voluntarily add to the amount due or designate all or part of their refunds for a local arts lottery council.

"In these difficult times, when money is so tight, we have to establish priorities," Vellucci said. "Unfortunately, since arts funding is not an entitlement program, cuts in this area have been deep and severe. I do not believe the arts are unimportant, in fact they are vital to our tourism, quality of life and education."

In a press release, Vellucci said state citizens recognize this should be able to contribute directly to their local arts community through the same mechanism currently provided to the Natural Heritage and Endangered Species Fund. Vellucci's bill would take effect immediately on passage so the 1991 tax return forms may be printed up with this check off space.

LETTERS

Tenants' research on rent control is nonsense

I don't have time to deal with the nonsense in the *Chronicle's* front page story (5/9) on the scurrilous malefactions of Michael Turk, Constance T. Bow and the CTU. But I am compelled to respond.

I am ever astonished at the self-righteous malevolence of Mr. Turk and Ms. Bow, who evidently are two very under-employed people with lots of time on their hands to maliciously dig into the private financial affairs of other people. By meticulously reviewing records of real estate transactions at the Registry of Deeds, Turk and Bow have managed to compile a list of some 30 or so names of rent control owners who also own property outside the city and have provided that list to the city council and the *Chronicle*. Ms. Bow, by the way, is the same good neighbor who recently turned in to Rent Control one of the the women in her building for living in her own condo. (Yes, in Cambridge, that can be a criminal offense.

These politically correct citizens allege that the rundown condition of rent control buildings is not due to the rent control low rents but is due instead to the "disinvestment" (their word) of these owners in Cambridge.

The preparation of this list reveals a mentality that is simultaneously left of Socialism and right of McCarthyism, that is, intellectual demands for a larger transfer of wealth from us to them with smears and insinuations when the transfer is not sufficient to their satisfaction. The preparation of this list is treacherous and a lie. I offer a few specific objections:

1) It is nobody's business how I spend my money and I have no curiosity how/where your spend yours. Why do Turk and Bow feel the need to pry into the affairs of others? Only to do mischief.

2) There is absolutely no relationship whatever between these owners and the condition of their buildings and any other buildings. For all we know, the buildings owned by these people may be among the best maintained in the city. Turk never tells us.

3) So what if there is a relationship? What would we expect of building conditions where the median unheated rent is $327 a month. A room at the "Y" is $433 a month.

4) Can anyone really be surprised that a person with a dollar in his/her pick or an ounce of brains would invest in Cambridge? On the contrary, we should be surprised if they did invest in Cambridge. With rents $400 below the market, owners annually transfer about $50 million dollars to tenants. Rent Control is legalized stealing. Rent Control offers zero financial incentives to owners. Zero. As in Zip. If they doubt it, let them trying owning one. Fat Chance.

5) Turk and Bow have been on the receiving end of rent control subsidy for years and they themselves have not invested a goddamn penny in Cambridge. Yet they complain when other people haven't invested enough. Give me a break.

6) Shame on the *Chronicle* for even carrying such trash. The *Chronicle* knows better.

John F. Natale.
Small Property Owners Assn.
Fourth St

RCCHI should sell property

Now that Federal Bankruptcy Judge Carol Kenner has dismissed the adversarial proceeding brought by RCCHI against 20 of its tenants, what next will RCCHI do? This attempt to force tenants to pay rent they are legally withholding for serious and continuing health and safety code violations showed utter contempt for the principles of Cambridge Rent Control. Bill Noble, Jeff Murray, Nancy Pozar, and Joan Wiley-Blout have demonstrated they have little or no regard for rent control, the legal rights of their tenants, and the conditions in the properties owned and controlled by RCCHI. They do care about preserving an organization – Riverside/Cambridgeport Community Corporation – that has broken numerous promises to its tenants, run the properties fiscally into the ground, and shamed the community of Cambridge. What next? Will RCCHI choose to spend even more of its money by taking the Cambridgeport 19 to a farcical trial, where charges will be dismissed as quickly as Judge Kenner dismissed their request for a Preliminary Injunction?

This has got to stop. Prior to RCCHI's filing for bankruptcy, Homeowner's Rehab, Inc. made a fair and reasonable offer to purchase the properties; RCCHI refused to even return calls. What is at stake here are the homes and lives of 59 Cambridgeport families. It is time for RCCC/RCCHI to recognize that it no longer has a constructive role to play in the future of these properties, and to sell them to the only other nonprofit, pro-affordable housing agency in the city. The alternatives are uglier than present realities: oh yes, it could get worse, much worse. Under bankruptcy, the properties could be broken up, sold to developers, renovated, and low- and moderate income tenants see rents double or even triple. Is this what Noble, Pozar, Murray, and Wiley-Blout really want?

If these people are sincere in their wish to preserve affordable housing in Cambridgeport, there is only one way to prove it: accept HRI's offer and let us all get on with our lives.

Peter Heron
William Street

Thanks after race

On behalf of the Council on Aging and our more than 15,000 senior citizens in Cambridge, I would like to extend our deepest thanks for the tremendous community support we received in our recent Stride for Seniors Road Race. For their commitment to elders and for their generous contributions to the event, we would like to acknowledge:

Harvard University, a major sponsor ($4,000);
Draper Lab and Lotus Corporation, associate sponsors ($2,000);
Camp, Dresser, and McKee, Inc. and MIT, donors ($1,000) and other corporate sponsors ($500 and below), including W.R. Grace & Co., Bay State Health Care, Averof Restaurant, Costar Corporation, Mt. Auburn Hospital, Mt. Auburn VFW Post #8818, Borden Candy Products, Inc., Little Brown & Co., Marsh Post #442 American Legion, Cambridgeport Bank, Out of Town News, Inc., Snider Charitable Trust, Forest City Development, Edward L. Bernays Foundation, Inc., Cambridge Visiting Nurse Association, East Cambridge Savings Bank, North Cambridge Cooperative, Ellis & Andrews, Inc. Realtors, Cambridge Savings Bank, Collette Travel, Assoc. Notre Dame DeCambridge Inc. #90, Harvard Cooperative Society, Studio Sporer, Inc., Putnam Furniture Leasing Company, Inc., and Weiner's Antique Shop

Companies that donated prizes were: the Royal Sonesta Hotel, the Charles Hotel, Charles Holbrook Associates, Crimson Travel, Sears Roebuck, Co., The Bicycle Exchange, Averof Restaurant, Dolphin Seafood, Cambridge Formal Wear, Mt. Auburn VFW Post #8818, Jeanette Rouleau, Flowers by Sal, University Florist, Joyce Chen Restaurant, Acropolis Restaurant, Studio Sporer, Kate's Mystery Books, Bread & Circus, The Mane Attraction, Bowl & Board, Loews Theatre, Eastern Clothing Manufacturing, and Union Market Station Restaurant.

Product donations were made by Beau Tease, Columbo Yogurt, Belmont Springs Water Co., Waltham Fruit Co., Pepsi-Cola Co., Purity Supreme, Dunkin Donuts, Dowd Paper Co., S & S Deli, Cape Cod Potato Chips, Very Fine Company, and Guidos (Florida Cafe).

In these times of great fiscal constraint it is truly wonderful to know that our businesses and corporations retain a strong commitment to giving back to our local community.

Kathie Filsinger
Executive Director
Cambridge Council on Aging

Food, plants at Fresh Pond are NOT for the taking

The *Cambridge Chronicle* reported May 16 that Mr. Russell Cohen brought his class from the Cambridge Center for Adult Education to Fresh Pond Reservation to collect edible wild plants.

Fresh Pond Reservation's primary purpose is to preserve, protect and replenish the drinking water supply of the City of Cambridge. The vegetation around the pond is key to preservation and protection of the water supply. The vegetation also provides a habitat and a food source for the wild life on the reservation. We at the Water Department would like to increase the awareness of the users of Fresh Pond Reservation to the importance of preserving Fresh Pond Reservation not damaging it.

On behalf of the Cambridge Water Board, we request all users of the Fresh Pond Reservation to join us in protecting the reservation and its fragile ecosystem so that future generations can enjoy a quality supply of drinking water and a beautiful habitat.

We also request that people gather their food supplies at local markets where they can be sure that the food is not poisonous. Besides, if people came to Fresh Pond to gather food, how long would it be before the vegetation was completely destroyed and the wildlife was gone?

We would like everyone to be aware that the Cambridge Water Board Rules and Regulations regarding the Fresh Pond Reservation specify that "Removal of, damage or defacing of any structure, sign plant, or natural feature within the reservation is strictly prohibited." The regulations also warn that "whoever disregards or violates any of the regulations is hereby forbidden to remain on these premises and is subject to arrest, fine or imprisonment as provided by law."

Should you have any questions please do not hesitate to call.

Nancy F. Barnes
Managing Director
Water Board

Bloom was a friend to city

Last week the Cambridge community lost an activist, advocate, and a very dear friend with the untimely passing of Jill Bloom. Much has been, and will be, written and said about Jill's contributions to this community; but, to me, as Special Education Administrator, I have fixed in my consciousness an image of Jill fighting for access and participation for special needs populations through her role as co-chair of the Special Needs Advisory Committee.

Less than two months ago, Jill was testifying before the School Committee Budget Hearing in her skillful, articulate, inclusionary and positive style, concerning the devastating cuts not only in special education, but across the entire school and city budget. Jill was a breath of fresh air in a state and federal climate which has become divisive and even vindictive. Her wisdom went well beyond her acute intellect. Her caring and compassion knew no bounds, and her willingness to challenge each of us to match her energy and commitment should be an inspiration. We shall miss her yet in many ways we can feel her spirit among us.

Daniel G. McCarthy
Director
Bureau of Pupil Services

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360-366 Summer St., P.O. Box 312, Somerville, MA 02144
Established 1846

Editor: Amy Miller
Managing editor: George Donnelly
President and publisher: Donald O. Morse
Production manager: Linda Callan
* * *
Publisher emeritus: William P. Dole

Telephone
Business Office: 628-6200, Display Advertising: 628-6200
Classified Advertising: 628-1800
News Office: 628-6200

Delivery Rates (per year)
Carrier Delivery: $0.40 weekly, Mail subscription: $20, Outside Middlesex County: $30
Student, military, and senior citizen rates on request.
Back orders (over 3 months, per copy): $0.60.
Second-class postage paid at Boston, MA

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CCM-101

City of Cambridge

14.

IN CITY COUNCIL

December 9, 1991

COUNCILLOR SULLIVAN

ORDERED: That all items currently pending before the City Council with the exception of those items currently listed under "Unfinished Business" and not acted upon by the end of the 1991 legislative session be placed in the files of the City Clerk without prejudice, subject to recall by any member.

In City Council December 9, 1991.
Adopted by the affirmative vote of nine members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:- Joseph E. Connarton

Joseph E. Connarton
City Clerk

22M-10

City of Cambridge

AMENDED ORDER
24.
IN CITY COUNCIL

April 29, 1991

COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to confer with the Assistant city Manager for Community Development with the view in mind of providing this City Council with a cost analysis of converting the Third Street Fire Station to a full community center; and be it further

ORDERED: That said information be reported back to the City Council at the time of the hearing on the Land Bank Proposal.

In City Council April 29, 1991.
Adopted as amended by the affirmative vote of nine members.
Attest:- John E. Flynn, Deputy City Clerk.

A true copy;

ATTEST:- John E. Flynn

John E. Flynn, Deputy City Clerk

CCM-101

City of Cambridge

ORIGINAL ORDER
24.
IN CITY COUNCIL

April 29, 1991

COUNCILLOR TOOMEY

ORDERED: That the City Manager be and hereby is requested to confer with the Assistant city Manager for Community Development with the view in mind of providing this City Council with a cost analysis of converting the Third Street Fire Station to a full community center.

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

617•349•4600
Fax 617•349•4669

To: Robert Healy, City Manager

From: Michael Rosenberg, Assistant City Manager for Community Development

Date: April 22, 1991

Re: Response to Request from City Council for Specific Report on Land Bank Sites

1. Walden Street.

A number of questions have been raised about the necessity of the Walden Street parking lot in connection with the Cambridge Housing Authority's Russell Apartments located at 2050 Massachusetts Avenue. Residents have stated concerns that health workers, visitors and persons dropping off groceries will be inconvenienced by the loss of the Walden Street parking lot.

According to Daniel Wuenschel, Executive Director for the Cambridge Housing Authority, especially in view of the intended use of the City lot for affordable housing, there is sufficient parking for the residents of 2050 Massachusetts Avenue in the parking lot at the building. Persons dropping off groceries are allowed to park at the 2050 lot while they are making their deliveries. Residents are provided with City of Cambridge visitor passes for their guests, so all resident parking areas are available to them. The Cambridge Housing Authority does not believe that the parking lot at 12 Walden Street is needed to support the residents at 2050 Massachusetts Avenue.

Services are provided to the residents of 2050 Massachusetts Avenue by the Visiting Nurses Association (VNA) and by the Elder Services of Somerville. As is detailed in an attached letter from Louise Dodd, Director of the VNA, many VNA nurses, home health aides, and homemakers provide services to residents of 2050 Massachusetts Avenue. The general consensus of the VNA staff who service 2050 Mass Ave is that, although the Walden Street lot has been used as parking, the staff could locate other parking in the neighborhood without substantial difficulty. Ms. Dodd 's letter states that "In light of the choice between housing or parking, without question we support housing."

Services are also provided by Cambridge Somerville Elder Services. The CDD staff has had several conversations with Elder Services to attempt to assess the impact to this organization of loss of the Walden Street parking, and there has been no indication that Elder Services will be negatively impacted.

In light of the result of discussions with the Housing Authority, the VNA and Elder Services, although there will be some additional inconvenience, it does not appear that there will be substantial negative affect to the residents of 2050 Massachusetts Avenue nor to their service providers from loss of the Walden Street parking.

According to Kathy Filsinger, Department of Human Services staff to the Senior Center, the Senior Center staff and participants believe that the Walden Street parking lot is important to its operation, and that from five to seven parking spaces are needed for the center.

The Community Development Department and the Department of Human Services are currently investigating the possibility of obtaining the donated use of parking spaces from commercial neighbors for users of 2050 Massachusetts Avenue. The owners of the Henderson Carriage Building have expressed their willingness to cooperate to provide additional spaces for the benefit of 2050 Mass. Ave. on weekends, evenings and holidays, although they do not have available space on weekdays. CDD has also had some conversations with Kentucky Fried Chicken about the possibility of use of some of its parking space.

In addition, the residents of 2050 Mass. Ave. have suggested that the meters be removed from the five Mass. Ave. spaces in front of 2050 Mass. Ave. and that these spaces be posted as resident parking. However, according to Lauren Preston, Deputy Director of Traffic and Parking Department, it is contrary to City policy to post as resident only parking areas which are business zoned.

Residents at 2050 mass. Ave. have also expressed concern that the building on the 12 Walden Street lot will create fire equipment access problems and thus fire safety problems for 2050 Mass. Ave. Chief Kevin Fitzgerald personally inspected the parcel at 12 Walden Street and informed CDD staff that the type of construction contemplated at 12 Walden would not present any unresolvable fire safety issues.

2. Lowell School.

This building is currently leased to the New School of Music, a community music school, with a lease which runs through 1995. The rent is currently a percentage of the fees collected, and amounts to approximately $17,500 per year. The music school uses 9,000 of the 12,000 square feet in the building and subleases the rest to the Cambridge Art Center, which pays 25% of the rent. The

space is used as both classroom and performance space. The school has 450 students, about two thirds of whom are from Cambridge. Some of the students are supported by a $5,000 scholarship fund.

The rent on the Lowell school building is heavily subsidized by the City of Cambridge. The rent is based on a percentage of the fees collected, and is approximately $7,500 annually, plus a $10,000 allowance for building repairs. This total of $17,500 annual rent payment is less than twenty percent of the amount that the school would pay for the same amount of lower-rent commercial space in Central Square.

There are no easy relocation options for the school, as no public buildings are currently available. The school could undertake a capital fund raising drive over the next four years to all allow it to either pay a market level rent or purchase another property. Another alternative is for the school to raise tuitions to cover rental costs. In either case, the organization would need an additional $50,000 to $100,000 annually, in addition to their current $300,000 annual budget, to pay for market rate space.

It is important to note that there should not be a presumption that the school would continue to occupy the building after 1995, as the Uniform Procurement Act of 1990 will require that the lease for the building be publicly bid when the current lease expires.

3. Norfolk Street.

In 1976 a portion of Norfolk St. was closed to allow the construction of the Dept. of Public Works. In the report of the Council subcommittee to Council, there was a recommendation that the Norfolk St. site be used for resident parking. The site, which is unpaved, is currently used for resident parking at night and during the day a mix of resident and commercial parking. The lot accommodates approximately 20 spaces of which five seemed to be used as car storage.

The neighbors report a number of issues related to living close to the DPW site. These include

- Increased noise, dirt and dust
- Smells related to garbage storage
- No landscaping on Norfolk St. edge; leakage of salt and garbage
- Problems with vehicles turning on dead end street

A feasible solution which would allow the Norfolk St. lot to be used for affordable housing as well as deal with some of the issues raised by the neighborhood would be to replace approximately twelve residential parking spaces on a portion of the DPW site. This plan would also address the need for landscaping to provide a buffer between the DPW and the neighborhood. Although not all the spaces would be replaced, the benefits to the residents of a landscaped parking area, a turning radius for trucks, a buffer

between the neighborhood and the DPW site and a resident parking sticker requirement for the street are significant.

4. 7 Warren Street and 178 Webster Street.

The uses of 7 Warren Street and 178 Webster St. were established by the Cambridge Redevelopment Authority as part of the Wellington-Harrington Urban Renewal program. The Authority required use restrictions on both parcels - 7 Warren St. for parking and 178 Webster St. for open space. Webster St. is a block away from Donnelly Field, a 7.2 acre park used for a variety of recreational activities. A portion of this site was a city-owned street. According to Joseph Tulimeri, Executive Director of the CRA, a minor plan change which could be enacted by the CRA Board and which would allow affordable housing development would be likely to be favorably considered.

In the case of Warren St., a change in the CRA use restriction would require a major amendment to the Wellington-Harrington Plan because the designated use is still viewed as necessary to success of the Wellington-Harrington plan. This plan change would involve approvals from the Planning Board, CRA Board as well as the State and would be difficult to obtain.

5. 109 Pemberton Street.

The old ice skating rink at Pemberton Street is part of a large area taken by the City in 1893 for park use. The rink was last flooded for ice skating use more than ten years ago.

The rink is adjacent to a 6.5 acre recreational site behind the Fitzgerald School which includes a baseball field, three basketball courts and four tennis courts. Across Haskell Street from the baseball field is another 47,744 square foot park area, Bergin Playground, which includes a tot lot and a grassy area of open space. The facilities of both park areas include benches and seating areas. The rink is located within easy walking distance (eight blocks) of Danehy Park, the City's new 55 acre park. Overall, North Cambridge has 86 acres of open space, not including the 55 acres of Danehy Park, which is technically not located in North Cambridge.

In 1988, the North Cambridge Neighborhood Study recommended that this area be improved as open space. However, a neighborhood survey conducted as part of that plan noted that the majority of North Cambridge residents do not consider the amount of recreational facilities or the condition of the parks to be a problem in their neighborhood.

Because the land was originally taken by the City as park land, the Legislature must approve the change of use contemplated. This change of use to allow the development of low and moderate income housing was sought and obtained from the State in the cases of City owned parcels on Cherry St. and Hayes-Magee St.

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139
TEL. 349-4300
FAX. 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

May 13, 1991

To the Honorable, the City Council:

Attached please find response from Michael Rosenberg, Assistant City Manager for Community Development, relative to request from the City Council for specific report on Land Bank Sites. I recommend that a public hearing be scheduled to consider this issue.

Very truly yours,

Robert W. Healy
City Manager

RWH/dls
attachment

CCM-101

City of Cambridge

7.

IN CITY COUNCIL

April 8, 1991

COUNCILLOR RUSSELL
COUNCILLOR SULLIVAN

WHEREAS: Citizens in North Cambridge are seriously concerned that 109 Pemberton Street, a portion of Rindge Park, is being considered as part of the Affordable Housing Land Bank Proposal; and

WHEREAS: The neighborhood which is adjacent to the parcel being considered is severely congested has been the scene of at least two major fires, and relies on the open space as a respite from crowded conditions; and

WHEREAS: Members of the North Cambridge Stabilization Committee have submitted a plan for a park on the site which would include, 1) Passive Recreation areas for Senior Citizens, etc.; 2) Seating Areas; 3) Community Gardens; and, 4) Open areas for Public Functions; and

WHEREAS: This park will be planned and designed with the assistance of the CRLS Vocational Education Department and other public/private professionals (retired or active) who are willing to donate their skills to this project. Utilization of this approach will enable costs to be kept to a minimum, include the intended users in the planning and development, thereby further benefiting the largest numbers of elder and special needs citizens; now therefore be it

RESOLVED: That this site be removed from consideration in the Land Bank Proposal for consideration of this proposal.

REFERRED TO HEARING TO BE SCHEDULED ON THE LAND BANK

CCM-101

City of Cambridge

7.

IN CITY COUNCIL

April 8, 1991

Councillor Russell

WHEREAS: Citizens in North Cambridge are seriously concerned that 109 Pemberton Street, a portion of Rindge Park, is being considered as part of the Affordable Housing Land Bank Proposal; and

WHEREAS: The neighborhood which is adjacent to the parcel being considered is severely congested has been the scene of at least two major fires, and relies on the open space as a respite from crowded conditions; and

WHEREAS: Members of the North Cambridge Stabilization Committee have submitted a plan for a park on the site which would include, 1) Passive Recreation areas for Senior Citizens, etc.; 2) Seating Areas; 3) Community Gardens; and, 4) Open areas for Public Functions; and

WHEREAS: This park will be planned and designed with the assistance of the CRLS Vocational Education Department and other public/private professionals (retired or active) who are willing to donate their skills to this project. Utilization of this approach will enable costs to be kept to a minimum, include the intended users in the planning and development, thereby further benefiting the largest numbers of elder and special needs citizens; now therefore be it

RESOLVED: That this site be removed from consideration in the Land Bank Proposal for consideration of this proposal.

CCM-101

City of Cambridge

AMENDED ORDER
AGENDA # 8
IN CITY COUNCIL

April 1, 1991

COUNCILLOR CYR

ORDERED: That the report from the Planning Board regarding transfer of certain city-owned parcels to the Affordable Housing Trust be and hereby is tabled pending receipt of the following specific reports:

12 Walden Street: The City Manager be and hereby is requested to investigate alternative parking for senior center users and health care workers visiting 2050 Massachusetts Avenue.

25 Lowell Street: The City Manager be and hereby is requested to report back on the current lease, and options for relocating the arts uses.

Norfolk Street: The City Manager be and hereby is requested to report back to the City Council on the current city/neighborhood agreement, the possibility of relocating the parking onto the DPW Site, and other public amenities that can be provided to make the DPW more tolerable neighbor.

7 Warren Street and 178 Webster Street: That the City Manager be and hereby is requested to confer with the Executive Director of the Cambridge Redevelopment Authority for a report on the lifting of deed restrictions.

109 Pemberton Street: That the City Manager be and hereby is requested to research the historical background of said site with attention to any and all ties with Rindge Field; and be it further

ORDERED: Upon receipt of said reports and information that Her Honor the Mayor be and hereby is requested to schedule a public hearing or hearings, with written notification to all affected parties of the time and location of said hearing(s) and a display ad placed in widely circulated newspaper(s) with aforementioned information at least two weeks prior to said hearing(s).

In City Council April 1, 1991
Adopted as amended by the affirmative vote of eight members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy; Joseph E. Connarton

ATTEST:- Joseph E. Connarton, City Clerk

CCM-101

City of Cambridge

ORIGINAL ORDER
AGENDA # 8
IN CITY COUNCIL

April 1, 1991

COUNCILLOR CYR

ORDERED: That we table the report from the Planning Board pending receipt of the following specific reports.

12 Walden Street: The City Manager is requested to investigate alternative parking for senior center users and health care workers visiting 2050 Massachusetts Ave.

25 Lowell Street: The City Manager is requested to report back on the current lease, and options for relocating the arts uses.

Norfolk Street: The City Manager is requested to report back to the City Council on the current city/neighborhood agreement, the possibility of relocating the parking onto the DPW Site, and other public amenities that can be provided to make the DPW more a more tolerable neighbor.

7 Warren Street & 178 Webster Street: A report from the Redevelopment Authority on the lifting of deed restrictions. And be it further

ORDERED: That the Mayor shall schedule the required public hearing upon notification that the called for information will be available.

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139
TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

8

April 1, 1991

To The Honorable, The City Council:

I am hereby transmitting communication received from the Planning Board relative to their report regarding transfer of certain City-owned parcels to the Affordable Housing Trust, for your consideration.

Very truly yours,

Robert W. Healy
City Manager

RWH/mev
attachments

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 28, 1991

To: The Honorable, the City Council:

Subject: Planning Board Report Regarding Transfer of Certain City-Owned Parcels to the Affordable Housing Trust

The Planning Board has completed its evaluation of eight City-owned parcels pursuant to the City Council's Order creating an Affordable Housing Land Bank. It is the Planning Board's understanding that these eight sites were referred to the Board by the City Manager after a review of the list of all City-owned properties. Lots less than 3,000 square feet and sites used for active recreational open space were eliminated from consideration. The Planning Board was asked to consider at a public meeting whether the parcels referred by the City Manager are appropriate for residential use. The Planning Board, therefore, did not consider the question of current or alternative uses for the sites. The public meeting was held on Tuesday, March 19, 1991.

The Planning Board considered the following factors in evaluating each site:

(a) Lot location and size
(b) Relation of lot location to public transportation
(c) Relation of lot location to public schools
(d) Relation of lot location to business districts
(e) Character of the surrounding neighborhood
(f) Environmental impacts and issues (if any)
(g) Traffic and parking impacts and issues
(h) Existing zoning
    (i) Allowed uses
    (ii) Allowed number of dwelling units "as of right"
    (iii) Setback requirements

The Board does consider all eight sites suitable for residential use. However, there are several sites which the Board feels are somewhat problematic from a design point of view: Warren Street site, Corporal Burns Playground site, Norfolk Street site, primary among them. As of right zoning would allow fourteen units

to be built on the Warren St. site. The Board feels that in fact a smaller number of units would be appropriate on the site given its hemmed in condition with commercial uses directly on the property line on one side and other new residential uses across the street. In the case of the Corporal Burns site, the Board notes that the housing design on this site will be constrained by the high rise housing and active open space abutting the site. In addition, the Board notes that the parking lot on Norfolk St. was established as a result of the City's construction of the adjacent D.P.W. site. A design which allows for some resident parking to continue on the site as well as housing might be a satisfactory solution for this site which is constrained by the abutting semi-industrial public works use next door, a dense residential development pattern already on the street, and the access problem inherent in a dead end street condition. Before final disposition of the site is made to the Trust, a review of possible options for alternate parking arrangements with modifications to the D.P.W. yard configuration might be undertaken.

While the Planning Board evaluated only the question of whether the sites were appropriate for residential uses, it is important to note there was considerable public testimony related to other issues. The public comments relating to each site follow.

Site 1. 12 Walden Street - active parking lot;

* Lot is used for resident parking, parking by senior citizens attending senior center at 2050 Mass. Ave., and, possibly, by health care professionals also serving residents at 2050 Mass. Ave.
* Neighborhood, through the North Cambridge Stabilization Committee, is divided on appropriate use for this site.

Site 2. 109 Pemberton Street - originally used as ice skating rink;

* North Cambridge Neighborhood Study recommends site for recreation.
* Access to townhouses (Cogswell Avenue) for fire service might be hampered.
* Problems of crime make site inappropriate for housing use.
* Site is used informally for recreational purposes.

Site 3. 25 Lowell Street - school building occupied by music school and art association;

* Displacing current occupants would be devastating to individual organization.
* Current use continues original intended use of building

* Music school serves many hundreds of students at below market cost; art association has wide outreach program throughout Cambridge.
* Current uses are as valuable to community as affordable housing.
* Area not convenient to affordable shopping.
* Only site of those recommended with active, ongoing use.

Site 4. Norfolk Street - neighborhood parking lot;

* Street has no other community benefits, as for instance, open space.
* Site was promised to neighbors for parking in exchange for closing of the rest of the street for D.P.W. expansion.
* Street cut off from rest of the neighborhood; difficult to exit onto Hampshire Street during special events.
* Difficult to live with D.P.W. yard and its associated activities: noisy, smelly, salt storage, recycled materials storage.
* 35 housing units on street - very dense.
* Parking inadequate on street now.

Site 5. 7 Warren Street - municipal metered parking lot;

* Heavy, industrial truck traffic on adjacent streets from adjacent and nearby industrial uses.
* Redevelopment Authority would have to lift a deed restriction.

Site 6. 29 Third Street - Third Street Fire Station and storage for Electrical Department;

* Concern that there might not be sufficient parking for housing use.

Site 7. 178 Webster Avenue, 126 Lincoln Street - passive green space;

* Redevelopment Authority must lift deed restriction.

Site 8. 149-189 Banks Street - Corporal Burns Shelter;

* Adjacent streets accommodates heavy traffic.

Respectfully submitted for
the Planning Board,

Paul Dietrich Jrm

Paul Dietrich, Chairman

PD:SS:LB:nb

MUNICIPAL LAND FOR LAND BANK CONSIDERATION

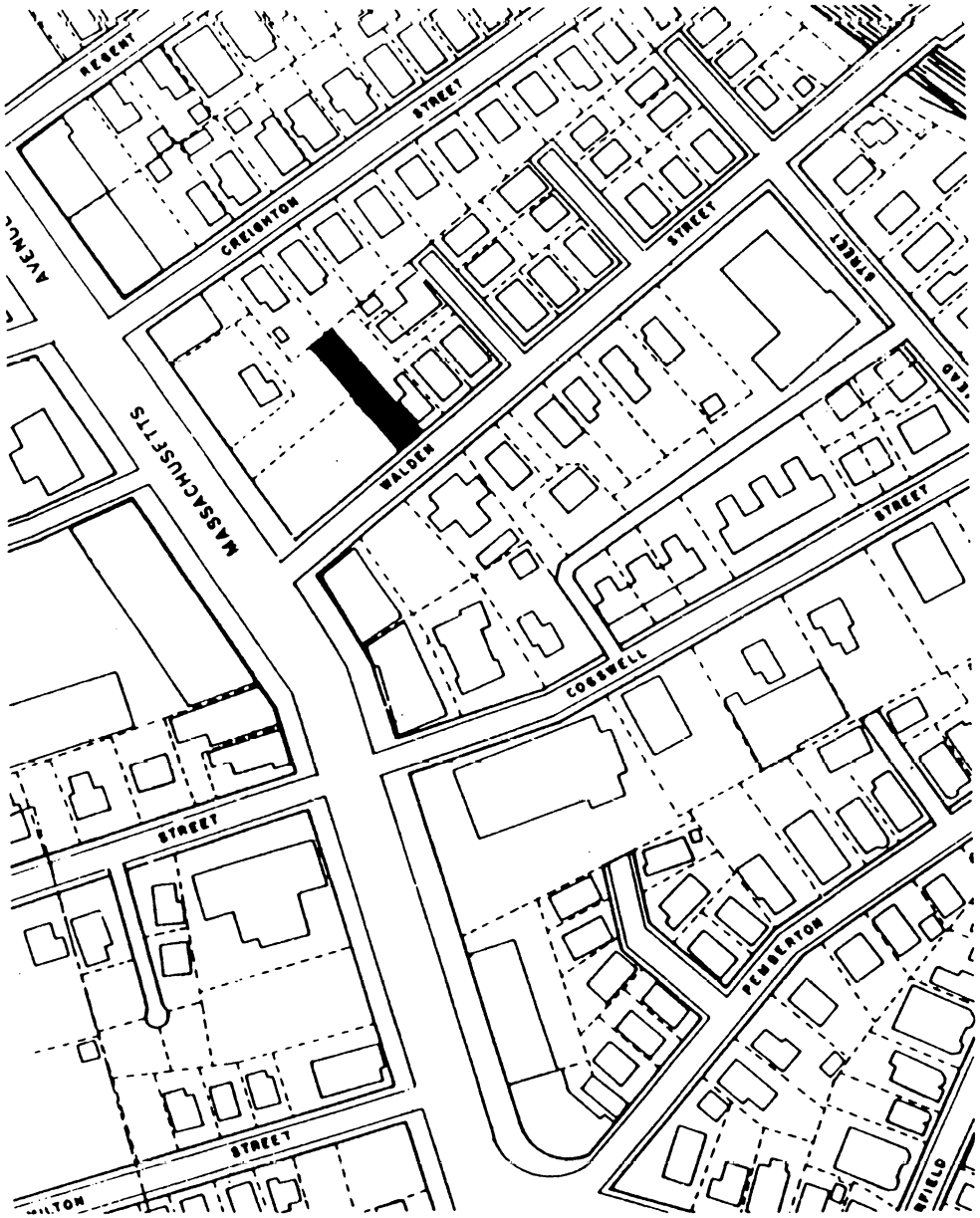
1. **12 Walden Street**
2. **109 Pemberton Street**
3. **25 Lowell Street**
4. **331 Norfolk Street**
5. **7 Warren Street**
6. **29 Third Street**
7. **178 Webster/126 Lincoln**
8. **149-189 Banks Street**

In addition to the above sites, other City-owned parcels with potential for use as affordable housing are:

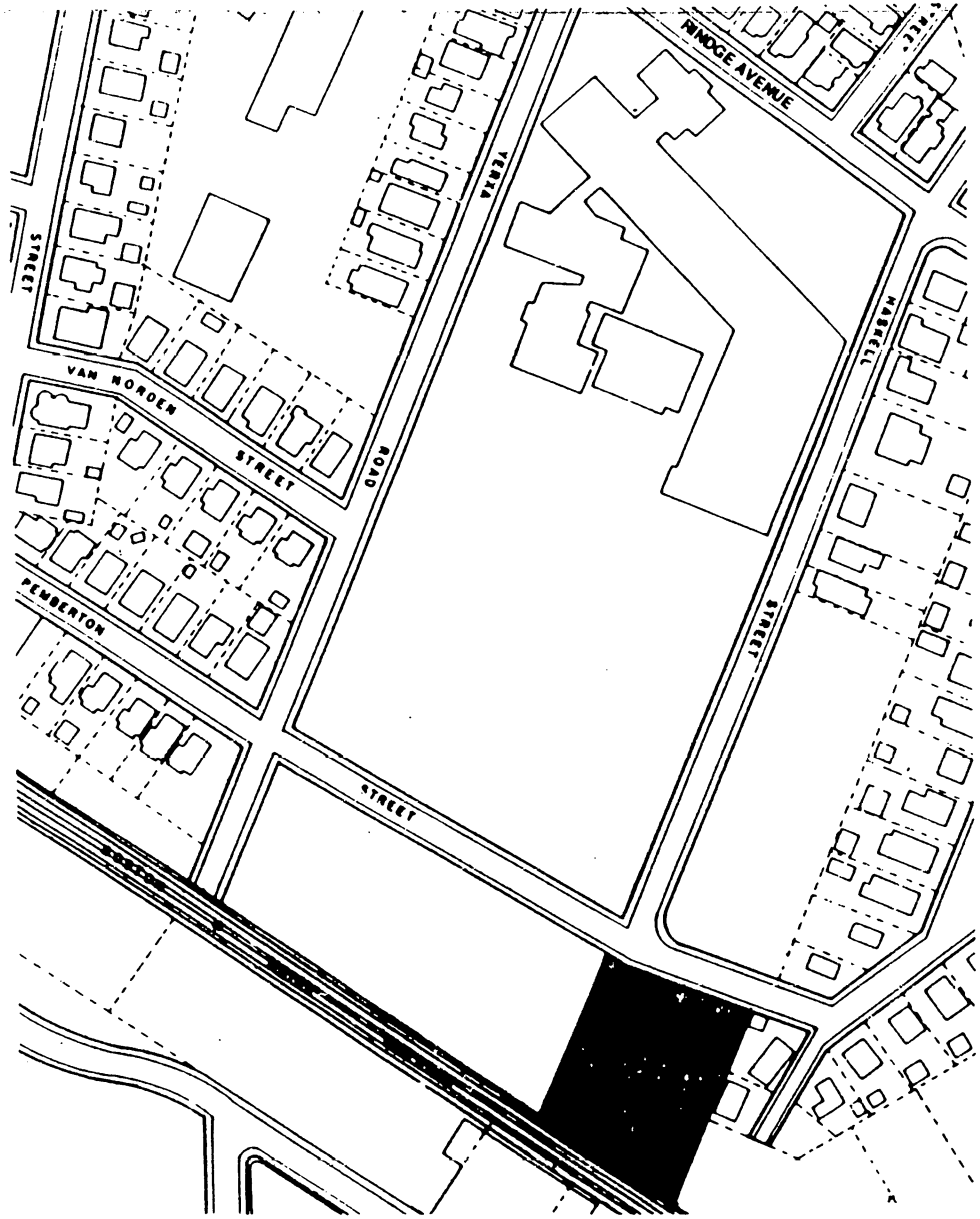
1. Central Square parking lots
2. Fresh Pond greenhouse lot
3. Trolley Square site

The Central Square lots and the land bordering Fresh Pond require comprehensive planning efforts to resolve issues about their uses as housing sites.

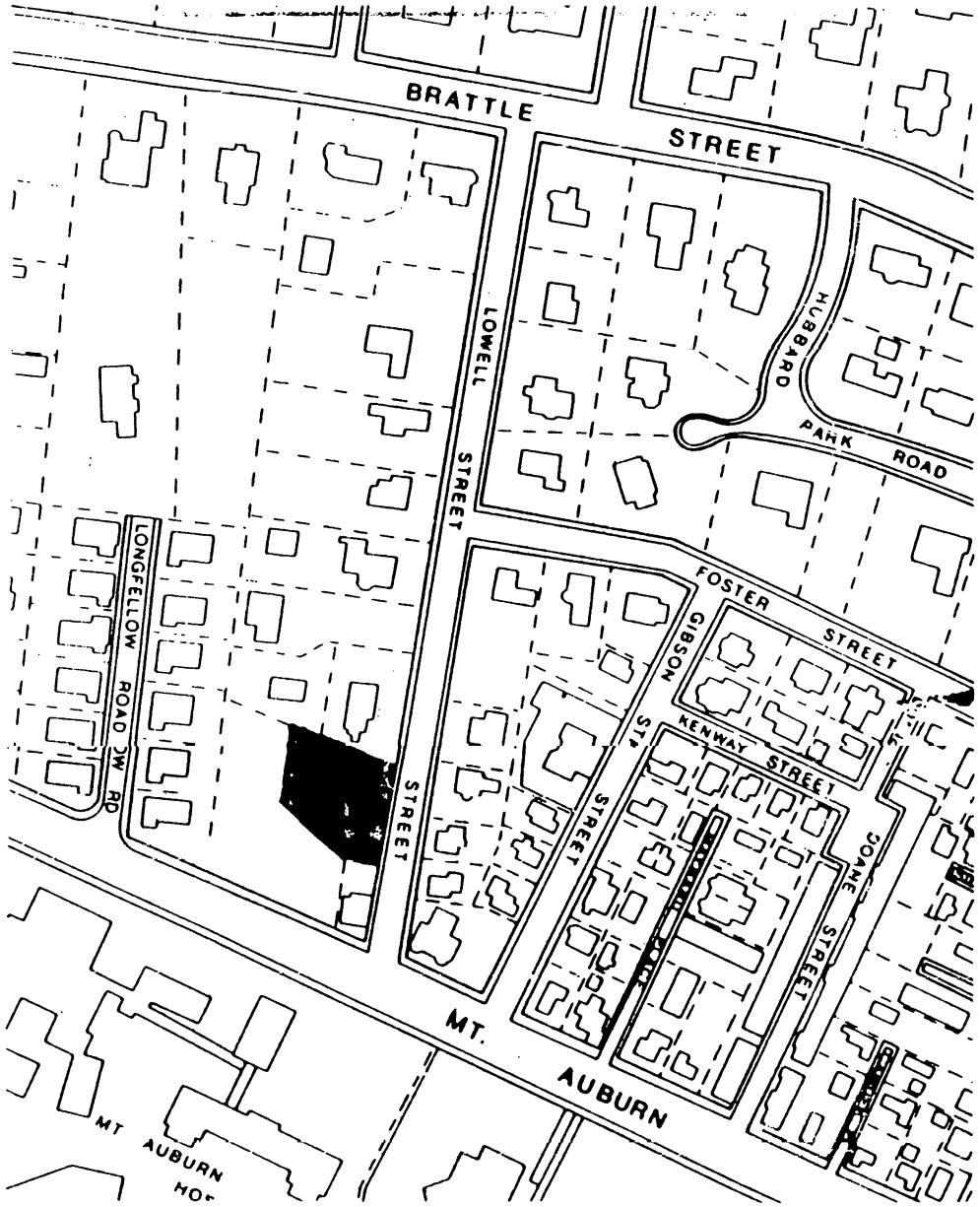
Parcel Name/Location:	12 Walden Street
Size:	6,268 Square Feet
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two-family and townhouse dwellings
As-of-Right Units:	2
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The area is medium density residential, with predominately two- and three family woodframe dwellings. The site is abutted on one side by a takeout restaurant and the Leonard J. Russell Senior Citizen's Apartments, both of which face onto Massachusetts Avenue. Mass-achusetts Avenue provides nearby neighborhood and citywide retail. The site is close to neighborhood shopping.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on the site. The site is currently used as a parking lot by neighbors. Although Walden Street is busy, there is on street parking on one side of the street.
Current Use:	Residential Parking Lot; 16 spaces



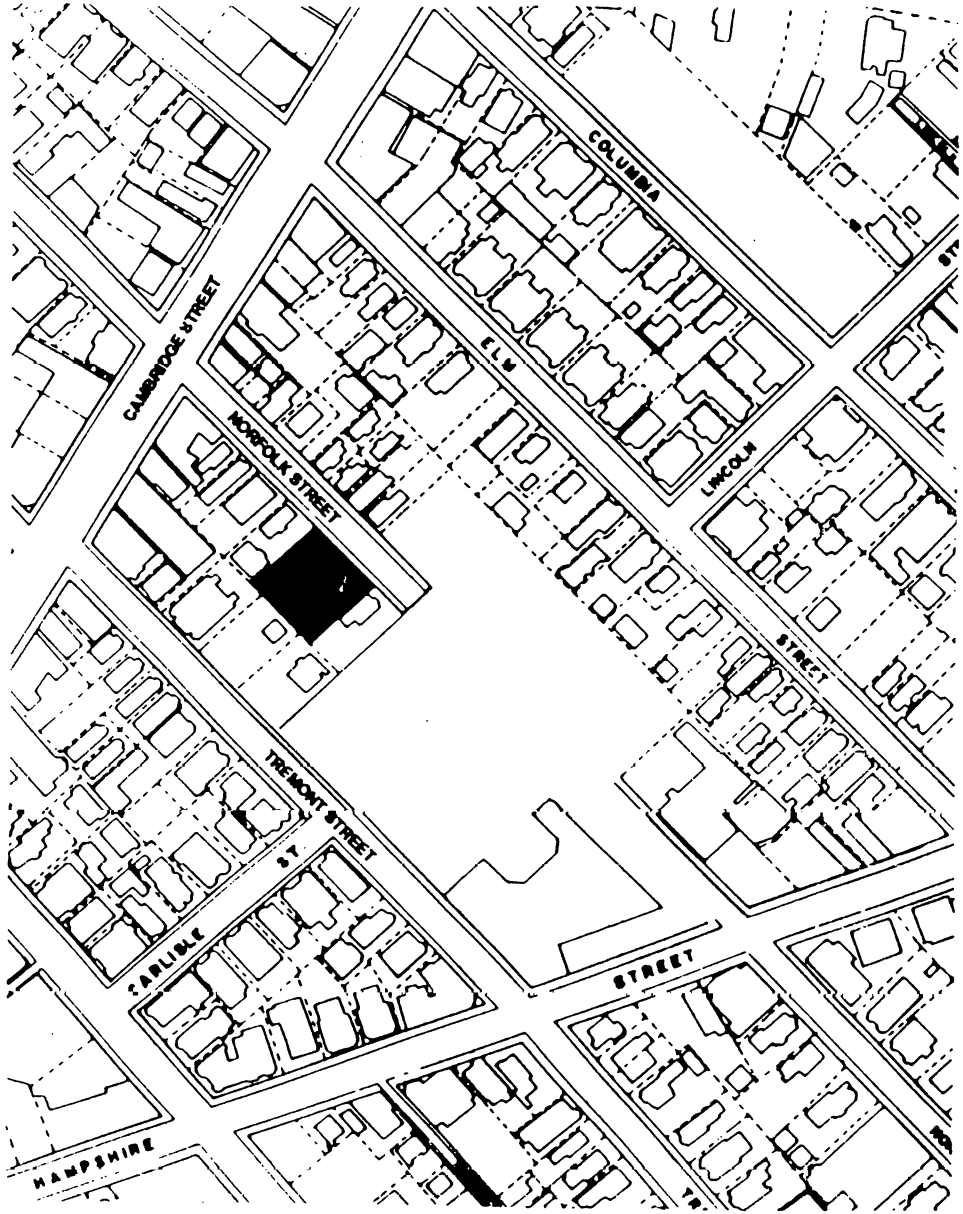
Parcel Name/Location:	109 Pemberton Street
Size:	20,000 Square Feet (estimated) (10,000 of which would be dedicated to continuing use as recreational space)
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two family and townhouse dwellings
As-of-Right Units:	8
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The surrounding neighborhood is residential, comprised of medium density, low-rise homes in mainly two- and three-family woodframe buildings. The site abuts a commuter rail line and recreational facilities.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on site.
Current Use:	Originally used as a skating rink.
Additional Information:	Housing units will be built on skating rink site. The tennis back board will be relocated and the existing tennis courts will not be affected.



Parcel Name/Location:	Lowell Street School 25 Lowell Street
Size:	11,990 Square Feet
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two family and townhouse dwellings
As-of-Right Units:	4
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The surrounding neighborhood is low to medium density residential, with predominately single family and two-family homes. The site is abutted on two sides by a neighborhood park. (Currently, because the rest of the park is fenced, it can only be reached via the school parking lot.) The site is close to the Mt. Auburn Hospital and the Charles River.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	Leased through 1995 to New School of Music and Cambridge Arts Association.
Additional Information:	Lowell School is included on the National Register; the school structure will be rehabbed and the exterior preserved. Except for the school parking lot; the open space around the school is not included.

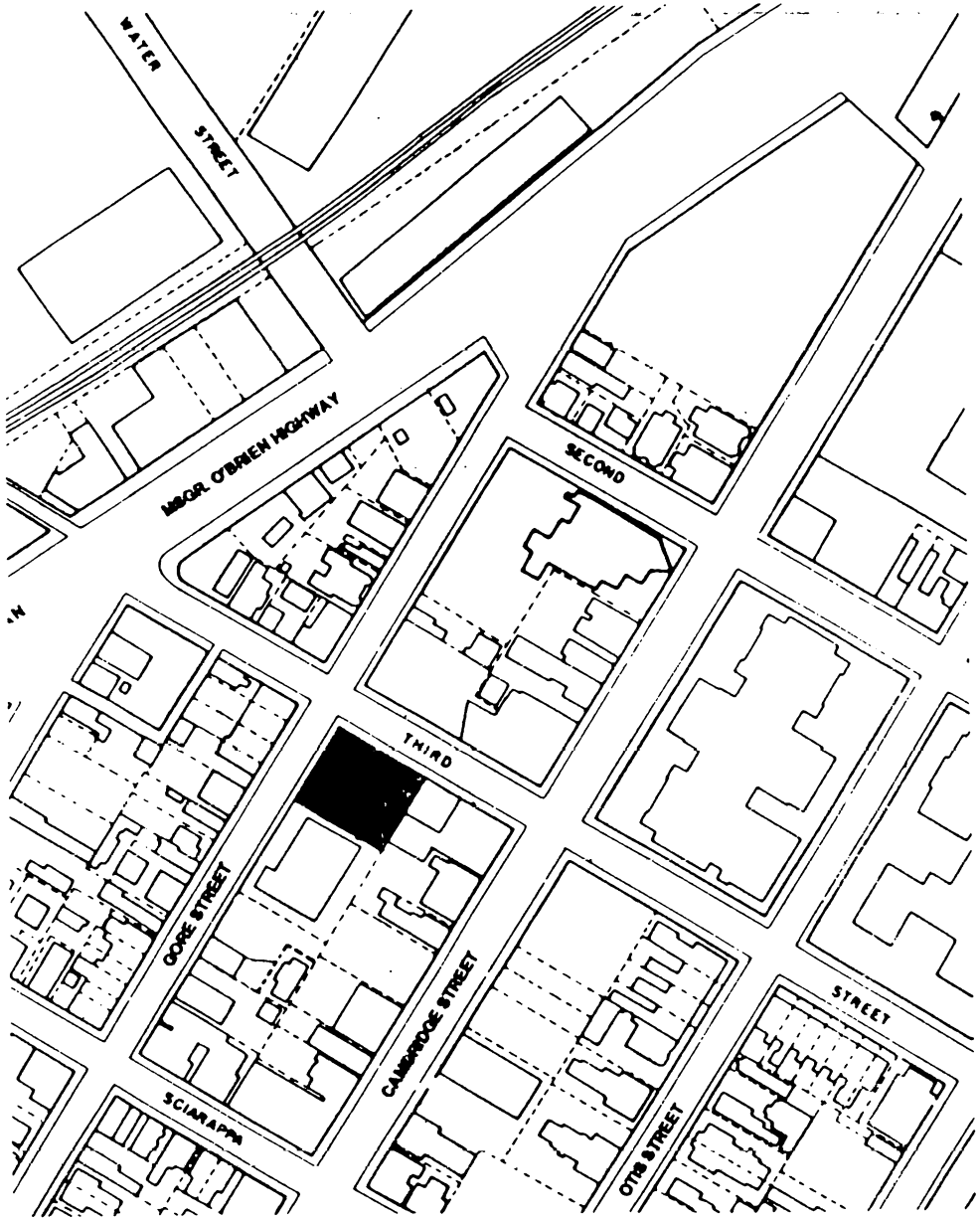


Parcel Name/Location:	331 Norfolk Street
Size:	7,216 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	6
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately single and two-family homes. The site is close to a Department of Public Works facility, which generates noise.
Environmental Issues:	None
Traffic & Parking Issues:	Public Works vehicles use this street as an alternate exit to the Department of Public Works yard during emergencies. Neighbors currently use the site as a parking lot.
Current Use:	Residential/Commercial parking; 20 spaces.
Additional Information:	The lot has been used as parking since Norfolk Street was closed to accomodate the construction of the City's D.P.W. facility.

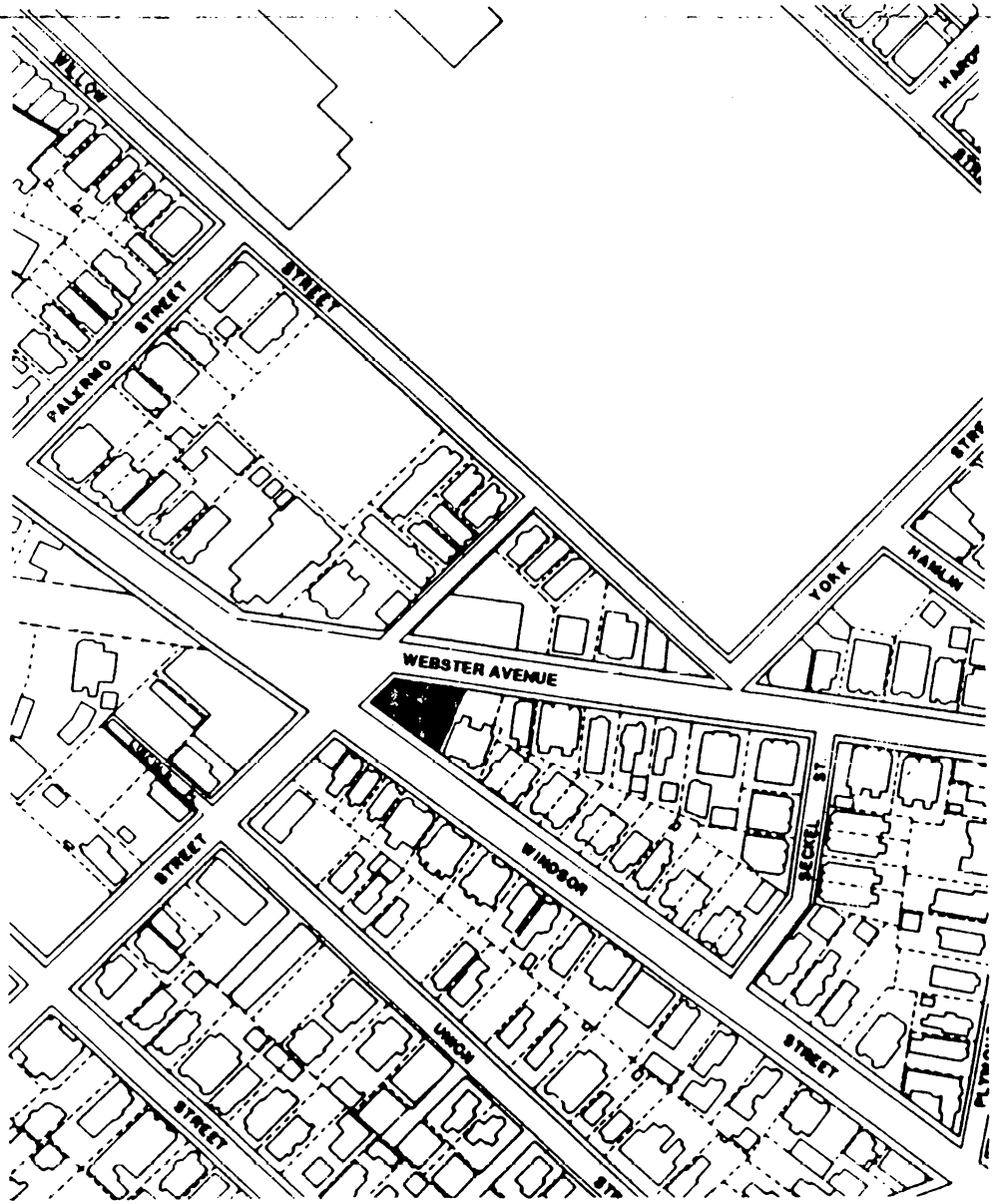


Parcel Name/Location:	7 Warren Street
Size:	11,050 Square Feet
Existing Zoning:	Combination of BA and Residence C-1
Allowed Uses:	BA:Commercial, retail, office, single family, townhouse and multifamily housing C1:Residential: Single family, townhouse and multifamily housing
As-of-Right Units:	14
Setback Requirements:	Determined by formula
Neighborhood Character:	This part of East Cambridge is characterized by dense low-rise multifamily dwellings. Along Cambridge Street there is low scale neighborhood-oriented retail space on the ground floor, with apartments above.
Environmental Issues:	None
Traffic & Parking Issues:	The site is currently used as a municipal parking lot and as a public way.
Current Use:	Commercial/residential parking lot with 34 metered spaces.
Additional Information:	This site was acquired by the City from the CRA through the Wellington-Harrington Urban Renewal Plan and conveyed to the City with restrictions on use. The CRA Board needs to approve a change in the restriction prior to housing being built.

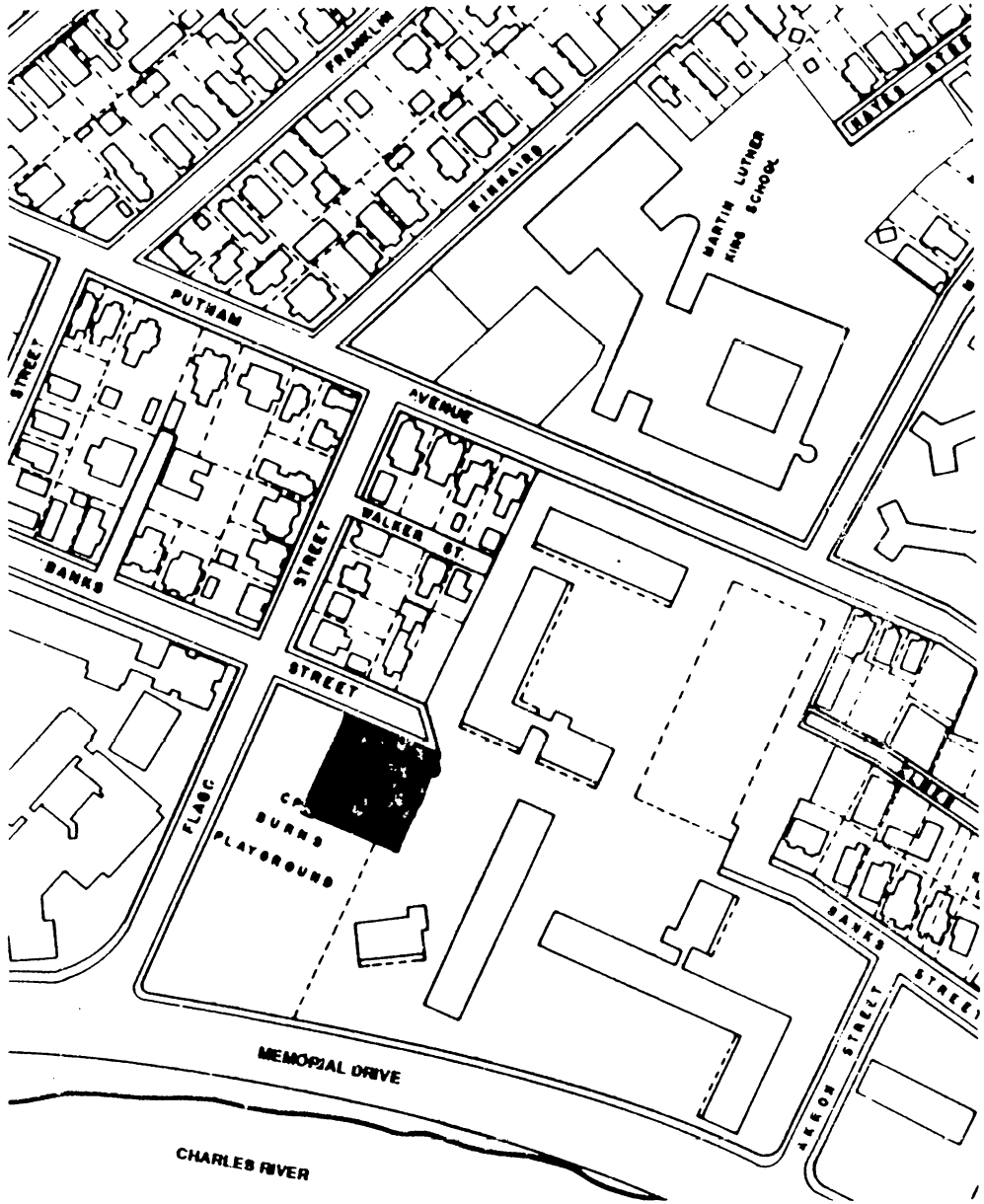
Parcel Name/Location:	Third Street Fire Station 29 Third Street
Size:	4,955 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, town-house and multifamily housing
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This site abuts a mixture of neighborhood-oriented and citywide retail and commercial uses along Third Street. It is located on the edge of an older, dense low-scale residential neighborhood. The site is convenient to shopping and recreational facilities.
Environmental Issues:	None
Traffic & Parking Issues:	No major impact
Current Use:	Electrical Department Storage
Additional Information:	The building is on the National Historic Register; the structure will be rehabbed for housing.



Parcel Name/Location:	178 Webster/126 Lincoln
Size:	5,171 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately two-family homes. Roads abut the site on three sides. The site is one block from the Harrington School and is close to playgrounds.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	Passive Open Space
Additional Information:	This site was conveyed by the CRA to the City with restictions on use. The CRA Board needs to approve a change in these restrictions prior to housing being built.



Parcel Name/Location:	Corporal Burns Shelter 149-189 Banks Street
Size:	14,440 Square Feet (estimated)
Existing Zoning:	Residence C-3
Allowed Uses:	Institutional Uses Residential: single family, townhouse and multifamily
As-of-Right Units:	48 (CDD recommends developing the site at maximum C-1 density of 12 units)
Setback Requirements:	Determined by formula
Neighborhood Character:	Mix of high rise residential, institutional and low scale, dense single, two-, three- and four-family residential uses. The site is very close to the Charles River, and borders a park and athletic facility.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	The shelter is currently used for City storage.
Additonal Information:	The actively used open space abutting the site will not be affected.



CCM-101

City of Cambridge

Calendar Item # 8
~~-37-~~

IN CITY COUNCIL

~~-December-17,-1990-~~
January 7, 1991

COUNCILLOR CYR

WHEREAS: There exists in Cambridge a severe shortage of decent housing affordable to low and moderate income residents of Cambridge; and

WHEREAS: It is the policy of the City Council to increase the opportunities, now and in the future, for low and moderate income residents of Cambridge to reside in decent, affordable housing; and

WHEREAS: By Ordinance 1072, the City Council has created the City of Cambridge Affordable Housing Trust, and has provided that the Affordable Housing Trust may assist in the establishment of a city-wide Land Bank; and

WHEREAS: The City Council desires to increase the opportunities, now and in the future, for low and moderate income residents of Cambridge to reside in decent, affordable housing by the creation of a land bank through the transfer of municipal land to the Affordable Housing Trust for the purpose of constructing low and moderate income housing; now therefore be it

RESOLVED: That the City Council hereby accepts and adopts the Land Bank Proposal transmitted herewith as a statement of the City Council's Land Bank Policy; and be it further

RESOLVED: That the City Manager is hereby requested, now and in the future, to recommend to the City Council City-owned land for consideration for transfer to the Affordable Housing Trust to be held by the Trust as a land bank and used for hte construction of low and moderate housing in accordance with the criteria set forth in the Land Bank Proposal and accepted by the City Council; and be it further

RESOLVED: That the City Manager is hereby requested to first refer said recommended land to the Planning Board for evaluation and report to the City Council, along with the City Manager's recommendation, within sixty days of the City Manager's referral to the Planning Board.

In City Council January 7, 1991.
Adopted as amended by the affirmative vote of 8 members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy;
ATTEST - Joseph E. Connarton, City Clerk.

Creation of an Affordable Housing Land Bank Within the Affordable Housing Trust

The creation of an Affordable Housing Land Bank (Land Bank) within the Affordable Housing Trust (Trust) is one measure among the many necessary to respond to the crisis-level shortage of affordable housing* in the City of Cambridge. The Council desires that the Land Bank operate in a manner that reflects the City's dedication to increasing the supply of affordable housing and recognizes and responds to the legitimate concerns of neighborhood residents about development in their neighborhoods.

One of the major obstacles to the development of affordable housing in Cambridge is the high cost of land. Availability of low-cost or free to the Land Bank removes the traditional necessity of building at unacceptably high densities. The Land Bank can be a mechanism for creating housing in Cambridge affordable to residents with low and moderate incomes.

The Land Bank's first land resources shall be City-owned lands designated by the Council. The full potential of the Land Bank, however, will be realized only as the Trust acquires additional land, buildings, and resources from a variety of sources which may include commercial, educational, charitable, and religious institutions, individuals, and the City.

To assist the Land Bank is maximizing its accomplishments, the Council must commit itself to ongoing action in support of the Land Bank's work. To assure that the scarce and valuable resource of land disposed to the Trust is used to accomplish the housing goals of the City, the Council must also restrict and direct the actions of the Trust. While changes in those restrictions may be necessary with the disposition of specific parcels of land, the general conditions listed below shall apply to all City-owned parcels of land disposed to the Trust. The Affordable Housing Trust can accept additional parcels of land, with appropriate conditions, established by the donor.

*Terms such as "affordable housing" are defined at the end of the document. Defined terms are marked with an asterisk.

Council Commitments:

1. **Filling the Land Bank.** The Council shall assist the Trust in assembling resources for the development of affordable housing.

   a. **City-owned Land.** The Council shall, as it sees fit, dispose to the Trust surplus City-owned land for the purpose of affordable housing.

      i. **Request to City Manager.** The Council now requests and shall request from time to time that the City Manager, and others when helpful, recommend to the Council City-owned land that meet the criteria.

      ii. **Planning Board Evaluation.** The Council now requests and shall request from time to time that the City Manager first refer recommended City-owned land to the Planning Board for evaluation and report to the Council, along with the Manager's recommendation. The Planning Board shall consider at a public meeting whether the parcels referred by the City Manager are appropriate for residential use.

      The Planning Board shall consider the following factors in evaluating each site:

      (a) Lot location and size
      (b) Relation of lot location to public transportation
      (c) Relation of lot location to public schools
      (d) Relation of lot location to business districts
      (e) Character of the surrounding neighborhood
      (f) Environmental impacts and issues (if any)
      (g) Traffic and parking impacts and issues
      (h) Existing zoning
          (i) Allowed uses
          (ii) Allowed number of dwelling units "as of right"
          (iii) Setback requirements

The Planning Board shall return its report to Council within sixty (60) days.

iii. **Disposition of Land.** The Council shall dispose to the Trust City-owned lands only from among those that the Council judges appropriate for development as affordable housing. The Council shall hold a hearing before disposing to the Trust any of such lands. The Council shall make timely and strenuous efforts to notify and invite the participation of civic and neighborhood groups, institutions, and individuals with an interest in affordable housing and the development sites. The disposition order shall include the mandates to the Trust listed below and other restrictions that the Council believes will further the creation of affordable housing.

b. **Donations of Other Land and Resources.** The Council shall seek donations of land and other housing and financing resources from commercial, educational, charitable, and religious institutions and from individuals. Donations that require the use of City- and/or Trust-provided resources shall be considered in the light of the restrictions on those resources and the City's housing goals.

c. **Purchase of Advantageously Priced Housing or Land.** The Council shall explore opportunities to acquire market-rate housing at advantageous prices, below market-rate and/or below-cost. The City desires to use the positive potential to provide affordable housing contained in the misfortune of financially distressed market-rate housing developments in the currently weak real estate market.

d. **Tax Title Land.** The Council requests the City Manager to develop procedures that assure speedy tax title proceedings where properties may be suitable for affordable housing.

2. **Financial Resources.** The Council shall assist the Trust in obtaining financial resources for the production of affordable housing.

a. **Grants, Loans, Subsidies.** The Council shall cooperate with the Trust to secure grants, loans, and/or subsidies to the Trust and/or its designated developers from other governmental and private bodies.

b. **Potential Revenue Sources.** The Council shall explore the creation or expansion or tax and other revenue sources that shall be dedicated to the creation of affordable housing.

3. **Future Opportunities for the Trust.** The Council may wish to dispose to the Trust large parcels of land which may be best suited for housing for people of mixed incomes. The Council shall, when necessary, create procedures for the Trust to use in these cases.

Mandates to the Trust:

1. **Filling the Land Bank.** The Trust shall attempt to acquire land and buildings for affordable housing development from the City and other sources.

   a. **Transfers of City-owned Land.** The Trust shall accept City-owned land disposed to it by the City Council.

   b. **Donations of Other Land and Resources.** The Trust shall seek donations of land and other housing and financing resources from commercial, educational, charitable, and religious institutions and from individuals. Donations that require the use of City- and/or Trust-provided resources shall be considered only in the light of the restrictions on those resources and the Council's stated housing goals for the City.

   c. **Purchase of Advantageously Priced Housing or Land.** The Trust shall explore opportunities to acquire market-rate housing at advantageous prices, below market-rate and/or below-cost. The City desires to use the positive potential to provide affordable housing contained in the misfortune of financially distressed market-rate housing developments in the currently weak real estate market.

2. **Affordable Housing.** All land and resources disposed to the Trust shall be used solely for the development and/or rehabilitation of affordable housing. [See also Article II of Cambridge Affordable Housing Trust document.] Every housing unit developed shall be affordable to persons and families with incomes at or below 80% of the median income of the Boston SMSA*.

   a. **Affordability Criteria.** The Trust shall strive to develop housing affordable to those with the lowest incomes (i.e. below 50% of median) and those most in need. It is the desire of the City Council that we set a goal of 70% of the housing to be committed to very low-income people, but a least 50% of the housing built on public land shall be committed to very low-income people. To this end, feasible proposals which provide 100% of

units or, short of that, the highest number of units to very low-income households shall have an absolute preference in the selection criteria.

To insure Council oversight of the number of units being provided to those with the lowest incomes, the Trust shall report semi-annually to the Council as to the total number of units developed, and the number which have been allocated to those with the lowest income.

This report shall also include an analysis of any existing barriers to increasing the percentage of units provided to very low income persons, and recommendations as to actions necessary to eliminate these barriers.

b. **Family and Supported Housing.** It is a strong priority of the City that housing be created for families and for persons who require housing with additional specialized social services and/or management. The Trust shall assess the need for family housing units of various sizes, especially larger units, and seek development that will meet that need. Any other housing use shall require extensive and compelling justification.

c. **Long-term Affordability.** The affordability of the housing created shall be structured to endure as long as possible, in perpetuity if possible. The Trust shall explore various mechanisms, such as Trust ownership with ground leases, deed restrictions, and limited-equity options. Both rental and home-ownership options shall be considered when they can provide opportunities to those most in need as describe herein.

3. **Trust Resources.** The Trust shall explore sources of revenue to be used for affordable housing.

a. **Tenure and Equity Alternatives.** The Trust shall explore land and building tenure options, and equity sharing possibilities as potential sources of income to the Trust. Any income to the Trust shall be used solely for the development and/or rehabilitation of affordable housing in accordance with the mandates by the Council.

b. **Revenues.** The Trust shall accept any monies donated to it by the City, provided by dedicated tax revenues or any other source deemed proper by the Council.

c. **Subsidy Coordination.** The Trust shall sell, lease, or otherwise make land available to approved affordable housing development projects at prices discounted from market rates to allow the development of housing at the desired and required levels of affordability. Developers shall be expected to use other funding and subsidy sources to the full extent they are available. These requirements shall not preclude the disposition of land from the Land Bank to a developer for a nominal fee.

4. **Trust Procedures.** The Trust shall use the following procedures in its creation of affordable housing.

a. **Initial Hearing.** Soon after the adoption of this ordinance, the Trust shall hold a public hearing. This hearing shall collect information and opinions to further define the housing and other needs that the Trust shall endeavor to meet. The issues considered shall include, but not be limited to, defining those groups in need of housing, geographic needs for housing, and training and employment needs that can be addressed in the course of housing development and construction. The hearing shall also be an opportunity to clarify city-wide, neighborhood, and personal concerns about the development of affordable housing.

Notification. The Trust shall make timely and strenuous efforts to notify and invite the participation of civic and neighborhood groups; charitable, religious, educational, and other institutions; and individuals with an interest in affordable housing and the development sites. Notification efforts shall include mailings to the above parties, publication in the newspapers by legal notice and press release, and publication on community-access public television.

b. **Request for Proposals.** The Trust shall prepare a standard-form RFP that details the restrictions placed

by the City Council as well as others the Trust may include. The Advisory Committee(s) shall extend that document to prepare a site(s)-specific RFP.

RFP Requirements. The RFP's shall include developer qualification requirements, project specifications, community participation requirements, requirements for tenant and purchaser selection procedures, marketing requirements, and other criteria that shall be used in judging proposals.

i. **Qualification of Developers.** The Trust shall set developer qualification criteria in accordance with its mandate from the Council and its own priorities. These criteria shall include:

   (1) Demonstrated capability in affordable housing development and/or like projects.

   (2) Financial and managerial strengths to complete new developments like those the Trust anticipates.

   (3) Plans and/or capability to provide required support services during the life of the development.

   (4) Preference, not absolute, to Cambridge-based, non-profit developers.

ii. **Community Participation.** Community participation procedures are a critical requirement of every RFP and development proposal. Strenuous efforts to notify, as above, and to involve the community in the development process shall be required.

iii. **Tenant and Purchaser Selection.** Tenant and purchaser selection procedures shall balance the needs of neighborhood residents for affordable housing; the needs of Cambridge residents for affordable housing; the needs of single- and two-parent families for affordable housing; the needs of the homeless, near homeless and those with

housing emergencies for affordable housing, the need for racial and ethnic diversity and opportunities for those with special needs, and City, State, and Federal requirements.

(1) **Cambridge Residents.** In all cases, Cambridge residents and former Cambridge residents who have been forced to leave the city by high housing costs, poor conditions, and/or no fault eviction, etc. shall have priority.

(2) **High Current Housing Expenses.** Among persons and families with incomes between 50% and 80% of median, priority shall be given those whose current housing expenses are above 40% of their income. All applicants shall meet the income eligibility requirements of the development.

(3) **Need.** Tenant and purchaser selection procedures shall reflect the many other dimensions of personal need that cause people to apply for affordable housing developments including, but not limited to, displacement or impending displacement by condominium conversion or no-fault eviction, sub-standard housing conditions, over-crowded housing conditions, or family size that limits the market availability of housing choices.

iv. **Training and Employment Issues.** The Trust should strive to use the occasion of the use of the public resources of the City for housing construction and development to provide training and employment opportunities to Cambridge residents, women and men, of all races and backgrounds.

The Trust shall exercise care that public resources not be used to undermine the wages and working conditions achieved by Boston-area construction workers. The Trust shall encourage the use of contractors who demonstrate a belief in fair wages and working conditions. Every Request for Proposals should detail requirements to these ends.

c. **Tentative Site Use.** The Trust shall decide a tentative affordable housing use for the specific parcel(s), or package(s) of parcels of land.

d. **Site Hearings.** After the decision on a tentative affordable housing use for the land, but before the elaboration of any broad plan for the site(s) or a RFP to developers, the Trust shall hold hearing(s) in the neighborhood(s) of the site(s).

Notification. The Trust shall make timely public notification of the site hearing including notice in one local newspaper. Owners of property and renters listed on the Annual Street List or the assessor's records within three hundred (300) feet of the parcel of land shall be notified of the hearing. Notice shall include the time and location of the hearing and the intent to discuss the proposed affordable housing use [not whether affordable housing is to be built on the site(s)].

e. **Site Advisory Committees.** The Trust shall form Site Advisory Committee(s) that include volunteers from the neighborhood. These committee(s) shall include representatives of the diversity of opinion in the neighborhood.

i. **Requests for Proposals.** The Trust and the committee(s) shall develop RFP's for affordable housing for the site(s). RFP's shall be developed in a timely fashion, in recognition of the urgency of the housing crisis facing the city, the time constraints imposed by limited funding sources, and the necessity of community participation. Every RFP shall require discussion at a public meeting and final approval by the Trust before its issuance and publication.

ii. **Proposal and Developer Selection.** The Advisory Committee(s) shall review developer proposals and advise the Trust of its judgements of their merit.

iii. **Ongoing Monitoring.** The Advisory Committee(s) shall monitor the development process through developer and contractor selection, construction, and initial occupancy. The Trust shall continue to monitor the development throughout its life to assure long-term compliance with the affordable housing requirements of the development plan.

The Advisory Committee(s) shall hold public meetings, as necessary, to inform the public of progress made on the development(s) and issues that arise. Notification for these meetings shall include publication in the newspaper of a meeting notice.

f. **Proposal and Developer Selection.** The Trust shall select a proposal and developer according to the criteria established in the RFP. The selection procedure, and disposition of land out of the Trust shall be in accordance with applicable provisions of the Uniform Procurement Act.

i. **RFP Issuance.** RFP's shall be published in the newspapers and mailed to civic and neighborhood groups and institutions and to individuals who have indicated interest at public hearings. A timely response shall be required.

ii. **Selection.** The Trust shall select a proposal and designate the developer that it judges has best satisfied the criteria of the RFP. The Trust may reject all proposals if it believes that they do not satisfy the criteria of the RFP.

iii. **Public Notification.** The Trust shall cooperate with the designated developer to inform the community of the Trust's selection. The award shall be published in the newspapers via press release, on public-access cable television, posted at the office of the City Clerk, and mailed to civic and neighborhood groups and institutions and to individuals who have indicated interest at public hearings.

g. **Ongoing Oversight.** The Trust shall ensure that the designated developer fulfills its contractual obligations. These obligations shall include all of the obligations set forth in the RFP and in the developer's proposal.

The Advisory Committee(s) and its members shall have an ongoing obligation to perform the duties of monitoring the process [as noted in Sec. 3.e.iii.] and maintaining communication with the community. The Trust shall cooperate with and assist Committee members to this end. Should members of the Committee(s) fail to perform these duties, the Committee(s) shall find replacements for them.

Definitions:

Affordable Housing: Affordable Housing is housing where the total housing cost to a person or family is less than or equal to 30% of their income. The income levels of those the housing is intended to serve is defined above.

Family Housing: Family Housing developments are those with apartments that are sized and otherwise appropriate for families. The Land Bank process must recognize the vibrant diversity of types of families that live in the City of Cambridge.

Large Parcels: A Large Parcel of land is defined to be a single contiguous piece of land with area greater than 25,000 square feet.

Median Income: Half of the people in the Greater Boston area (SMSA) have incomes above the Median Income; half have incomes below the median.

Supported Housing: Supported Housing developments are those that provide specialized social services and/or management.

April 1, 1991

Councillor Cyr

ORDERED: That the report from the Planning Board regarding transfer of certain City-owned parcels to the affordable Housing Trust be and hereby tabled pending receipt of the following specific reports:

12 Walden Street: The City Manager ^ be hereby ~~is~~ requested to investigate alternative parking for senior center users and health care workers visiting 2050 Massachusetts Ave.

25 Lowell Street: The City Manager ^ be hereby is requested to report back on the current lease, and options for relocating the arts uses.

Norfolk Street: The City Manager ^ be hereby is requested to report back to the City Council on the current city/neighborhood agreement, the possibility of relocating the parking onto the DPW Site, and other public amenities that can be provided to make the DPW more a more tolerable neighbor.

7 Warren Street & 178 Webster Street: ~~A report from the Redevelopment Authority on the~~ That the City Manager be & hereby is requested ^ to confer with the Executive Director of the Cambridge Redevelopment Authority for a report on the lifting of deed restrictions. ~~And be it further~~

109 Pemberton Street: That the City Manager be and hereby is requested to research the historical background of said site with attention to any and all ties with Ridge Field; and be it further

ORDERED: Upon receipt of said reports and information

that Her Honor The Mayor be and hereby is requested to schedule a public hearing or hearings, with written notification to all affected parties of the time and location of said hearing(s) and a display ad placed in widely circulated newspaper(s) with aforementioned information at least two weeks prior to said hearing(s).

Adopted as Amended.

✓ | ✓

8

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 28, 1991

To: The Honorable, the City Council:

Subject: Planning Board Report Regarding Transfer of Certain City-Owned Parcels to the Affordable Housing Trust

The Planning Board has completed its evaluation of eight City-owned parcels pursuant to the City Council's Order creating an Affordable Housing Land Bank. It is the Planning Board's understanding that these eight sites were referred to the Board by the City Manager after a review of the list of all City-owned properties. Lots less than 3,000 square feet and sites used for active recreational open space were eliminated from consideration. The Planning Board was asked to consider at a public meeting whether the parcels referred by the City Manager are appropriate for residential use. The Planning Board, therefore, did not consider the question of current or alternative uses for the sites. The public meeting was held on Tuesday, March 19, 1991.

The Planning Board considered the following factors in evaluating each site:

(a) Lot location and size
(b) Relation of lot location to public transportation
(c) Relation of lot location to public schools
(d) Relation of lot location to business districts
(e) Character of the surrounding neighborhood
(f) Environmental impacts and issues (if any)
(g) Traffic and parking impacts and issues
(h) Existing zoning
    (i) Allowed uses
    (ii) Allowed number of dwelling units "as of right"
    (iii) Setback requirements

The Board does consider all eight sites suitable for residential use. However, there are several sites which the Board feels are somewhat problematic from a design point of view: Warren Street site, Corporal Burns Playground site, Norfolk Street site, primary among them. As of right zoning would allow fourteen units

to be built on the Warren St. site. The Board feels that in fact a smaller number of units would be appropriate on the site given its hemmed in condition with commercial uses directly on the property line on one side and other new residential uses across the street. In the case of the Corporal Burns site, the Board notes that the housing design on this site will be constrained by the high rise housing and active open space abutting the site. In addition, the Board notes that the parking lot on Norfolk St. was established as a result of the City's construction of the adjacent D.P.W. site. A design which allows for some resident parking to continue on the site as well as housing might be a satisfactory solution for this site which is constrained by the abutting semi-industrial public works use next door, a dense residential development pattern already on the street, and the access problem inherent in a dead end street condition. Before final disposition of the site is made to the Trust, a review of possible options for alternate parking arrangements with modifications to the D.P.W. yard configuration might be undertaken.

While the Planning Board evaluated only the question of whether the sites were appropriate for residential uses, it is important to note there was considerable public testimony related to other issues. The public comments relating to each site follow.

Site 1. 12 Walden Street - active parking lot;

* Lot is used for resident parking, parking by senior citizens attending senior center at 2050 Mass. Ave., and, possibly, by health care professionals also serving residents at 2050 Mass. Ave.
* Neighborhood, through the North Cambridge Stabilization Committee, is divided on appropriate use for this site.

Site 2. 109 Pemberton Street - originally used as ice skating rink;

* North Cambridge Neighborhood Study recommends site for recreation.
* Access to townhouses (Cogswell Avenue) for fire service might be hampered.
* Problems of crime make site inappropriate for housing use.
* Site is used informally for recreational purposes.

Site 3. 25 Lowell Street - school building occupied by music school and art association;

* Displacing current occupants would be devastating to individual organization.
* Current use continues original intended use of building

* Music school serves many hundreds of students at below market cost; art association has wide outreach program throughout Cambridge.
* Current uses are as valuable to community as affordable housing.
* Area not convenient to affordable shopping.
* Only site of those recommended with active, ongoing use.

Site 4. Norfolk Street - neighborhood parking lot;

* Street has no other community benefits, as for instance, open space.
* Site was promised to neighbors for parking in exchange for closing of the rest of the street for D.P.W. expansion.
* Street cut off from rest of the neighborhood; difficult to exit onto Hampshire Street during special events.
* Difficult to live with D.P.W. yard and its associated activities: noisy, smelly, salt storage, recycled materials storage.
* 35 housing units on street - very dense.
* Parking inadequate on street now.

Site 5. 7 Warren Street - municipal metered parking lot;

* Heavy, industrial truck traffic on adjacent streets from adjacent and nearby industrial uses.
* Redevelopment Authority would have to lift a deed restriction.

Site 6. 29 Third Street - Third Street Fire Station and storage for Electrical Department;

* Concern that there might not be sufficient parking for housing use.

Site 7. 178 Webster Avenue, 126 Lincoln Street - passive green space;

* Redevelopment Authority must lift deed restriction.

Site 8. 149-189 Banks Street - Corporal Burns Shelter;

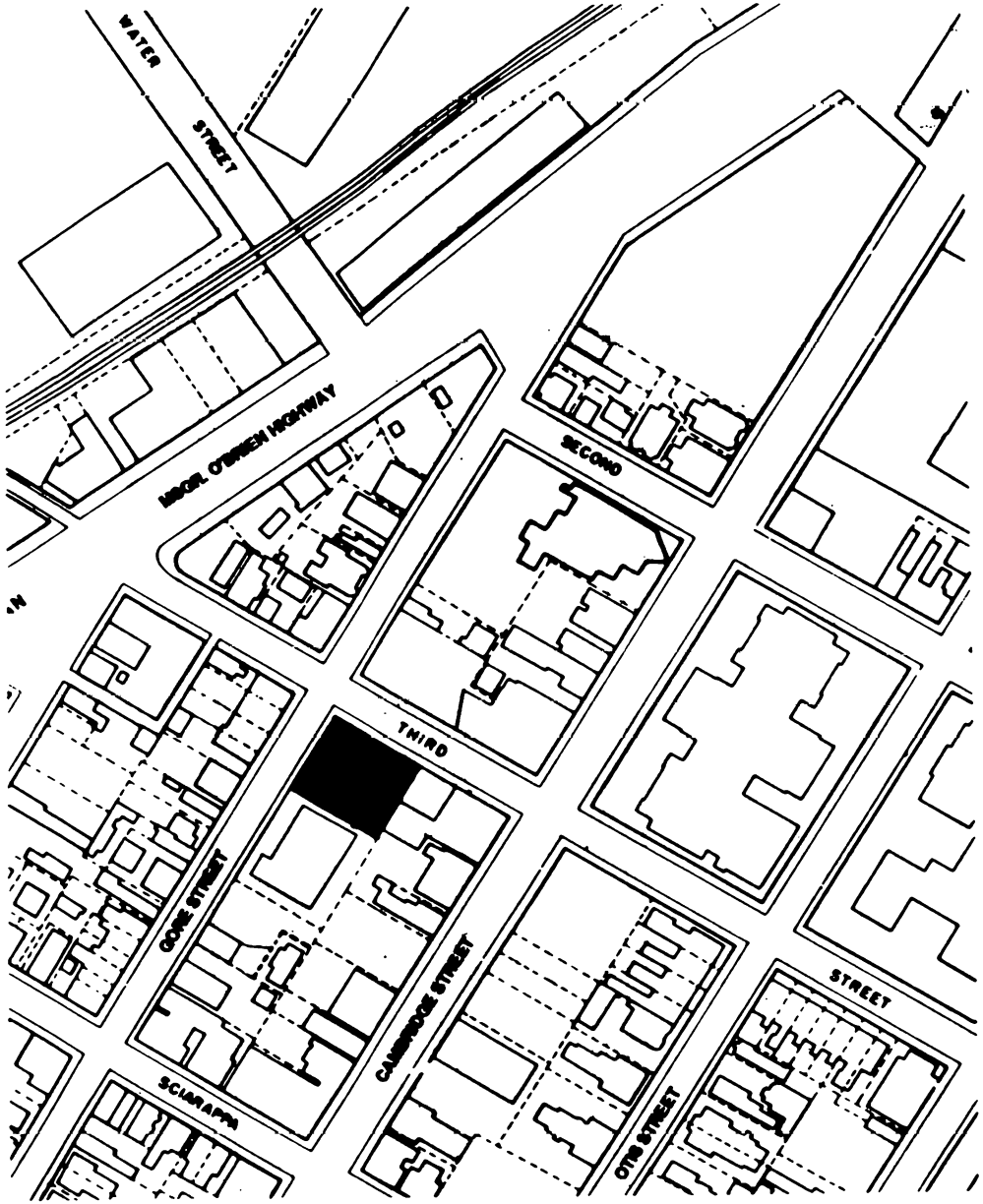
* Adjacent streets accommodates heavy traffic.

Respectfully submitted for
the Planning Board,

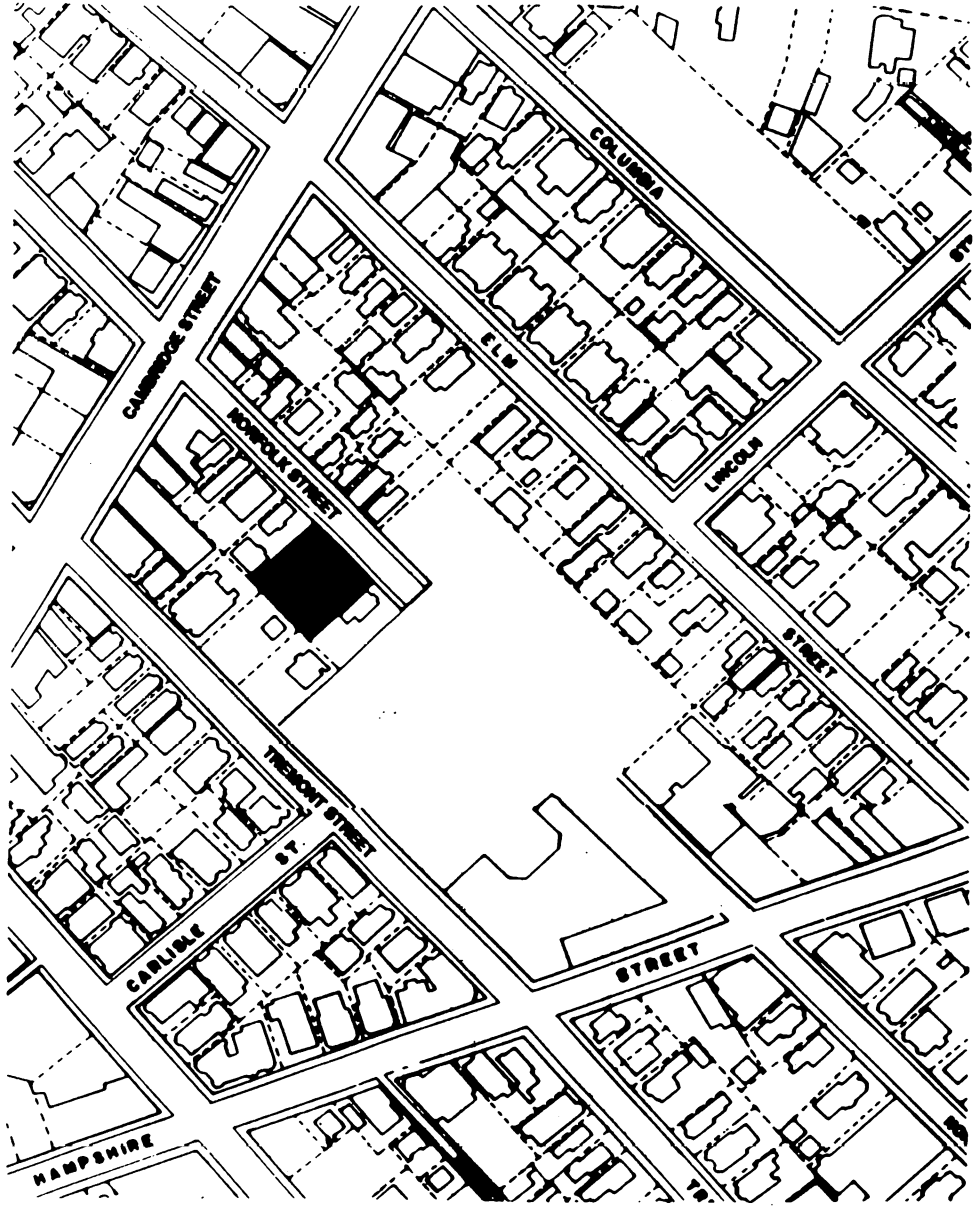
Paul Dietrich for
Paul Dietrich, Chairman

PD:SS:LB:nb

Parcel Name/Location:	Third Street Fire Station 29 Third Street
Size:	4,955 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, town-house and multifamily housing
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This site abuts a mixture of neighborhood-oriented and citywide retail and commercial uses along Third Street. It is located on the edge of an older, dense low-scale residential neighborhood. The site is convenient to shopping and recreational facilities.
Environmental Issues:	None
Traffic & Parking Issues:	No major impact
Current Use:	Electrical Department Storage
Additional Information:	The building is on the National Historic Register; the structure will be rehabbed for housing.



Parcel Name/Location:	331 Norfolk Street
Size:	7,216 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	6
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately single and two-family homes. The site is close to a Department of Public Works facility, which generates noise.
Environmental Issues:	None
Traffic & Parking Issues:	Public Works vehicles use this street as an alternate exit to the Department of Public Works yard during emergencies. Neighbors currently use the site as a parking lot.
Current Use:	Residential/Commercial parking; 20 spaces.
Additional Information:	The lot has been used as parking since Norfolk Street was closed to accomodate the construction of the City's D.P.W. facility.



Parcel Name/Location:	178 Webster/126 Lincoln
Size:	5,171 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately two-family homes. Roads abut the site on three sides. The site is one block from the Harrington School and is close to playgrounds.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	Passive Open Space
Additional Information:	This site was conveyed by the CRA to the City with restictions on use. The CRA Board needs to approve a change in these restrictions prior to housing being built.

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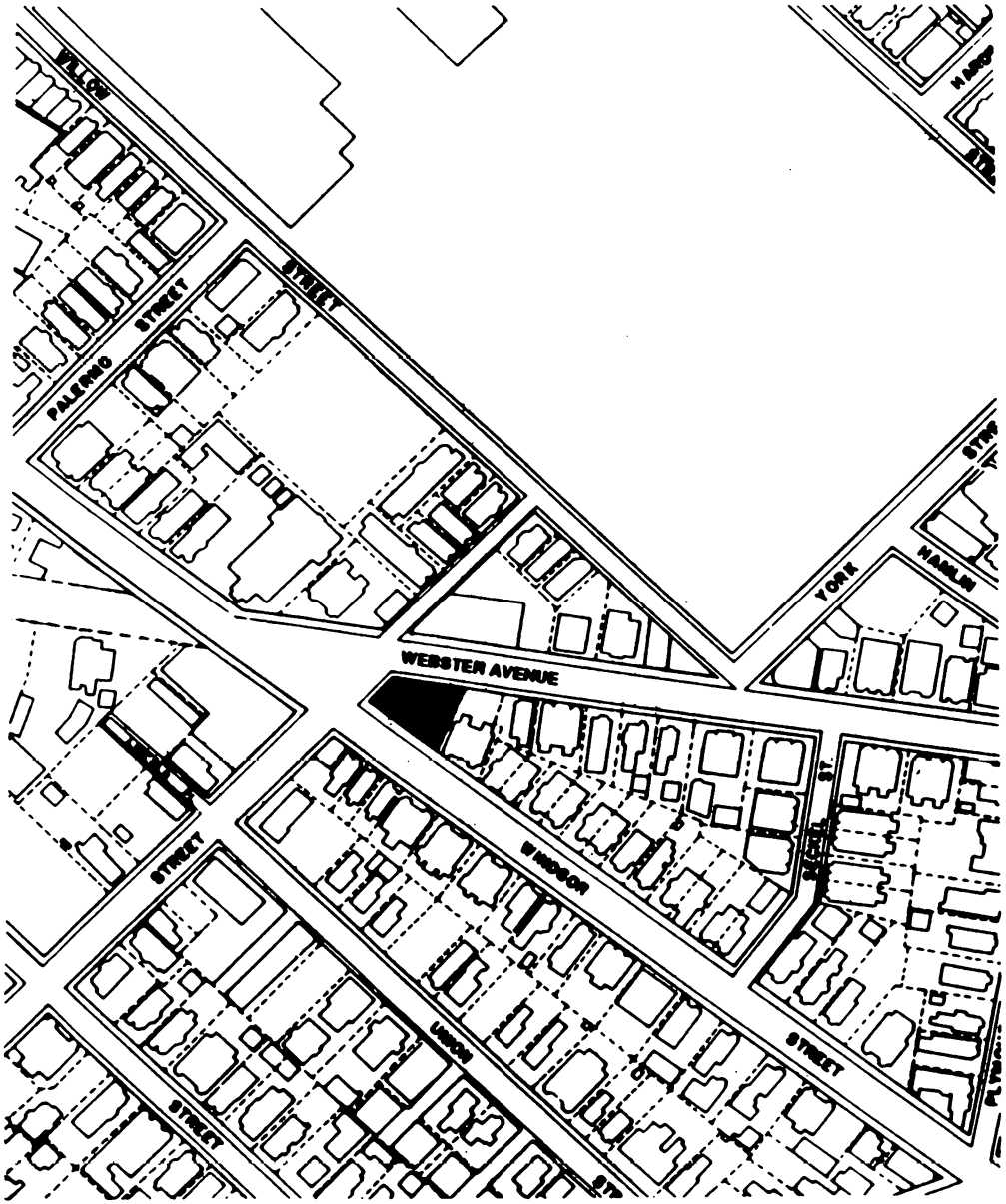

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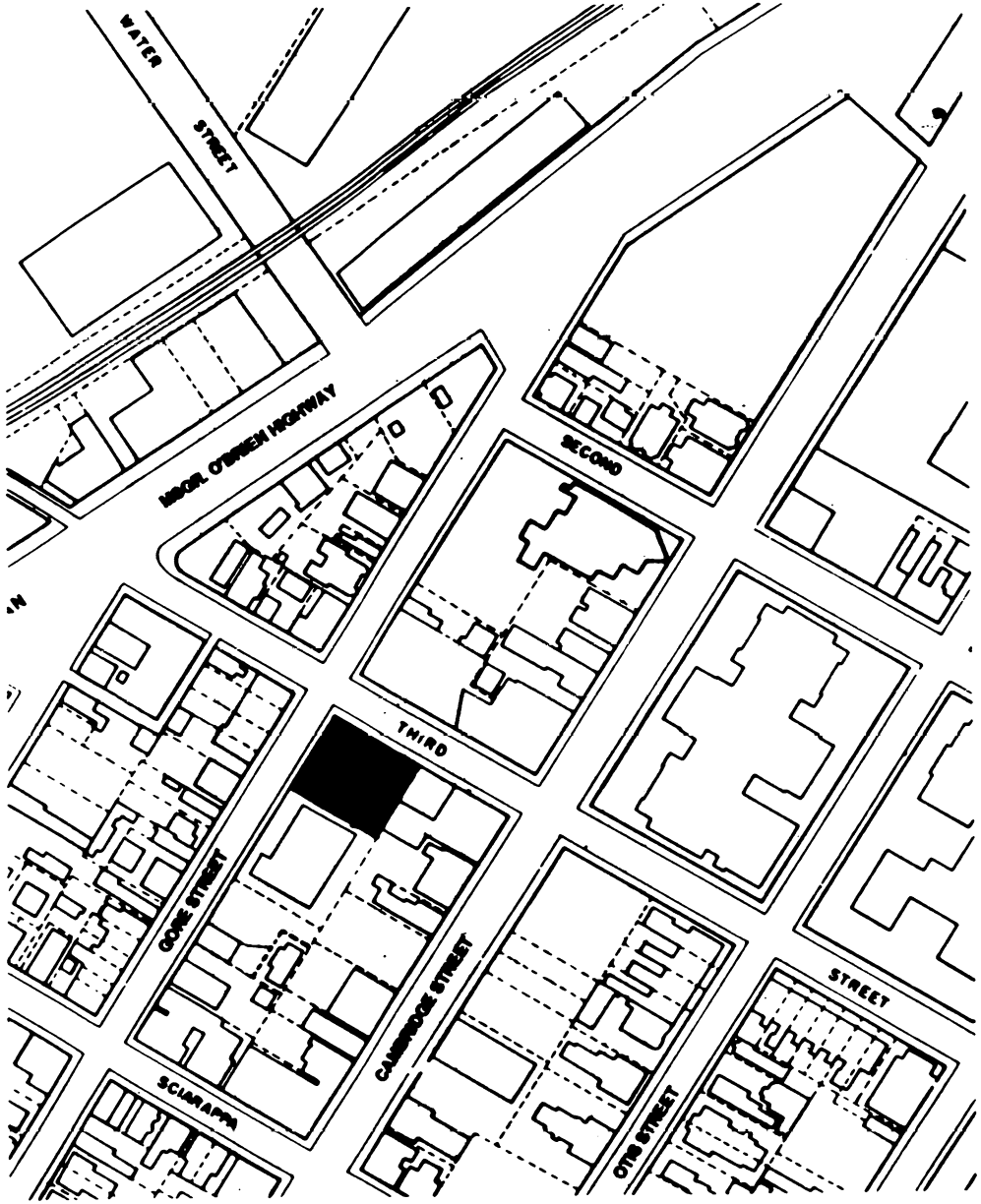

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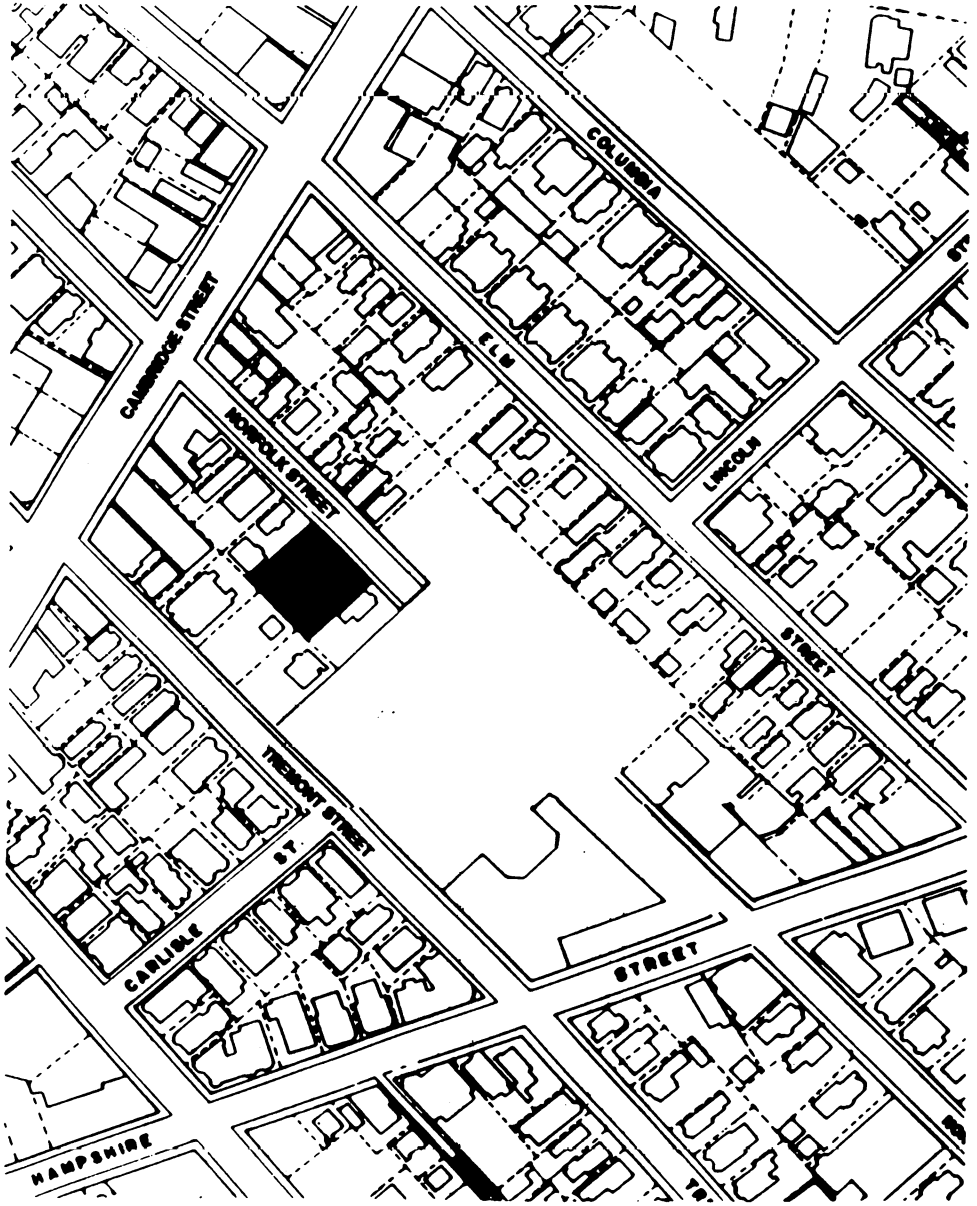

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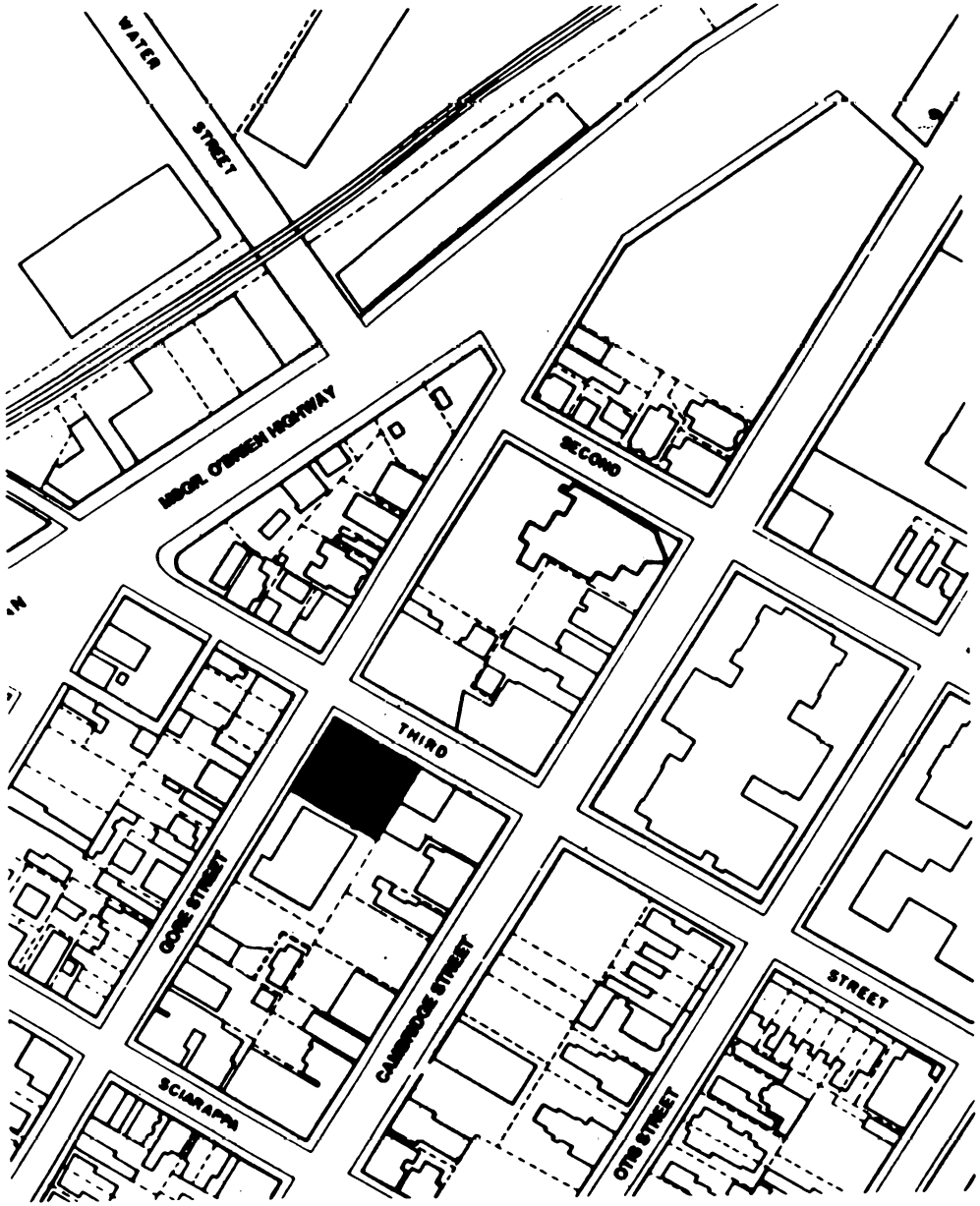

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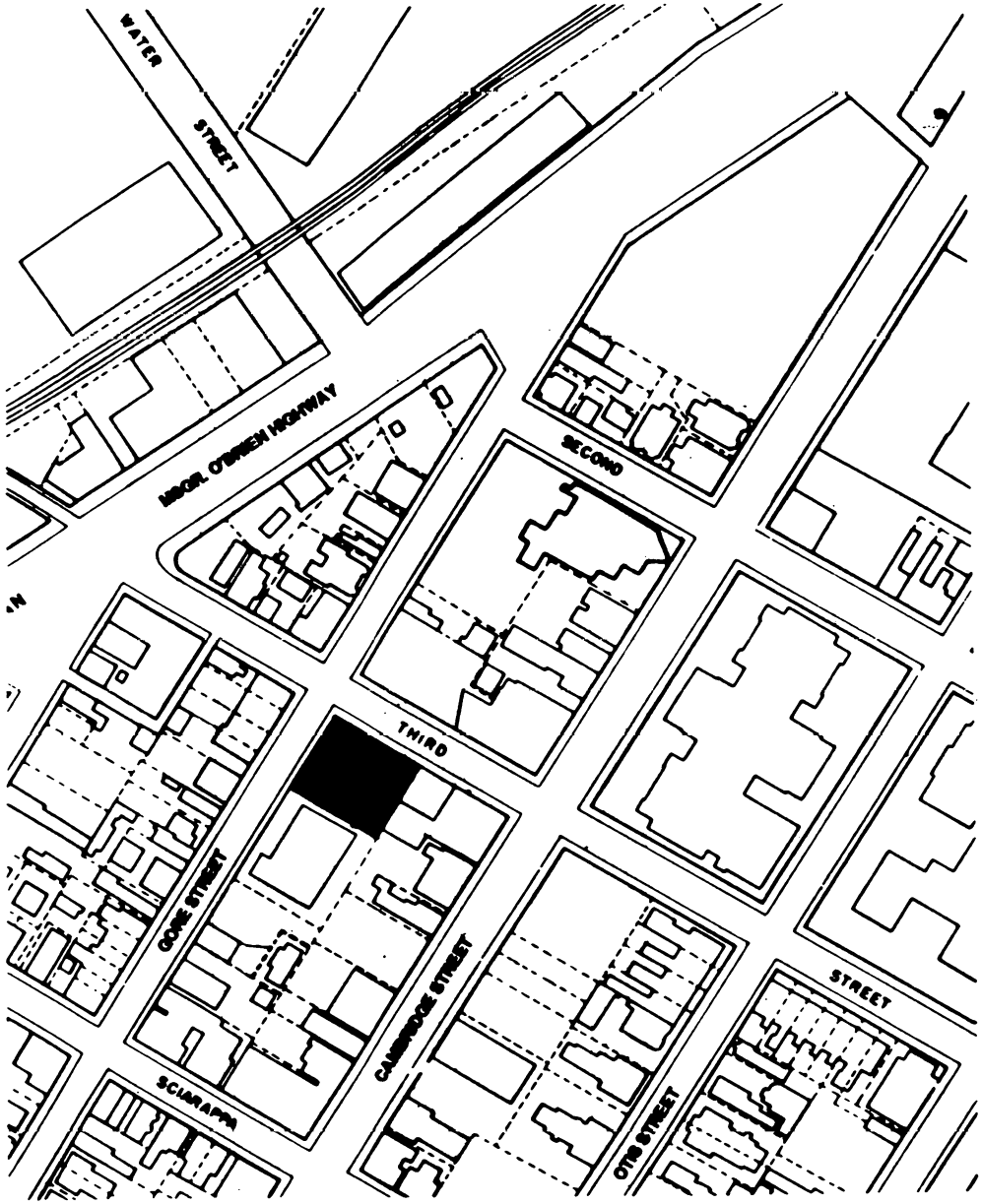
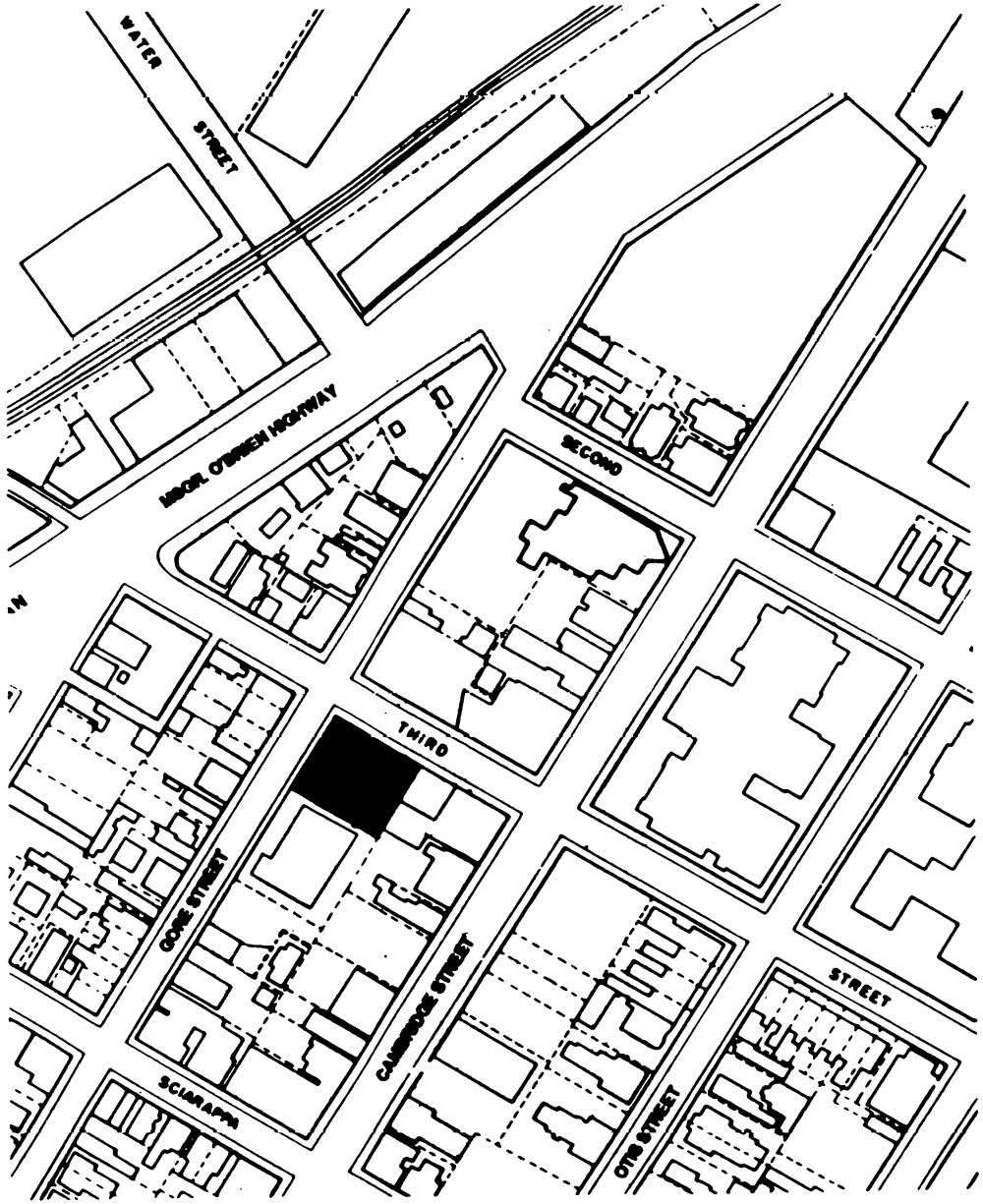
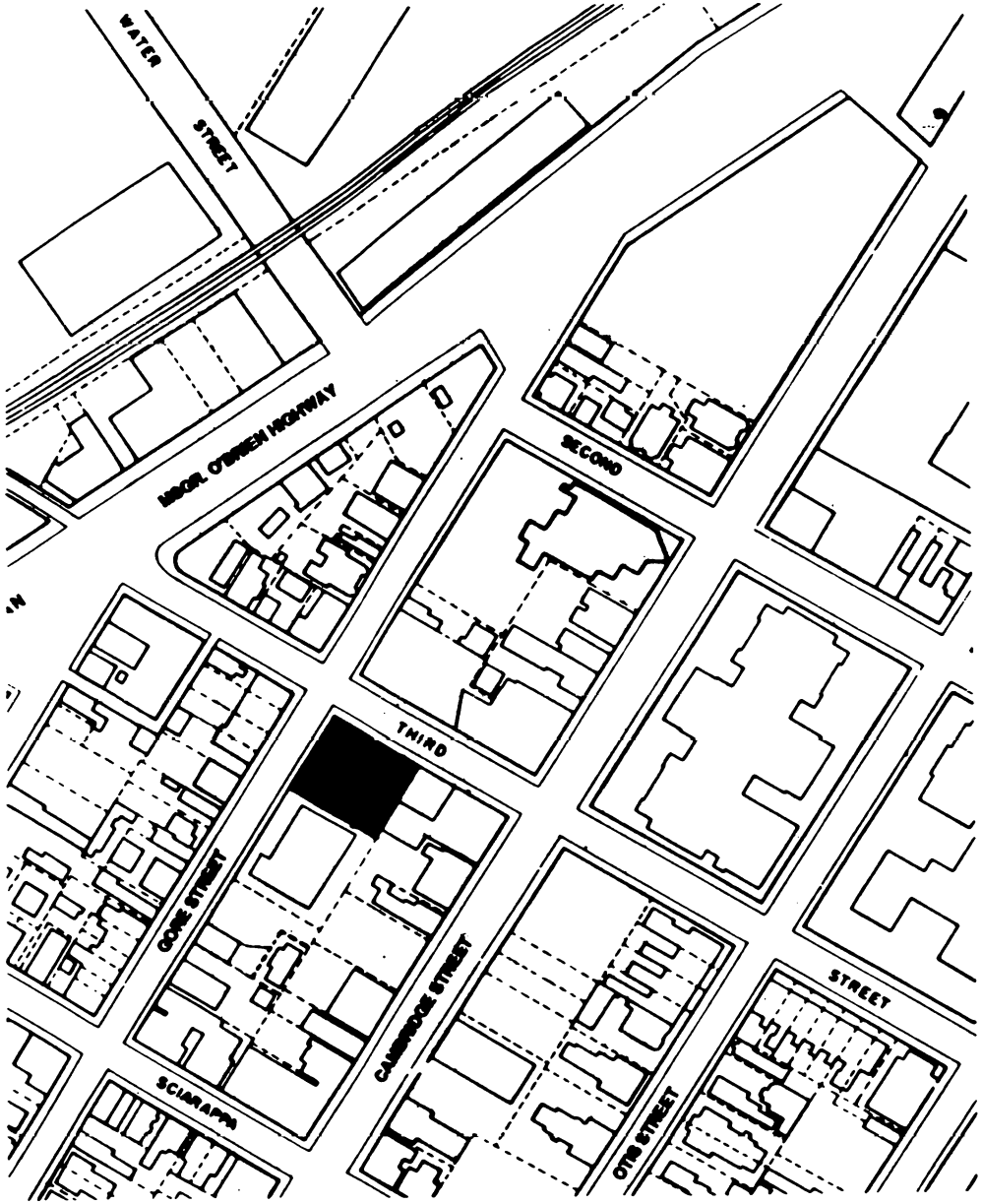
Traffic & Parking Issues:	No major impact
Current Use:	Electrical Department Storage
Additional Information:	The building is on the National Historic Register; the structure will be rehabbed for housing.



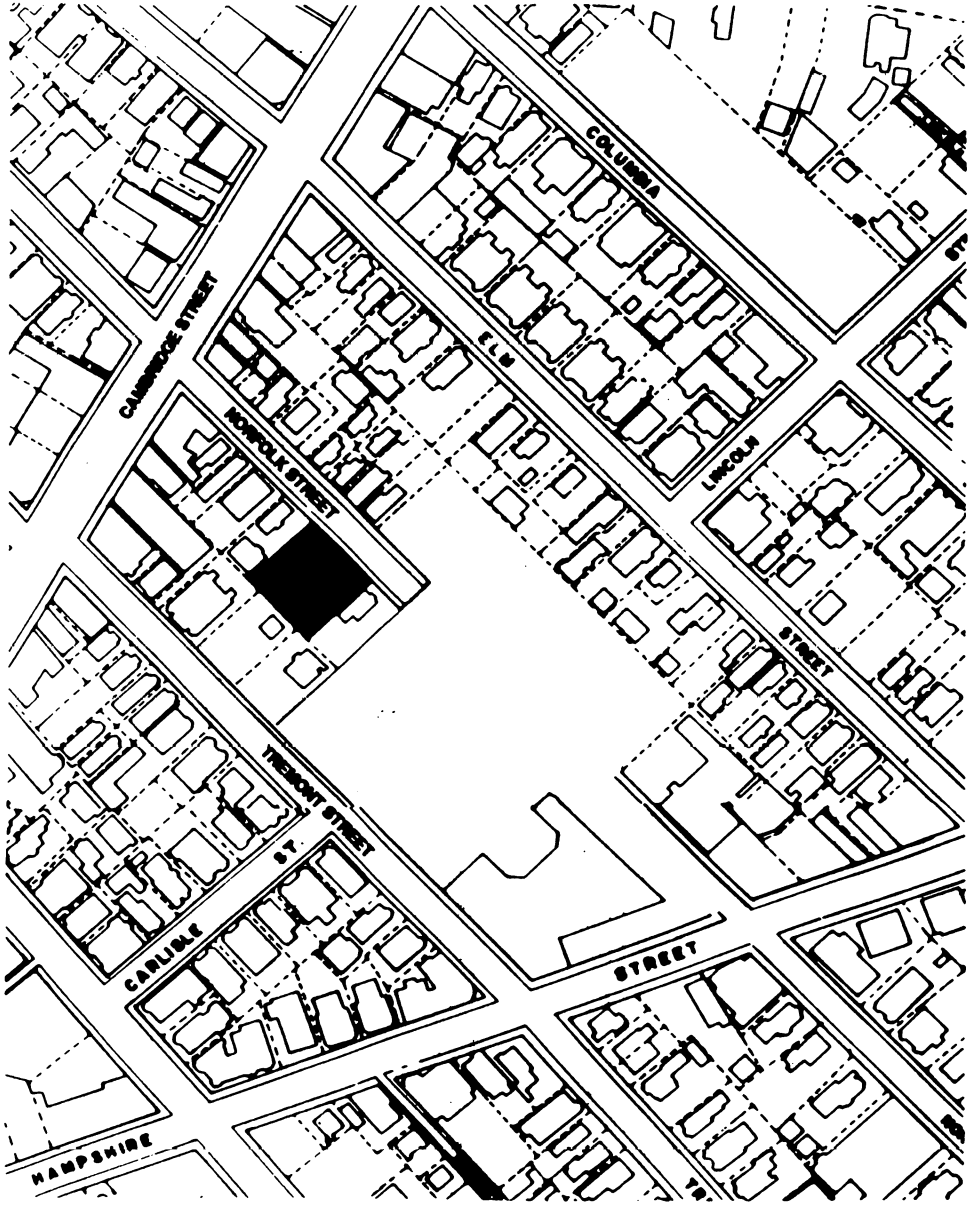
Parcel Name/Location:	Third Street Fire Station 29 Third Street
Size:	4,955 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, town-house and multifamily housing
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This site abuts a mixture of neighborhood-oriented and citywide retail and commercial uses along Third Street. It is located on the edge of an older, dense low-scale residential neighborhood. The site is convenient to shopping and recreational facilities.
Environmental Issues:	None
Traffic & Parking Issues:	No major impact
Current Use:	Electrical Department Storage
Additional Information:	The building is on the National Historic Register; the structure will be rehabbed for housing.



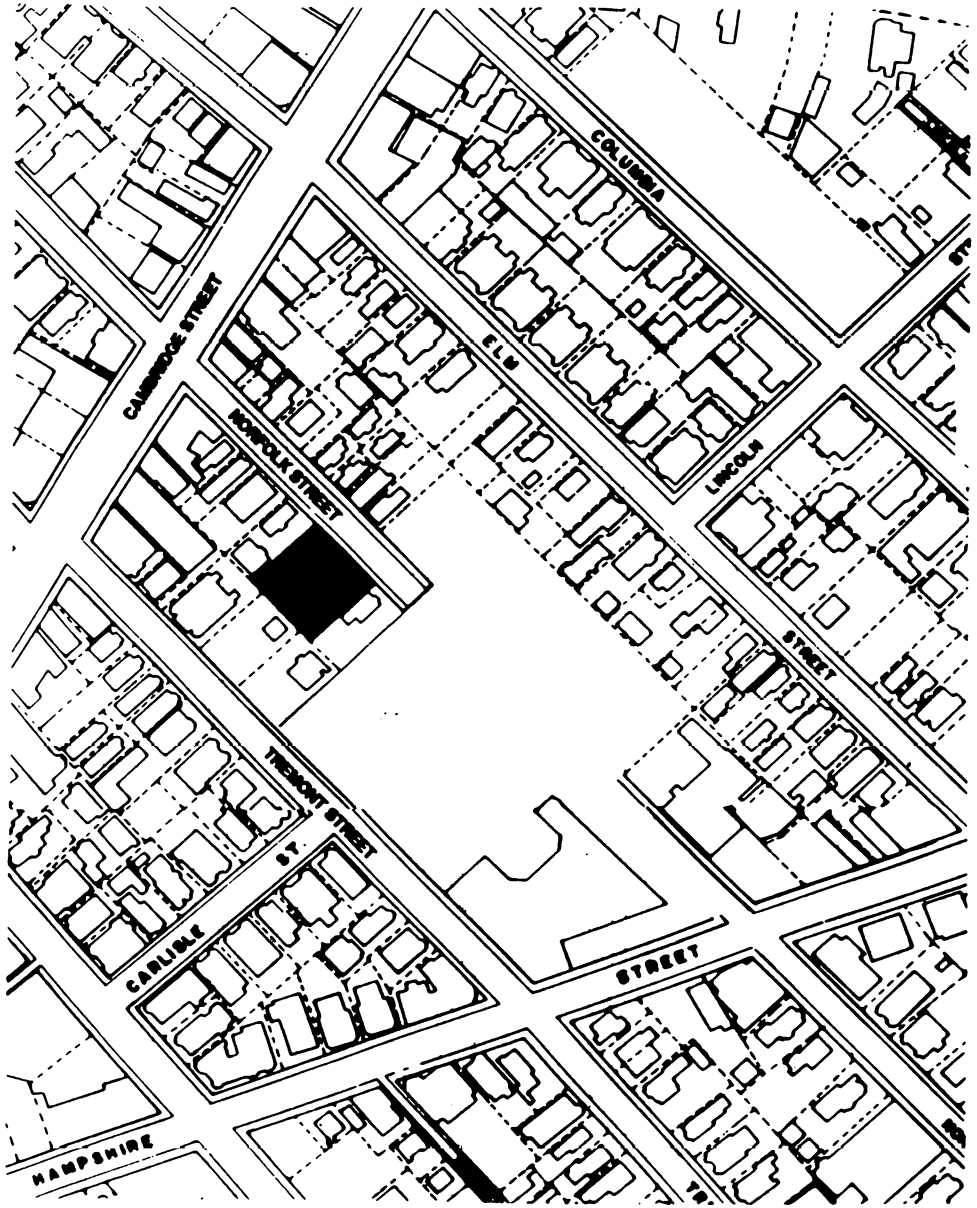
Parcel Name/Location:	Third Street Fire Station 29 Third Street
Size:	4,955 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, town-house and multifamily housing
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This site abuts a mixture of neighborhood-oriented and citywide retail and commercial uses along Third Street. It is located on the edge of an older, dense low-scale residential neighborhood. The site is convenient to shopping and recreational facilities.
Environmental Issues:	None
Traffic & Parking Issues:	No major impact
Current Use:	Electrical Department Storage
Additional Information:	The building is on the National Historic Register; the structure will be rehabbed for housing.



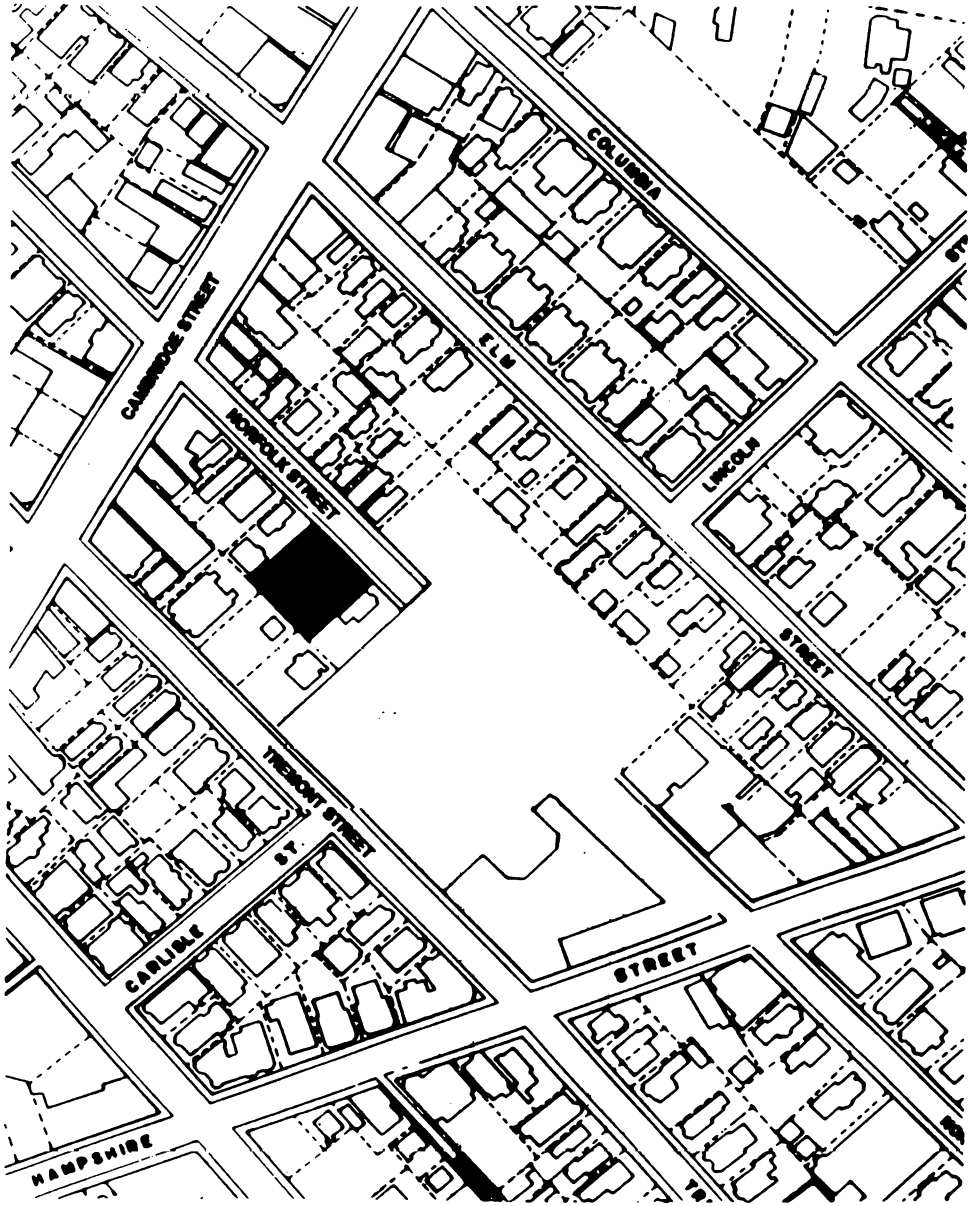
Parcel Name/Location:	331 Norfolk Street
Size:	7,216 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	6
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately single and two-family homes. The site is close to a Department of Public Works facility, which generates noise.
Environmental Issues:	None
Traffic & Parking Issues:	Public Works vehicles use this street as an alternate exit to the Department of Public Works yard during emergencies. Neighbors currently use the site as a parking lot.
Current Use:	Residential/Commercial parking; 20 spaces.
Additional Information:	The lot has been used as parking since Norfolk Street was closed to accomodate the construction of the City's D.P.W. facility.



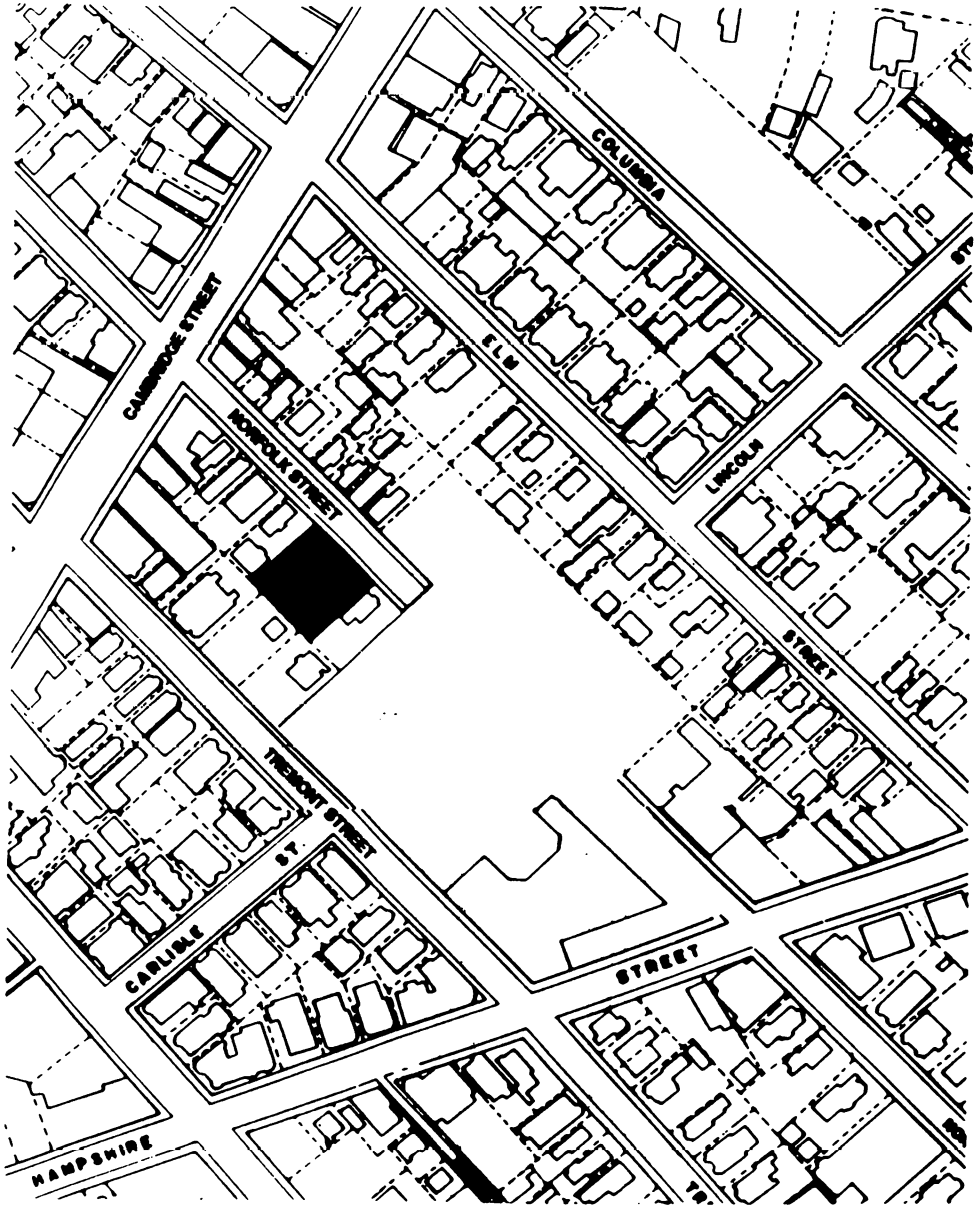
Parcel Name/Location:	331 Norfolk Street
Size:	7,216 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	6
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately single and two-family homes. The site is close to a Department of Public Works facility, which generates noise.
Environmental Issues:	None
Traffic & Parking Issues:	Public Works vehicles use this street as an alternate exit to the Department of Public Works yard during emergencies. Neighbors currently use the site as a parking lot.
Current Use:	Residential/Commercial parking; 20 spaces.
Additional Information:	The lot has been used as parking since Norfolk Street was closed to accomodate the construction of the City's D.P.W. facility.



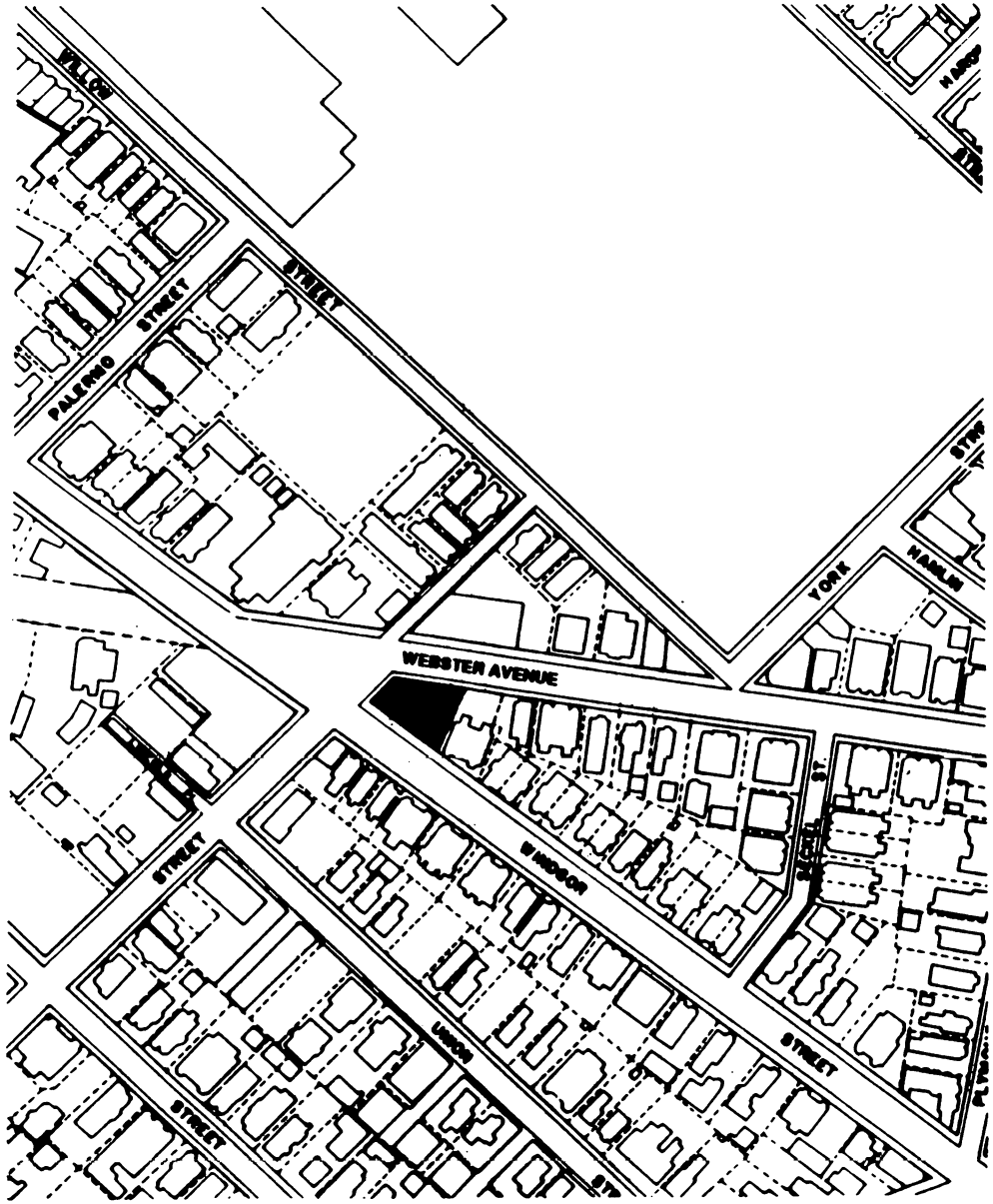
Parcel Name/Location:	331 Norfolk Street
Size:	7,216 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	6
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately single and two-family homes. The site is close to a Department of Public Works facility, which generates noise.
Environmental Issues:	None
Traffic & Parking Issues:	Public Works vehicles use this street as an alternate exit to the Department of Public Works yard during emergencies. Neighbors currently use the site as a parking lot.
Current Use:	Residential/Commercial parking; 20 spaces.
Additional Information:	The lot has been used as parking since Norfolk Street was closed to accomodate the construction of the City's D.P.W. facility.



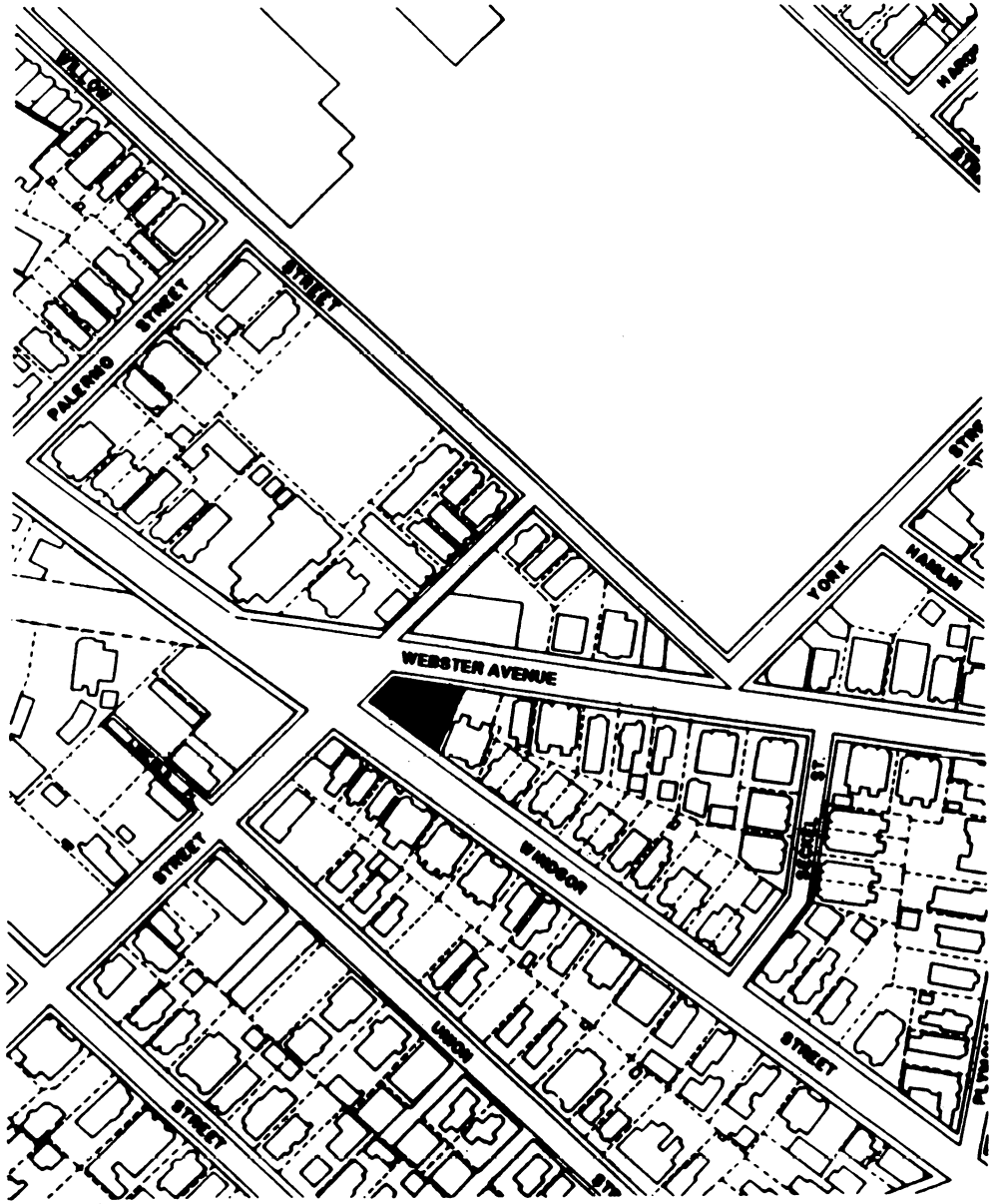
Parcel Name/Location:	331 Norfolk Street
Size:	7,216 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	6
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately single and two-family homes. The site is close to a Department of Public Works facility, which generates noise.
Environmental Issues:	None
Traffic & Parking Issues:	Public Works vehicles use this street as an alternate exit to the Department of Public Works yard during emergencies. Neighbors currently use the site as a parking lot.
Current Use:	Residential/Commercial parking; 20 spaces.
Additional Information:	The lot has been used as parking since Norfolk Street was closed to accomodate the construction of the City's D.P.W. facility.



Parcel Name/Location:	178 Webster/126 Lincoln
Size:	5,171 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately two-family homes. Roads abut the site on three sides. The site is one block from the Harrington School and is close to playgrounds.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	Passive Open Space
Additional Information:	This site was conveyed by the CRA to the City with restictions on use. The CRA Board needs to approve a change in these restrictions prior to housing being built.



Parcel Name/Location:	178 Webster/126 Lincoln
Size:	5,171 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately two-family homes. Roads abut the site on three sides. The site is one block from the Harrington School and is close to playgrounds.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	Passive Open Space
Additional Information:	This site was conveyed by the CRA to the City with restictions on use. The CRA Board needs to approve a change in these restrictions prior to housing being built.



Parcel Name/Location:	178 Webster/126 Lincoln
Size:	5,171 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately two-family homes. Roads abut the site on three sides. The site is one block from the Harrington School and is close to playgrounds.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
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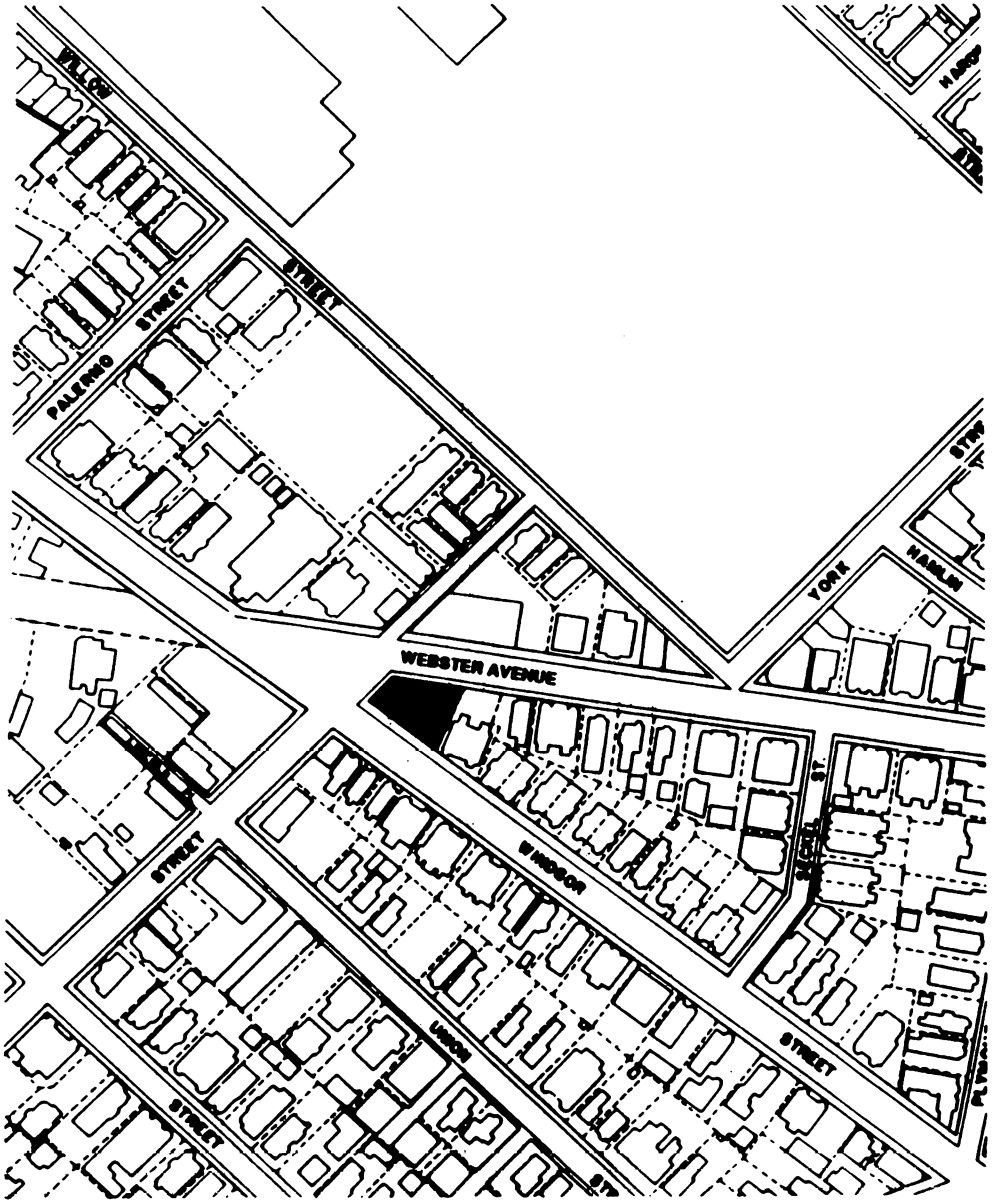
Additional Information:	This site was conveyed by the CRA to the City with restictions on use. The CRA Board needs to approve a change in these restrictions prior to housing being built.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

1991 MAR 28 PM 12:39
CAMBRIDGE MA.

March 28, 1991

To: The Honorable, the City Council:

Subject: Planning Board Report Regarding Transfer of Certain City-Owned Parcels to the Affordable Housing Trust

The Planning Board has completed its evaluation of eight City-owned parcels pursuant to the City Council's Order creating an Affordable Housing Land Bank. It is the Planning Board's understanding that these eight sites were referred to the Board by the City Manager after a review of the list of all City-owned properties. Lots less than 3,000 square feet and sites used for active recreational open space were eliminated from consideration. The Planning Board was asked to consider at a public meeting whether the parcels referred by the City Manager are appropriate for residential use. The Planning Board, therefore, did not consider the question of current or alternative uses for the sites. The public meeting was held on Tuesday, March 19, 1991.

The Planning Board considered the following factors in evaluating each site:

(a) Lot location and size
(b) Relation of lot location to public transportation
(c) Relation of lot location to public schools
(d) Relation of lot location to business districts
(e) Character of the surrounding neighborhood
(f) Environmental impacts and issues (if any)
(g) Traffic and parking impacts and issues
(h) Existing zoning
    (i) Allowed uses
    (ii) Allowed number of dwelling units "as of right"
    (iii) Setback requirements

The Board does consider all eight sites suitable for residential use. However, there are several sites which the Board feels are somewhat problematic from a design point of view: Warren Street site, Corporal Burns Playground site, Norfolk Street site, primary among them. As of right zoning would allow fourteen units

to be built on the Warren St. site. The Board feels that in fact a smaller number of units would be appropriate on the site given its hemmed in condition with commercial uses directly on the property line on one side and other new residential uses across the street. In the case of the Corporal Burns site, the Board notes that the housing design on this site will be constrained by the high rise housing and active open space abutting the site. In addition, the Board notes that the parking lot on Norfolk St. was established as a result of the City's construction of the adjacent D.P.W. site. A design which allows for some resident parking to continue on the site as well as housing might be a satisfactory solution for this site which is constrained by the abutting semi-industrial public works use next door, a dense residential development pattern already on the street, and the access problem inherent in a dead end street condition. Before final disposition of the site is made to the Trust, a review of possible options for alternate parking arrangements with modifications to the D.P.W. yard configuration might be undertaken.

While the Planning Board evaluated only the question of whether the sites were appropriate for residential uses, it is important to note there was considerable public testimony related to other issues. The public comments relating to each site follow.

Site 1. 12 Walden Street - active parking lot;

* Lot is used for resident parking, parking by senior citizens attending senior center at 2050 Mass. Ave., and, possibly, by health care professionals also serving residents at 2050 Mass. Ave.
* Neighborhood, through the North Cambridge Stabilization Committee, is divided on appropriate use for this site.

Site 2. 109 Pemberton Street - originally used as ice skating rink;

* North Cambridge Neighborhood Study recommends site for recreation.
* Access to townhouses (Cogswell Avenue) for fire service might be hampered.
* Problems of crime make site inappropriate for housing use.
* Site is used informally for recreational purposes.

Site 3. 25 Lowell Street - school building occupied by music school and art association;

* Displacing current occupants would be devastating to individual organization.
* Current use continues original intended use of building

* Music school serves many hundreds of students at below market cost; art association has wide outreach program throughout Cambridge.
* Current uses are as valuable to community as affordable housing.
* Area not convenient to affordable shopping.
* Only site of those recommended with active, ongoing use.

Site 4. Norfolk Street - neighborhood parking lot;

* Street has no other community benefits, as for instance, open space.
* Site was promised to neighbors for parking in exchange for closing of the rest of the street for D.P.W. expansion.
* Street cut off from rest of the neighborhood; difficult to exit onto Hampshire Street during special events.
* Difficult to live with D.P.W. yard and its associated activities: noisy, smelly, salt storage, recycled materials storage.
* 35 housing units on street - very dense.
* Parking inadequate on street now.

Site 5. 7 Warren Street - municipal metered parking lot;

* Heavy, industrial truck traffic on adjacent streets from adjacent and nearby industrial uses.
* Redevelopment Authority would have to lift a deed restriction.

Site 6. 29 Third Street - Third Street Fire Station and storage for Electrical Department;

* Concern that there might not be sufficient parking for housing use.

Site 7. 178 Webster Avenue, 126 Lincoln Street - passive green space;

* Redevelopment Authority must lift deed restriction.

Site 8. 149-189 Banks Street - Corporal Burns Shelter;

* Adjacent streets accommodates heavy traffic.

Respectfully submitted for
the Planning Board,

Paul Dietrich Jr.
Paul Dietrich, Chairman

PD:SS:LB:nb

MUNICIPAL LAND FOR LAND BANK CONSIDERATION

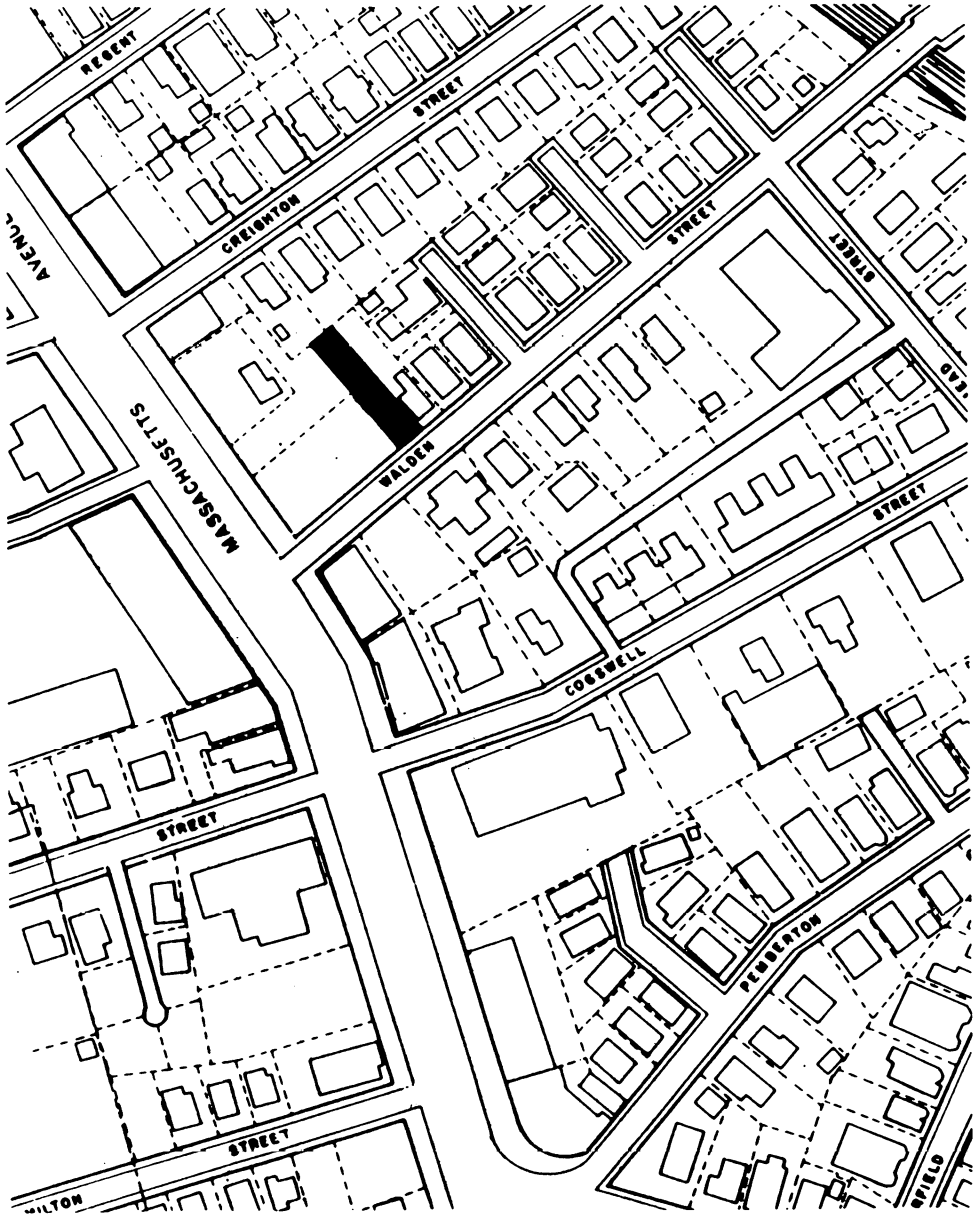
1. **12 Walden Street**
2. **109 Pemberton Street**
3. **25 Lowell Street**
4. **331 Norfolk Street**
5. **7 Warren Street**
6. **29 Third Street**
7. **178 Webster/126 Lincoln**
8. **149-189 Banks Street**

In addition to the above sites, other City-owned parcels with potential for use as affordable housing are:

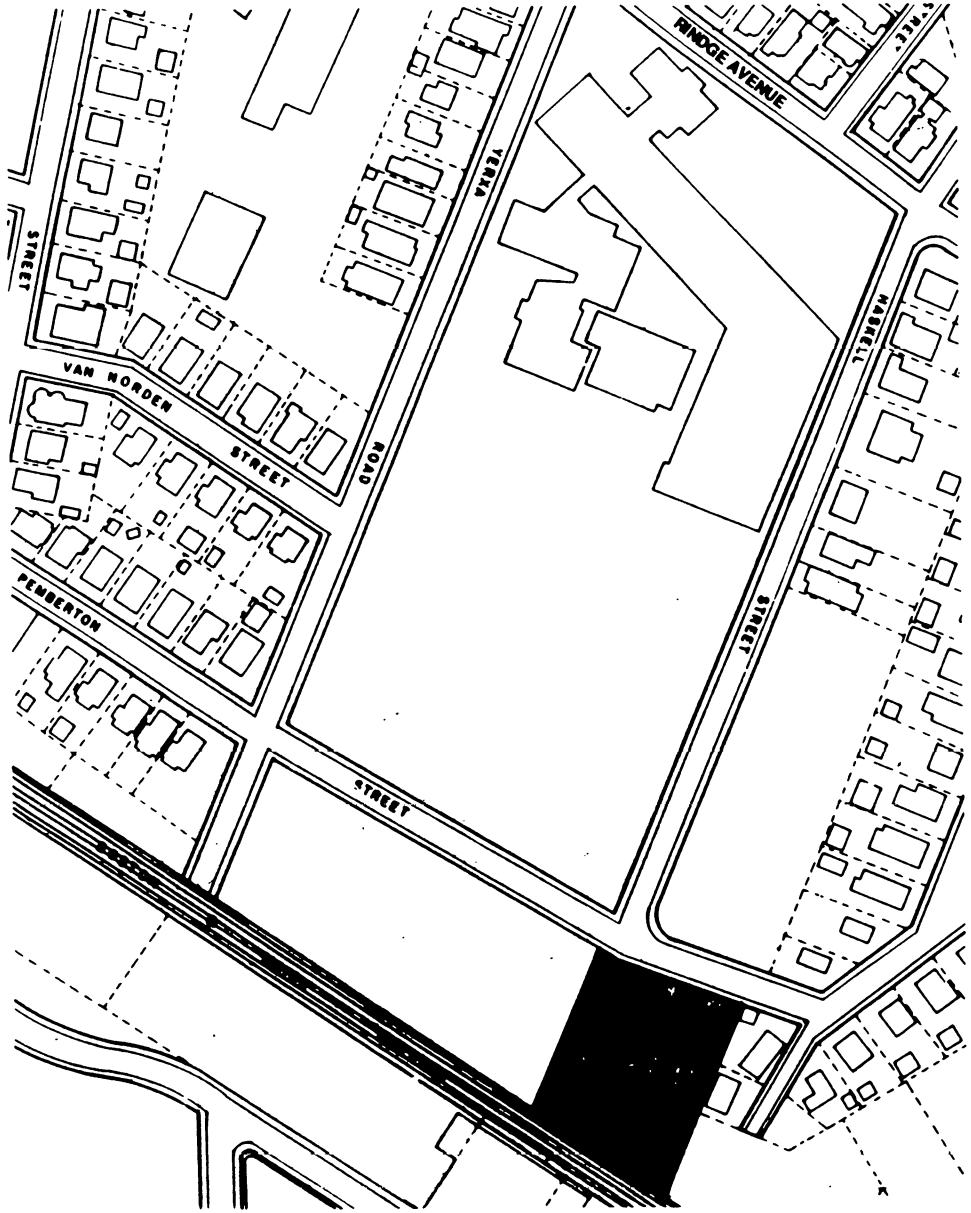
1. Central Square parking lots
2. Fresh Pond greenhouse lot
3. Trolley Square site

The Central Square lots and the land bordering Fresh Pond require comprehensive planning efforts to resolve issues about their uses as housing sites.

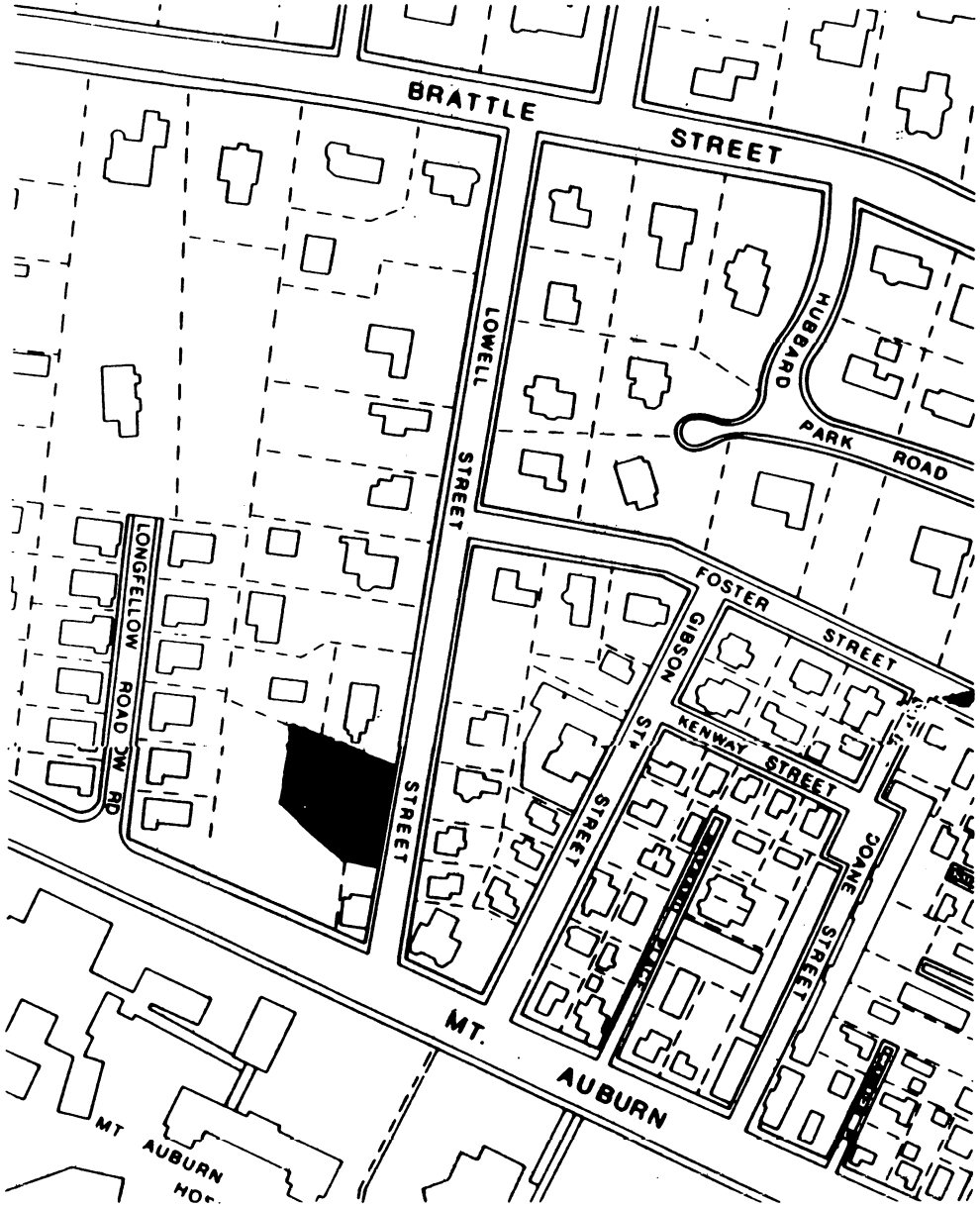
Parcel Name/Location:	12 Walden Street
Size:	6,268 Square Feet
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two-family and townhouse dwellings
As-of-Right Units:	2
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The area is medium density residential, with predominately two- and three family woodframe dwellings. The site is abutted on one side by a takeout restaurant and the Leonard J. Russell Senior Citizen's Apartments, both of which face onto Massachusetts Avenue. Massachusetts Avenue provides nearby neighborhood and citywide retail. The site is close to neighborhood shopping.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on the site. The site is currently used as a parking lot by neighbors. Although Walden Street is busy, there is on street parking on one side of the street.
Current Use:	Residential Parking Lot; 16 spaces



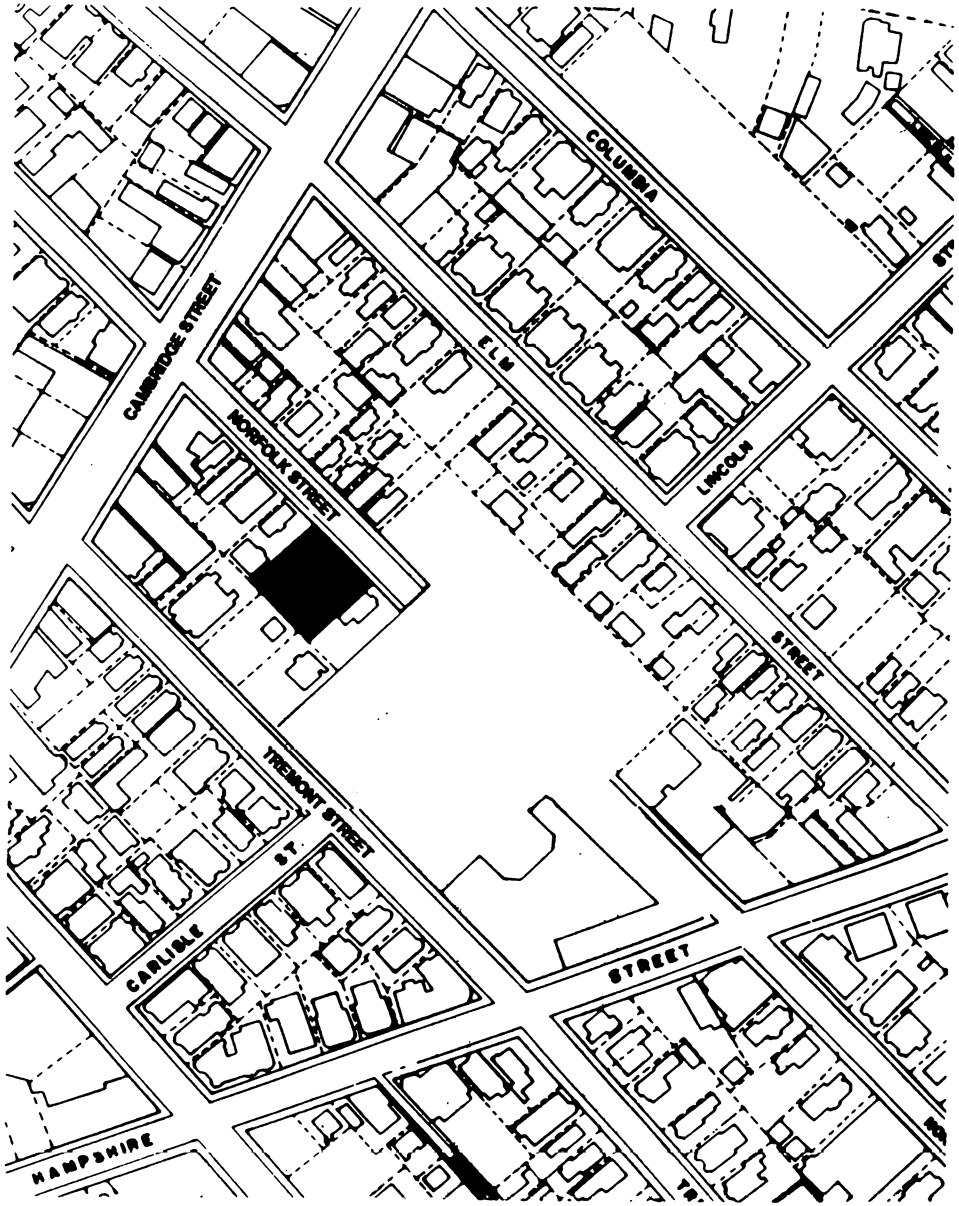
Parcel Name/Location:	109 Pemberton Street
Size:	20,000 Square Feet (estimated) (10,000 of which would be dedicated to continuing use as recreational space)
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two family and townhouse dwellings
As-of-Right Units:	8
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The surrounding neighborhood is residential, comprised of medium density, low-rise homes in mainly two- and three-family woodframe buildings. The site abuts a commuter rail line and recreational facilities.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on site.
Current Use:	Originally used as a skating rink.
Additional Information:	Housing units will be built on skating rink site. The tennis back board will be relocated and the existing tennis courts will not be affected.



Parcel Name/Location:	Lowell Street School 25 Lowell Street
Size:	11,990 Square Feet
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two family and townhouse dwellings
As-of-Right Units:	4
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The surrounding neighborhood is low to medium density residential, with predominately single family and two-family homes. The site is abutted on two sides by a neighborhood park. (Currently, because the rest of the park is fenced, it can only be reached via the school parking lot.) The site is close to the Mt. Auburn Hospital and the Charles River.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	Leased through 1995 to New School of Music and Cambridge Arts Association.
Additional Information:	Lowell School is included on the National Register; the school structure will be rehabbed and the exterior preserved. Except for the school parking lot; the open space around the school is not included.

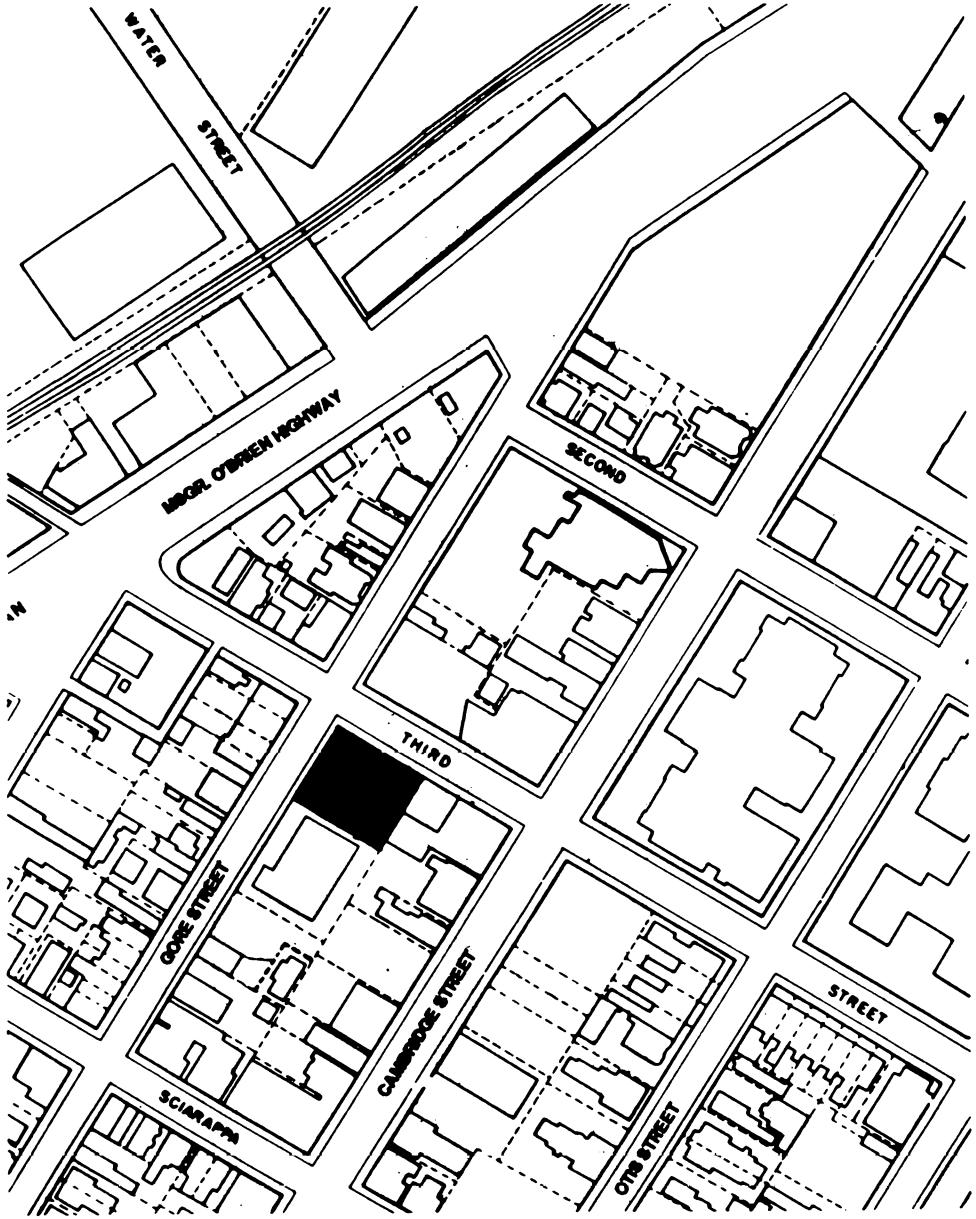


Parcel Name/Location:	331 Norfolk Street
Size:	7,216 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	6
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately single and two-family homes. The site is close to a Department of Public Works facility, which generates noise.
Environmental Issues:	None
Traffic & Parking Issues:	Public Works vehicles use this street as an alternate exit to the Department of Public Works yard during emergencies. Neighbors currently use the site as a parking lot.
Current Use:	Residential/Commercial parking; 20 spaces.
Additional Information:	The lot has been used as parking since Norfolk Street was closed to accomodate the construction of the City's D.P.W. facility.

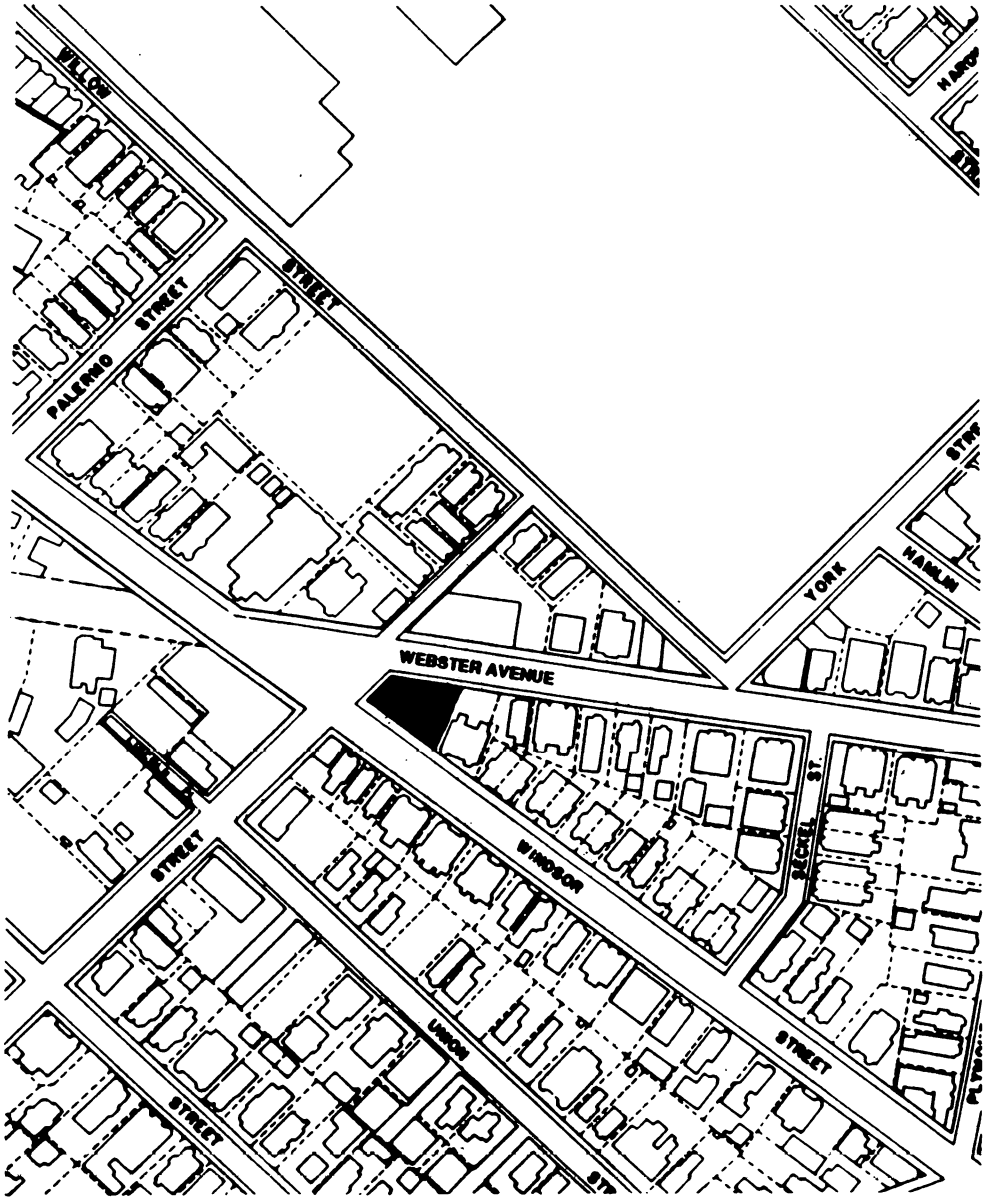


Parcel Name/Location:	7 Warren Street
Size:	11,050 Square Feet
Existing Zoning:	Combination of BA and Residence C-1
Allowed Uses:	BA:Commercial, retail, office, single family, townhouse and multifamily housing C1:Residential: Single family, townhouse and multifamily housing
As-of-Right Units:	14
Setback Requirements:	Determined by formula
Neighborhood Character:	This part of East Cambridge is characterized by dense low-rise multifamily dwellings. Along Cambridge Street there is low scale neighborhood-oriented retail space on the ground floor, with apartments above.
Environmental Issues:	None
Traffic & Parking Issues:	The site is currently used as a municipal parking lot and as a public way.
Current Use:	Commercial/residential parking lot with 34 metered spaces.
Additional Information:	This site was acquired by the City from the CRA through the Wellington-Harrington Urban Renewal Plan and conveyed to the City with restrictions on use. The CRA Board needs to approve a change in the restriction prior to housing being built

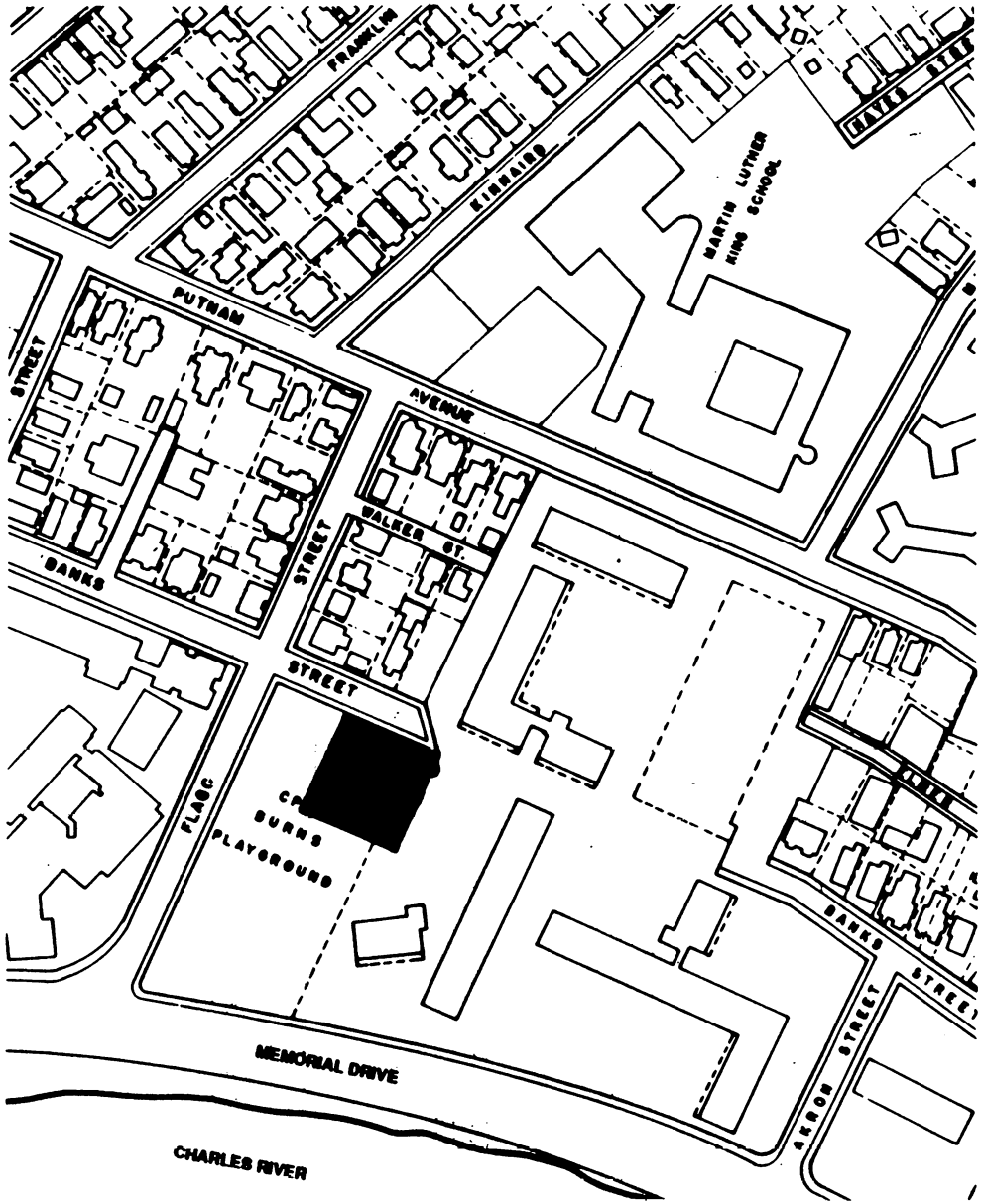
Parcel Name/Location:	Third Street Fire Station 29 Third Street
Size:	4,955 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, town-house and multifamily housing
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This site abuts a mixture of neighborhood-oriented and citywide retail and commercial uses along Third Street. It is located on the edge of an older, dense low-scale residential neighborhood. The site is convenient to shopping and recreational facilities.
Environmental Issues:	None
Traffic & Parking Issues:	No major impact
Current Use:	Electrical Department Storage
Additional Information:	The building is on the National Historic Register; the structure will be rehabbed for housing.



Parcel Name/Location:	178 Webster/126 Lincoln
Size:	5,171 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately two-family homes. Roads abut the site on three sides. The site is one block from the Harrington School and is close to playgrounds.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	Passive Open Space
Additional Information:	This site was conveyed by the CRA to the City with restictions on use. The CRA Board needs to approve a change in these restrictions prior to housing being built.



Parcel Name/Location:	Corporal Burns Shelter 149-189 Banks Street
Size:	14,440 Square Feet (estimated)
Existing Zoning:	Residence C-3
Allowed Uses:	Institutional Uses Residential: single family, townhouse and multifamily
As-of-Right Units:	48 (CDD recommends developing the site at maximum C-1 density of 12 units)
Setback Requirements:	Determined by formula
Neighborhood Character:	Mix of high rise residential, institutional and low scale, dense single, two-, three- and four-family residential uses. The site is very close to the Charles River, and borders a park and athletic facility.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	The shelter is currently used for City storage.
Additonal Information:	The actively used open space abutting the site will not be affected.



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CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139
TEL. 349-4300
FAX. 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

April 1, 1991

To The Honorable, The City Council:

I am hereby transmitting communication received from the Planning Board relative to their report regarding transfer of certain City-owned parcels to the Affordable Housing Trust, for your consideration.

Very truly yours,

Robert W. Healy
City Manager

RWH/mev
attachments

100% Recycled Paper

Agenda # 8

Planning Board report regarding transfer of certain City-owned parcels to the Affordable Housing Trust.

In City Council,

April 1, 1991

Order adopted as amended

MUNICIPAL LAND FOR LAND BANK CONSIDERATION

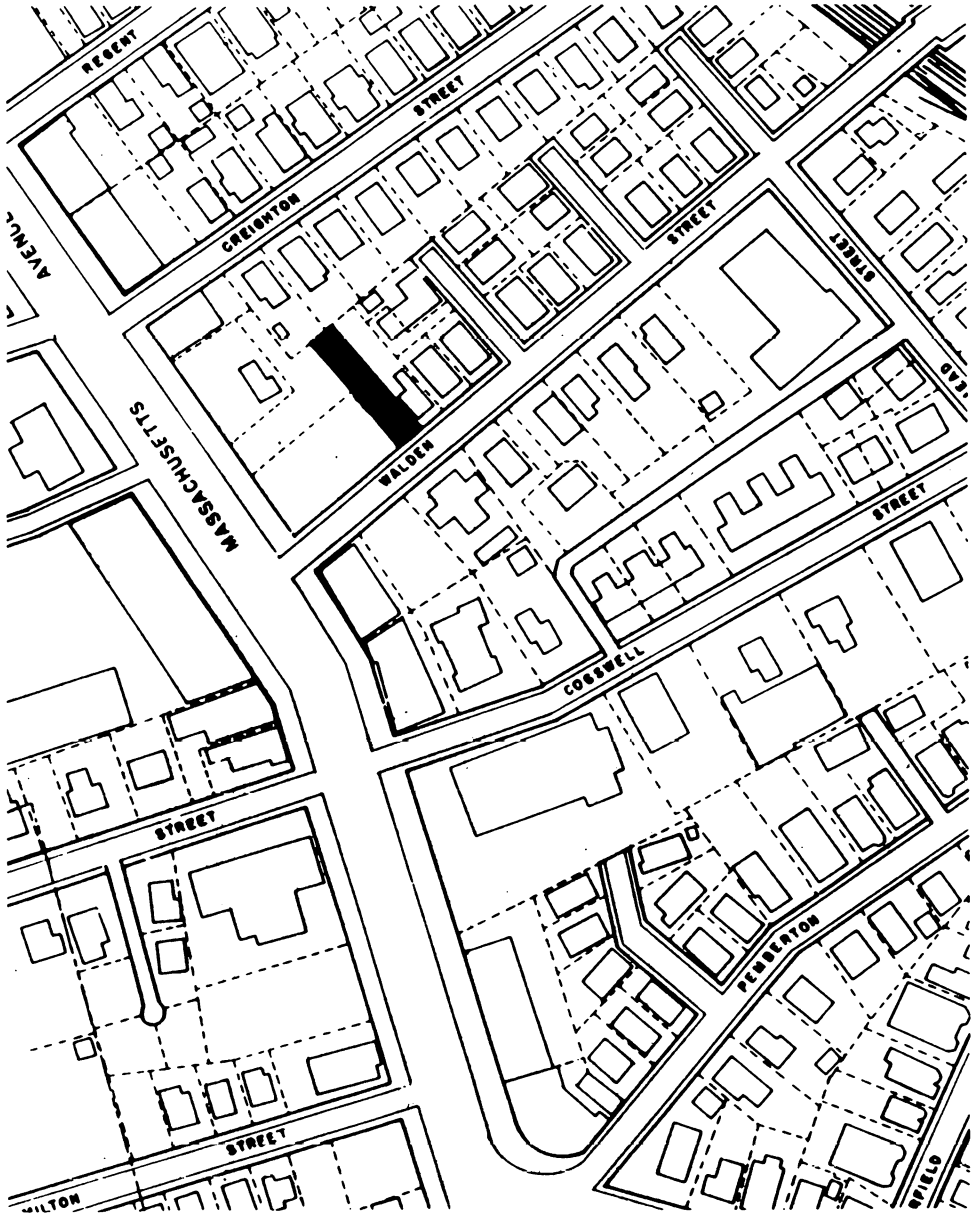
1. **12 Walden Street**
2. **109 Pemberton Street**
3. **25 Lowell Street**
4. **331 Norfolk Street**
5. **7 Warren Street**
6. **29 Third Street**
7. **178 Webster/126 Lincoln**
8. **149-189 Banks Street**

In addition to the above sites, other City-owned parcels with potential for use as affordable housing are:

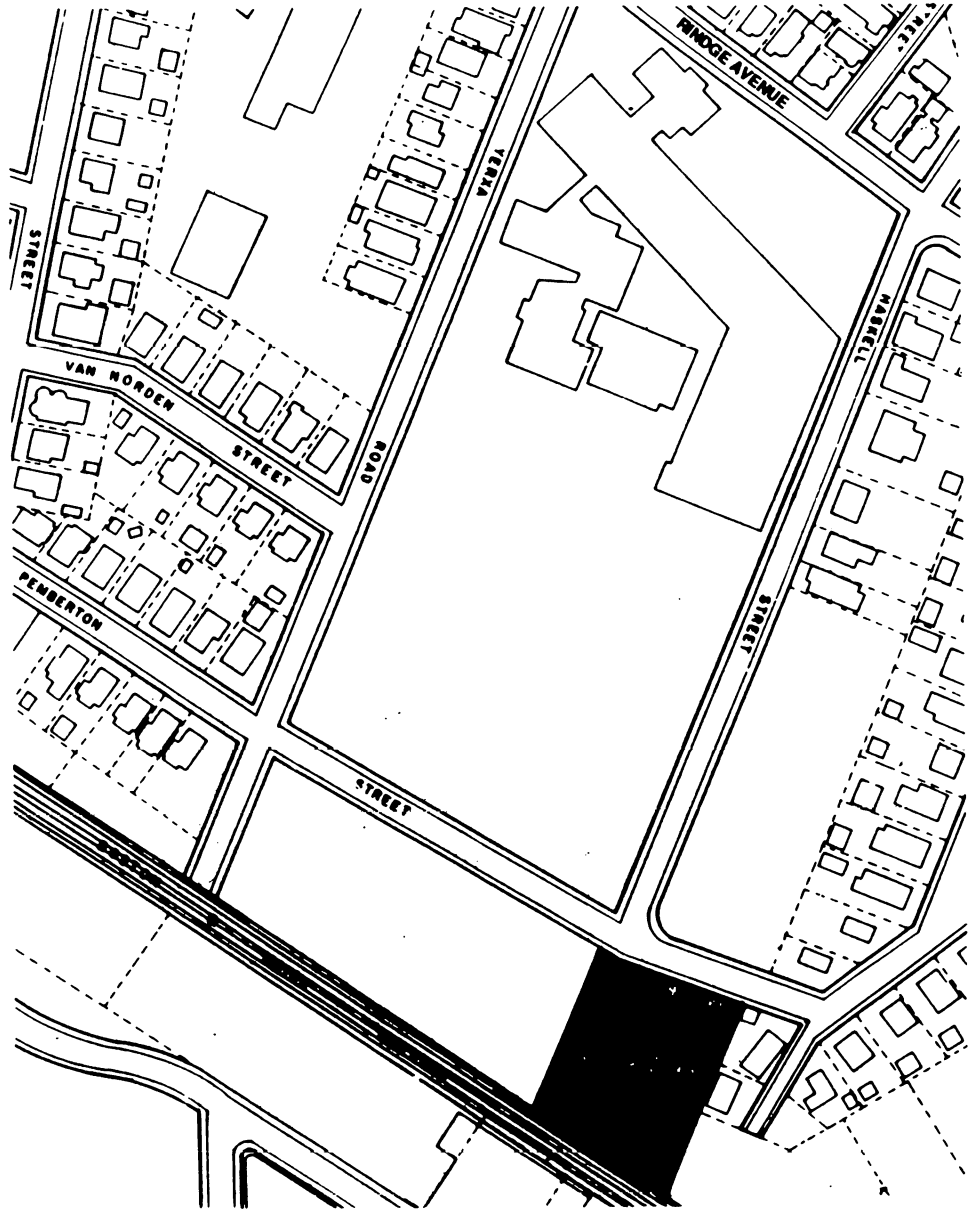
1. Central Square parking lots
2. Fresh Pond greenhouse lot
3. Trolley Square site

The Central Square lots and the land bordering Fresh Pond require comprehensive planning efforts to resolve issues about their uses as housing sites.

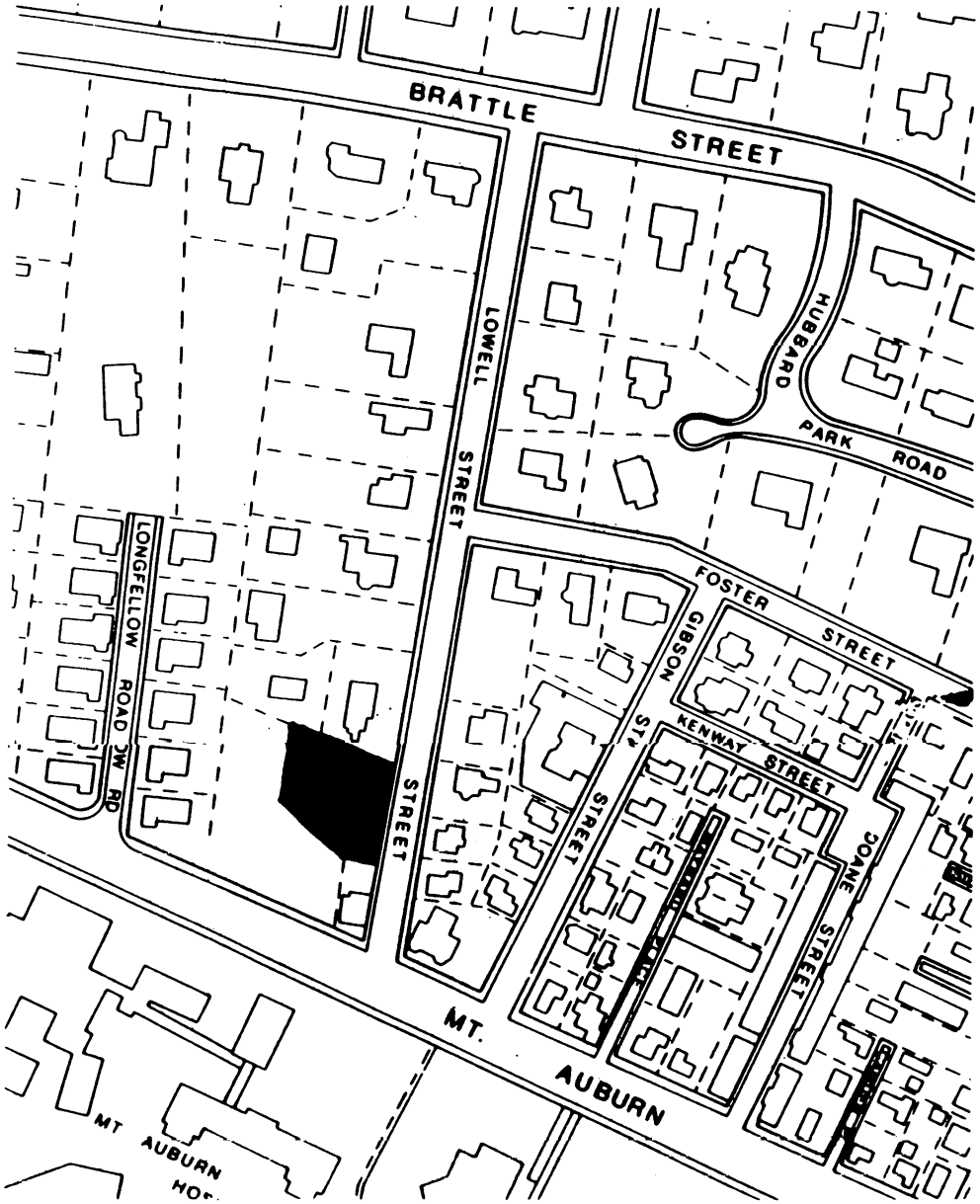
Parcel Name/Location:	12 Walden Street
Size:	6,268 Square Feet
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two-family and townhouse dwellings
As-of-Right Units:	2
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The area is medium density residential, with predominately two- and three family woodframe dwellings. The site is abutted on one side by a takeout restaurant and the Leonard J. Russell Senior Citizen's Apartments, both of which face onto Massachusetts Avenue. Mass-achusetts Avenue provides nearby neighborhood and citywide retail. The site is close to neighborhood shopping.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on the site. The site is currently used as a parking lot by neighbors. Although Walden Street is busy, there is on street parking on one side of the street.
Current Use:	Residential Parking Lot; 16 spaces



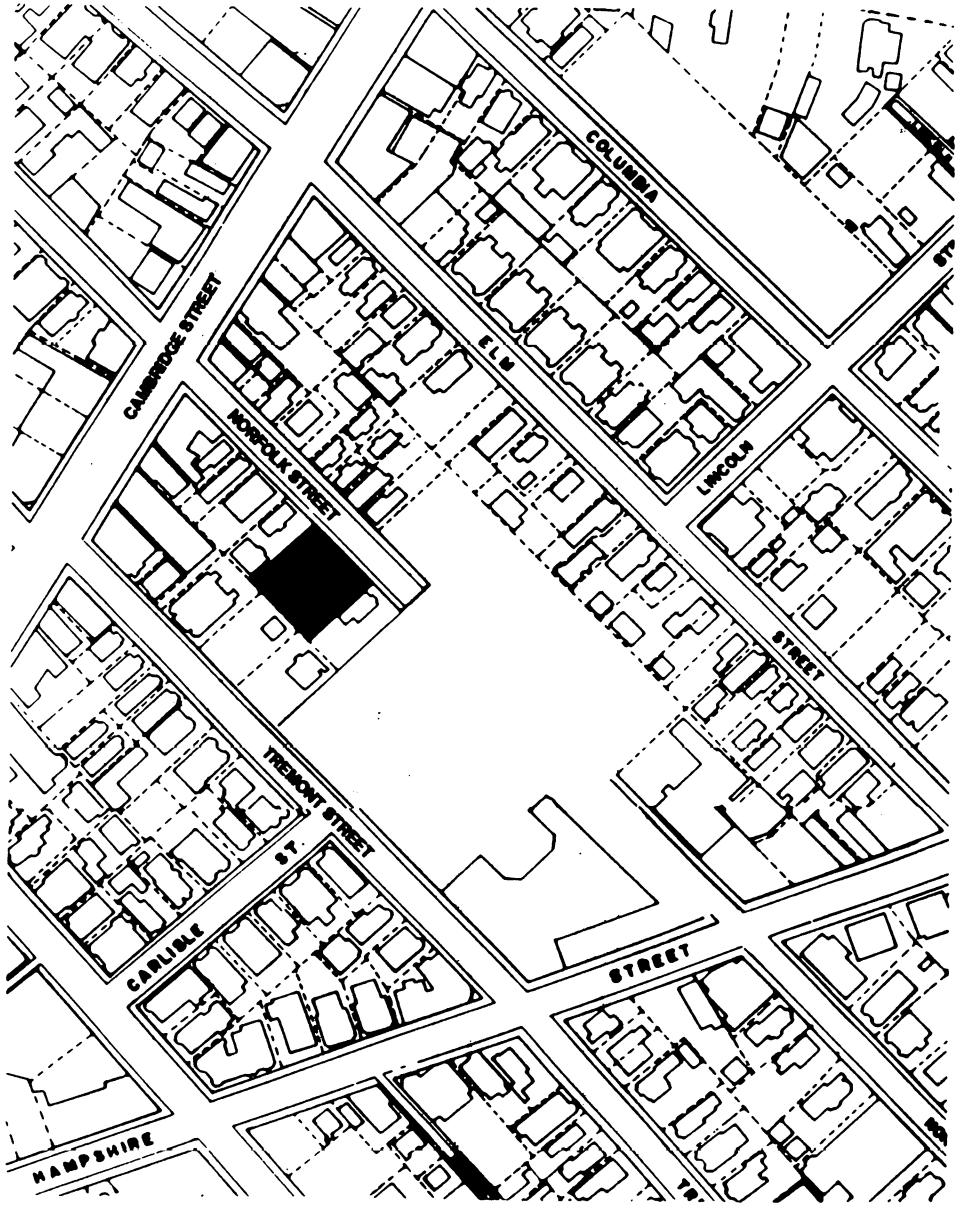
Parcel Name/Location:	109 Pemberton Street
Size:	20,000 Square Feet (estimated) (10,000 of which would be dedicated to continuing use as recreational space)
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two family and townhouse dwellings
As-of-Right Units:	8
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The surrounding neighborhood is residential, comprised of medium density, low-rise homes in mainly two- and three-family woodframe buildings. The site abuts a commuter rail line and recreational facilities.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on site.
Current Use:	Originally used as a skating rink.
Additional Information:	Housing units will be built on skating rink site. The tennis back board will be relocated and the existing tennis courts will not be affected.



Parcel Name/Location:	Lowell Street School 25 Lowell Street
Size:	11,990 Square Feet
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two family and townhouse dwellings
As-of-Right Units:	4
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The surrounding neighborhood is low to medium density residential, with predominately single family and two-family homes. The site is abutted on two sides by a neighborhood park. (Currently, because the rest of the park is fenced, it can only be reached via the school parking lot.) The site is close to the Mt. Auburn Hospital and the Charles River.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	Leased through 1995 to New School of Music and Cambridge Arts Association.
Additional Information:	Lowell School is included on the National Register; the school structure will be rehabbed and the exterior preserved. Except for the school parking lot; the open space around the school is not included.

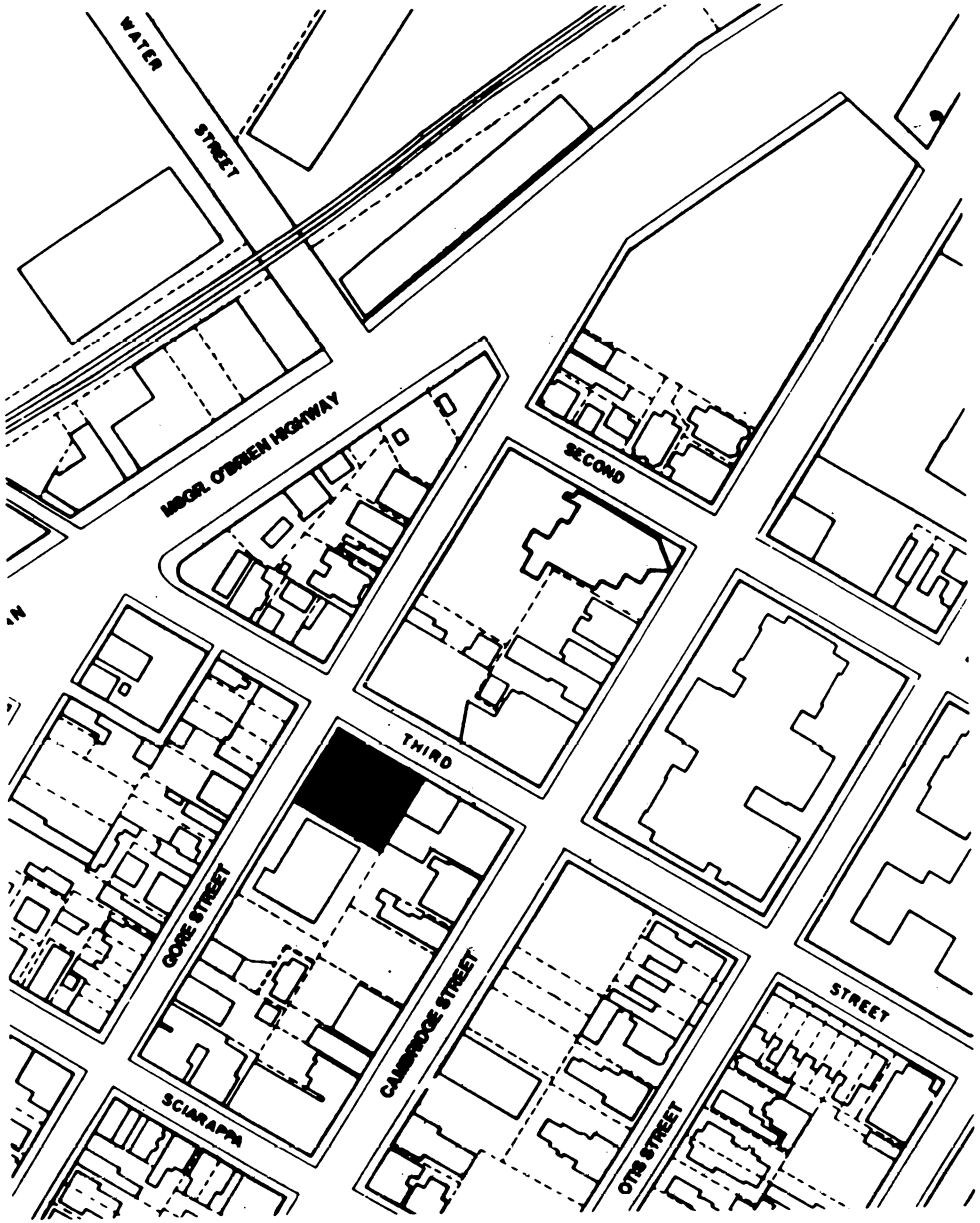


Parcel Name/Location:	331 Norfolk Street
Size:	7,216 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	6
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately single and two-family homes. The site is close to a Department of Public Works facility, which generates noise.
Environmental Issues:	None
Traffic & Parking Issues:	Public Works vehicles use this street as an alternate exit to the Department of Public Works yard during emergencies. Neighbors currently use the site as a parking lot.
Current Use:	Residential/Commercial parking; 20 spaces.
Additional Information:	The lot has been used as parking since Norfolk Street was closed to accomodate the construction of the City's D.P.W. facility.

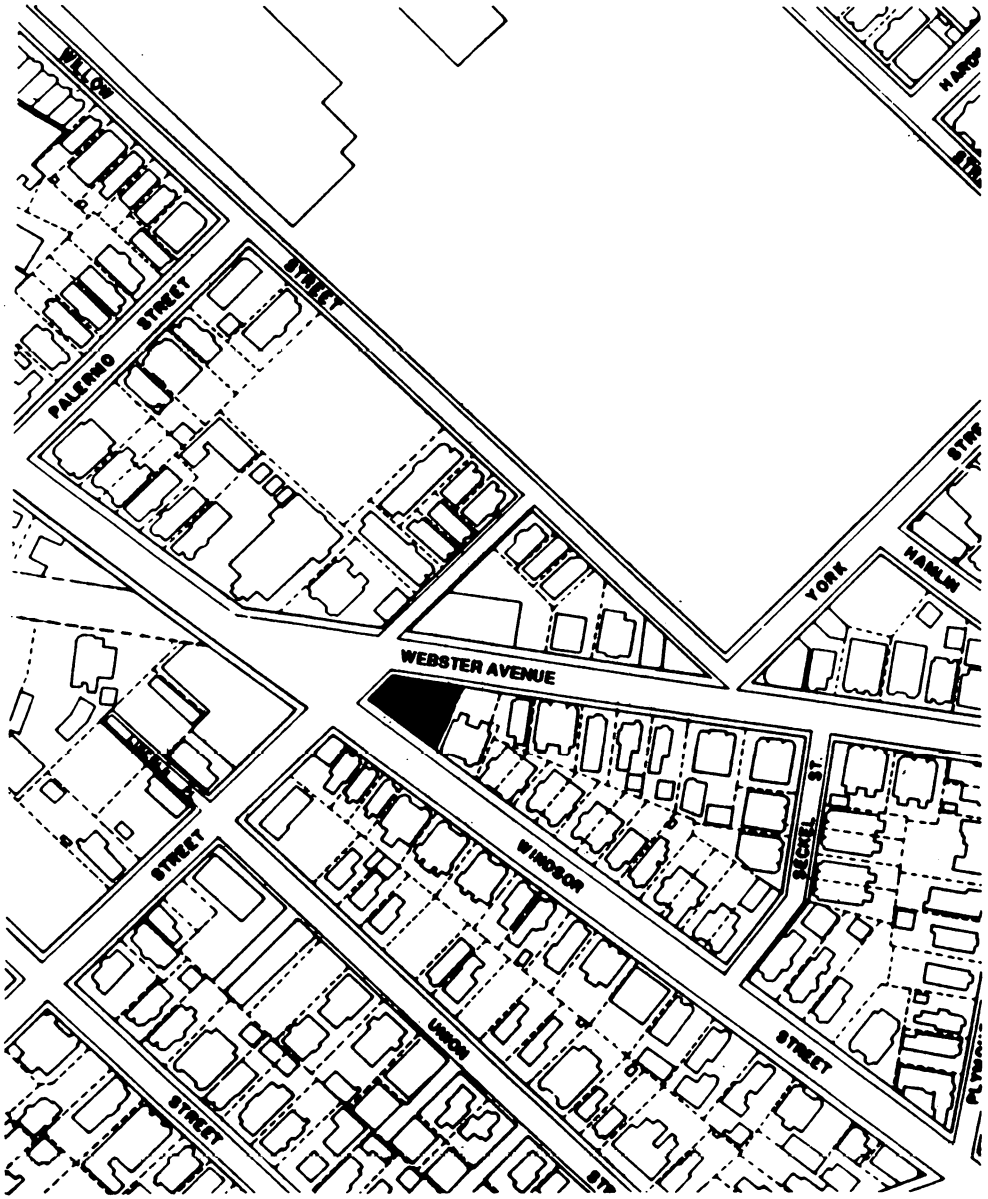


Parcel Name/Location:	7 Warren Street
Size:	11,050 Square Feet
Existing Zoning:	Combination of BA and Residence C-1
Allowed Uses:	BA:Commercial, retail, office, single family, townhouse and multifamily housing C1:Residential: Single family, townhouse and multifamily housing
As-of-Right Units:	14
Setback Requirements:	Determined by formula
Neighborhood Character:	This part of East Cambridge is characterized by dense low-rise multifamily dwellings. Along Cambridge Street there is low scale neighborhood-oriented retail space on the ground floor, with apartments above.
Environmental Issues:	None
Traffic & Parking Issues:	The site is currently used as a municipal parking lot and as a public way.
Current Use:	Commercial/residential parking lot with 34 metered spaces.
Additional Information:	This site was acquired by the City from the CRA through the Wellington-Harrington Urban Renewal Plan and conveyed to the City with restrictions on use. The CRA Board needs to approve a change in the restriction prior to housing being built.

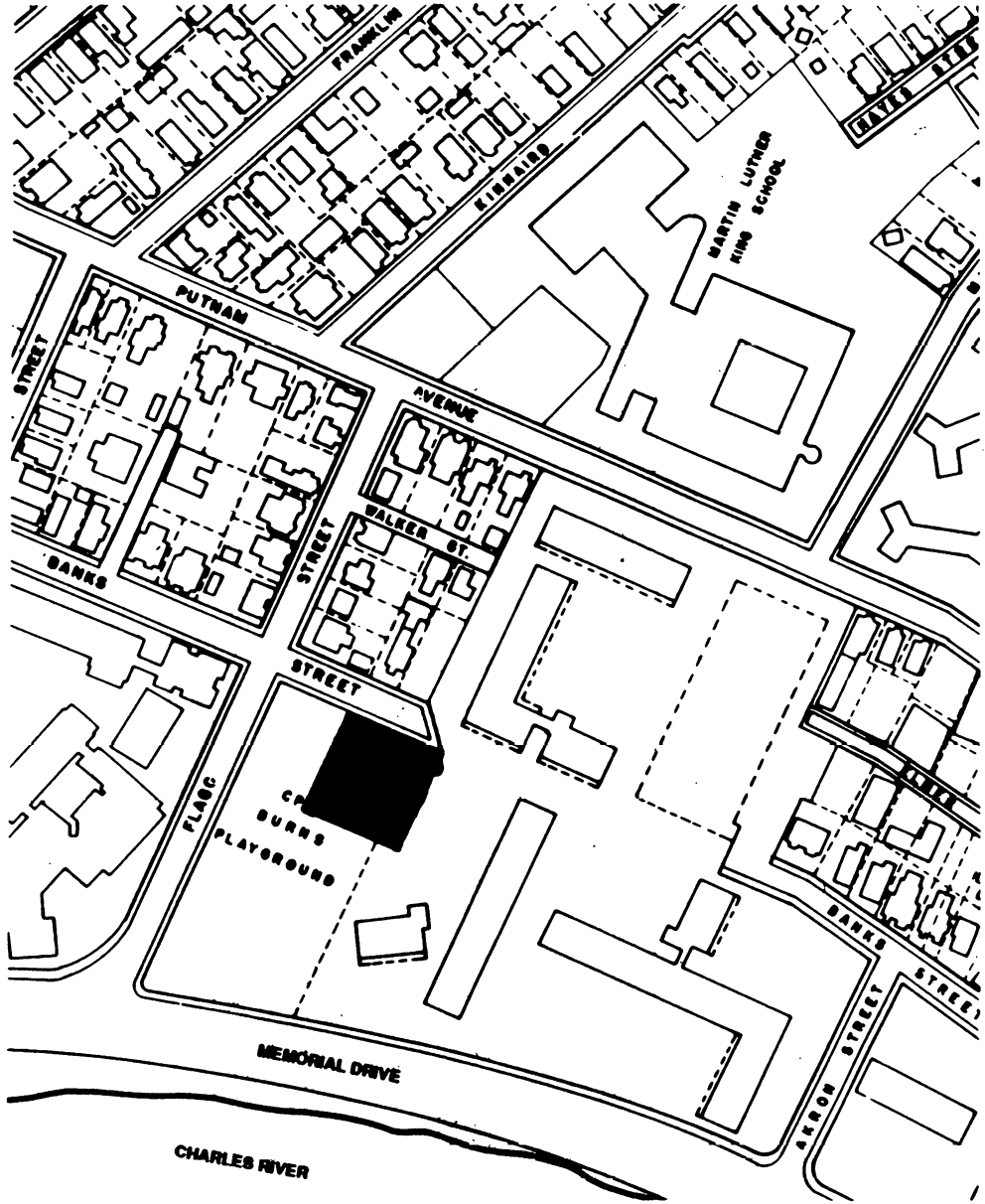
Parcel Name/Location:	Third Street Fire Station 29 Third Street
Size:	4,955 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, town-house and multifamily housing
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This site abuts a mixture of neighborhood-oriented and citywide retail and commercial uses along Third Street. It is located on the edge of an older, dense low-scale residential neighborhood. The site is convenient to shopping and recreational facilities.
Environmental Issues:	None
Traffic & Parking Issues:	No major impact
Current Use:	Electrical Department Storage
Additional Information:	The building is on the National Historic Register; the structure will be rehabbed for housing.



Parcel Name/Location:	178 Webster/126 Lincoln
Size:	5,171 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately two-family homes. Roads abut the site on three sides. The site is one block from the Harrington School and is close to playgrounds.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	Passive Open Space
Additional Information:	This site was conveyed by the CRA to the City with restictions on use. The CRA Board needs to approve a change in these restrictions prior to housing being built.



Parcel Name/Location:	Corporal Burns Shelter 149-189 Banks Street
Size:	14,440 Square Feet (estimated)
Existing Zoning:	Residence C-3
Allowed Uses:	Institutional Uses Residential: single family, townhouse and multifamily
As-of-Right Units:	48 (CDD recommends developing the site at maximum C-1 density of 12 units)
Setback Requirements:	Determined by formula
Neighborhood Character:	Mix of high rise residential, institutional and low scale, dense single, two-, three- and four-family residential uses. The site is very close to the Charles River, and borders a park and athletic facility.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	The shelter is currently used for City storage.
Additonal Information:	The actively used open space abutting the site will not be affected.



Tues June 11 North
- 5:30 Walden Sq.
- 7:00 Pemberton
- 8:30 Lowell St.

Wed June 12 East
- 5:30 Fire House - 29 third ✓
- 7:00 Norfolk -
- 8:30 Webster 2,178

Banks St.

[illegible]

June ~~26~~ 11: Fitzgerald - Thursday (booked 4-10)
70 Rindge get add of school

5:30 Walden Sq - ~~[illegible]~~ Housing Land Proposals
7:00 Pemberton
8:30 Lowell St.

12
June ~~26~~ - Harrington - Wednesday (4-10:00 booked)
850 Cambridge St.

5:30 Fire House
7:00 Norfolk St.
8:30 Webster Ave.

school full name

ade listing
L P.B.

affor
[illegible]

Nancy Beckford.

Banks St?

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

8

April 1, 1991

To The Honorable, The City Council:

I am hereby transmitting communication received from the Planning Board relative to their report regarding transfer of certain City-owned parcels to the Affordable Housing Trust, for your consideration.

Very truly yours,

Robert W. Healy
City Manager

RWH/mev
attachments

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 28, 1991

To: The Honorable, the City Council:

Subject: Planning Board Report Regarding Transfer of Certain City-Owned Parcels to the Affordable Housing Trust

The Planning Board has completed its evaluation of eight City-owned parcels pursuant to the City Council's Order creating an Affordable Housing Land Bank. It is the Planning Board's understanding that these eight sites were referred to the Board by the City Manager after a review of the list of all City-owned properties. Lots less than 3,000 square feet and sites used for active recreational open space were eliminated from consideration. The Planning Board was asked to consider at a public meeting whether the parcels referred by the City Manager are appropriate for residential use. The Planning Board, therefore, did not consider the question of current or alternative uses for the sites. The public meeting was held on Tuesday, March 19, 1991.

The Planning Board considered the following factors in evaluating each site:

(a) Lot location and size
(b) Relation of lot location to public transportation
(c) Relation of lot location to public schools
(d) Relation of lot location to business districts
(e) Character of the surrounding neighborhood
(f) Environmental impacts and issues (if any)
(g) Traffic and parking impacts and issues
(h) Existing zoning
    (i) Allowed uses
    (ii) Allowed number of dwelling units "as of right"
    (iii) Setback requirements

The Board does consider all eight sites suitable for residential use. However, there are several sites which the Board feels are somewhat problematic from a design point of view: Warren Street site, Corporal Burns Playground site, Norfolk Street site, primary among them. As of right zoning would allow fourteen units

to be built on the Warren St. site. The Board feels that in fact a smaller number of units would be appropriate on the site given its hemmed in condition with commercial uses directly on the property line on one side and other new residential uses across the street. In the case of the Corporal Burns site, the Board notes that the housing design on this site will be constrained by the high rise housing and active open space abutting the site. In addition, the Board notes that the parking lot on Norfolk St. was established as a result of the City's construction of the adjacent D.P.W. site. A design which allows for some resident parking to continue on the site as well as housing might be a satisfactory solution for this site which is constrained by the abutting semi-industrial public works use next door, a dense residential development pattern already on the street, and the access problem inherent in a dead end street condition. Before final disposition of the site is made to the Trust, a review of possible options for alternate parking arrangements with modifications to the D.P.W. yard configuration might be undertaken.

While the Planning Board evaluated only the question of whether the sites were appropriate for residential uses, it is important to note there was considerable public testimony related to other issues. The public comments relating to each site follow.

Site 1. 12 Walden Street - active parking lot;

* Lot is used for resident parking, parking by senior citizens attending senior center at 2050 Mass. Ave., and, possibly, by health care professionals also serving residents at 2050 Mass. Ave.
* Neighborhood, through the North Cambridge Stabilization Committee, is divided on appropriate use for this site.

Site 2. 109 Pemberton Street - originally used as ice skating rink;

* North Cambridge Neighborhood Study recommends site for recreation.
* Access to townhouses (Cogswell Avenue) for fire service might be hampered.
* Problems of crime make site inappropriate for housing use.
* Site is used informally for recreational purposes.

Site 3. 25 Lowell Street - school building occupied by music school and art association;

* Displacing current occupants would be devastating to individual organization.
* Current use continues original intended use of building

* Music school serves many hundreds of students at below market cost; art association has wide outreach program throughout Cambridge.
* Current uses are as valuable to community as affordable housing.
* Area not convenient to affordable shopping.
* Only site of those recommended with active, ongoing use.

Site 4. Norfolk Street - neighborhood parking lot;

* Street has no other community benefits, as for instance, open space.
* Site was promised to neighbors for parking in exchange for closing of the rest of the street for D.P.W. expansion.
* Street cut off from rest of the neighborhood; difficult to exit onto Hampshire Street during special events.
* Difficult to live with D.P.W. yard and its associated activities: noisy, smelly, salt storage, recycled materials storage.
* 35 housing units on street - very dense.
* Parking inadequate on street now.

Site 5. 7 Warren Street - municipal metered parking lot;

* Heavy, industrial truck traffic on adjacent streets from adjacent and nearby industrial uses.
* Redevelopment Authority would have to lift a deed restriction.

Site 6. 29 Third Street - Third Street Fire Station and storage for Electrical Department;

* Concern that there might not be sufficient parking for housing use.

Site 7. 178 Webster Avenue, 126 Lincoln Street - passive green space;

* Redevelopment Authority must lift deed restriction.

Site 8. 149-189 Banks Street - Corporal Burns Shelter;

* Adjacent streets accommodates heavy traffic.

Respectfully submitted for
the Planning Board,

Paul Dietrich Jrn

Paul Dietrich, Chairman

PD:SS:LB:nb

MUNICIPAL LAND FOR LAND BANK CONSIDERATION

1. **12 Walden Street**
2. **109 Pemberton Street**
3. **25 Lowell Street**
4. **331 Norfolk Street**
5. **7 Warren Street**
6. **29 Third Street**
7. **178 Webster/126 Lincoln**
8. **149-189 Banks Street**

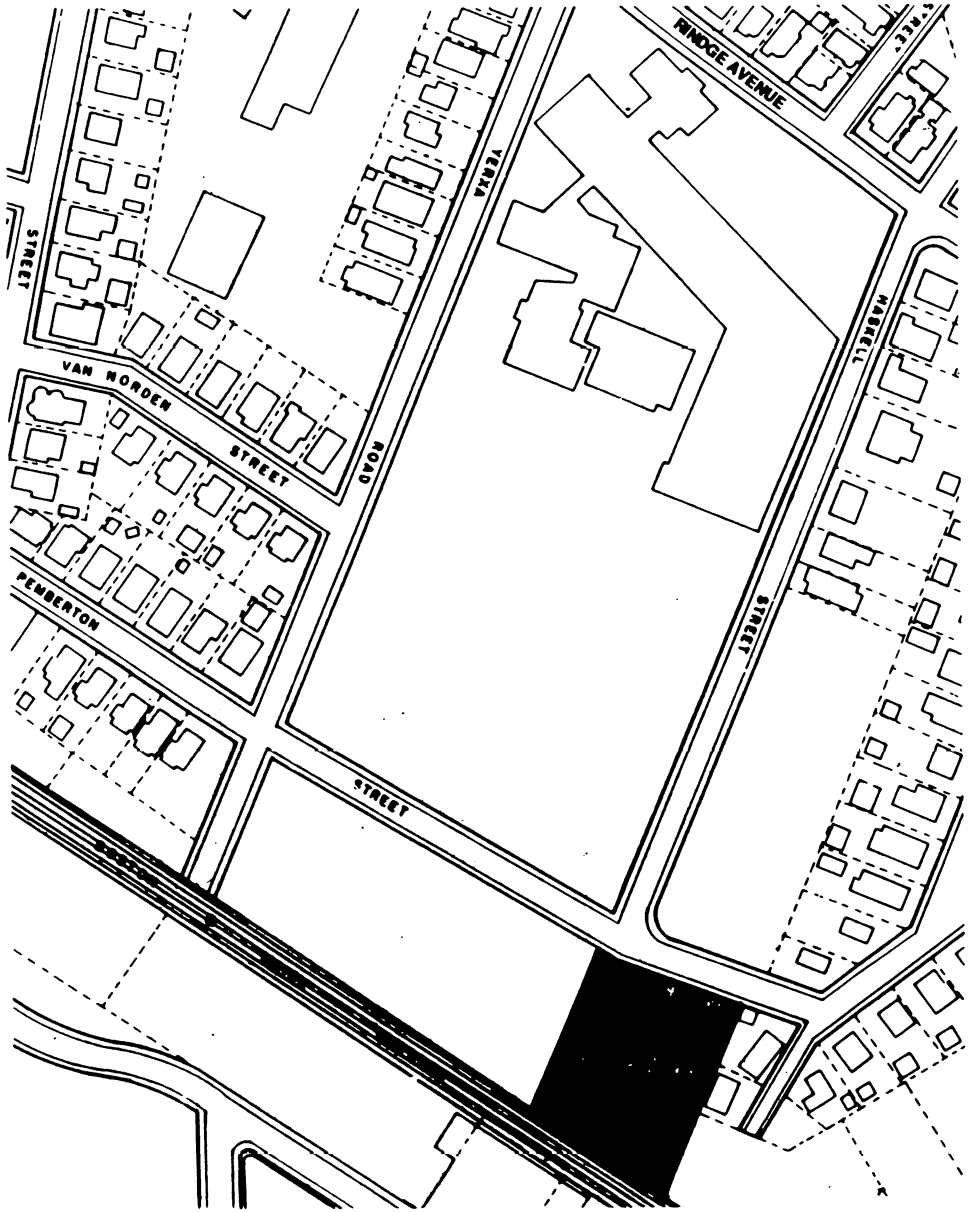
In addition to the above sites, other City-owned parcels with potential for use as affordable housing are:

1. Central Square parking lots
2. Fresh Pond greenhouse lot
3. Trolley Square site

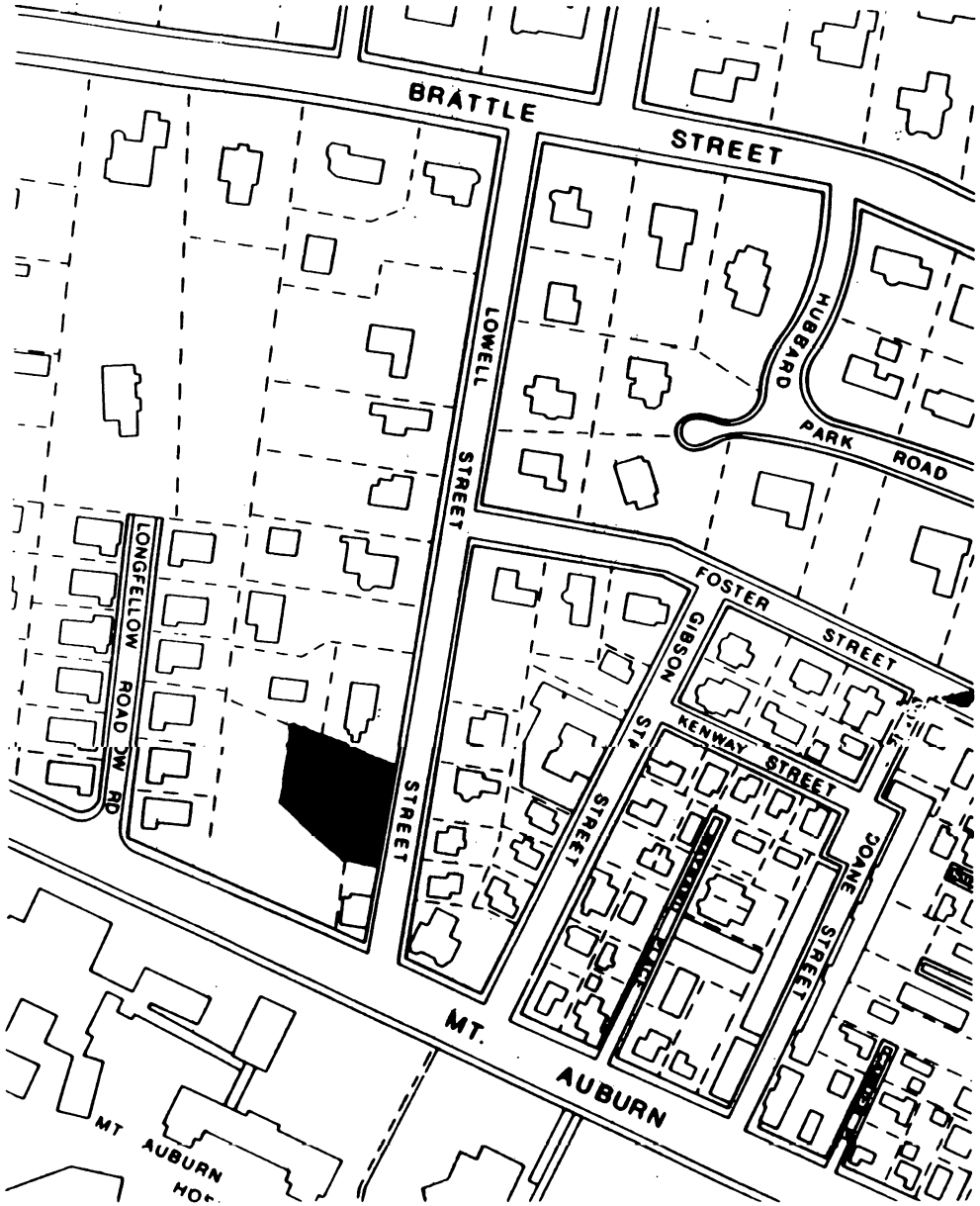
The Central Square lots and the land bordering Fresh Pond require comprehensive planning efforts to resolve issues about their uses as housing sites.

Parcel Name/Location:	12 Walden Street
Size:	6,268 Square Feet
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two-family and townhouse dwellings
As-of-Right Units:	2
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The area is medium density residential, with predominately two- and three family woodframe dwellings. The site is abutted on one side by a takeout restaurant and the Leonard J. Russell Senior Citizen's Apartments, both of which face onto Massachusetts Avenue. Massachusetts Avenue provides nearby neighborhood and citywide retail. The site is close to neighborhood shopping.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on the site. The site is currently used as a parking lot by neighbors. Although Walden Street is busy, there is on street parking on one side of the street.
Current Use:	Residential Parking Lot; 16 spaces

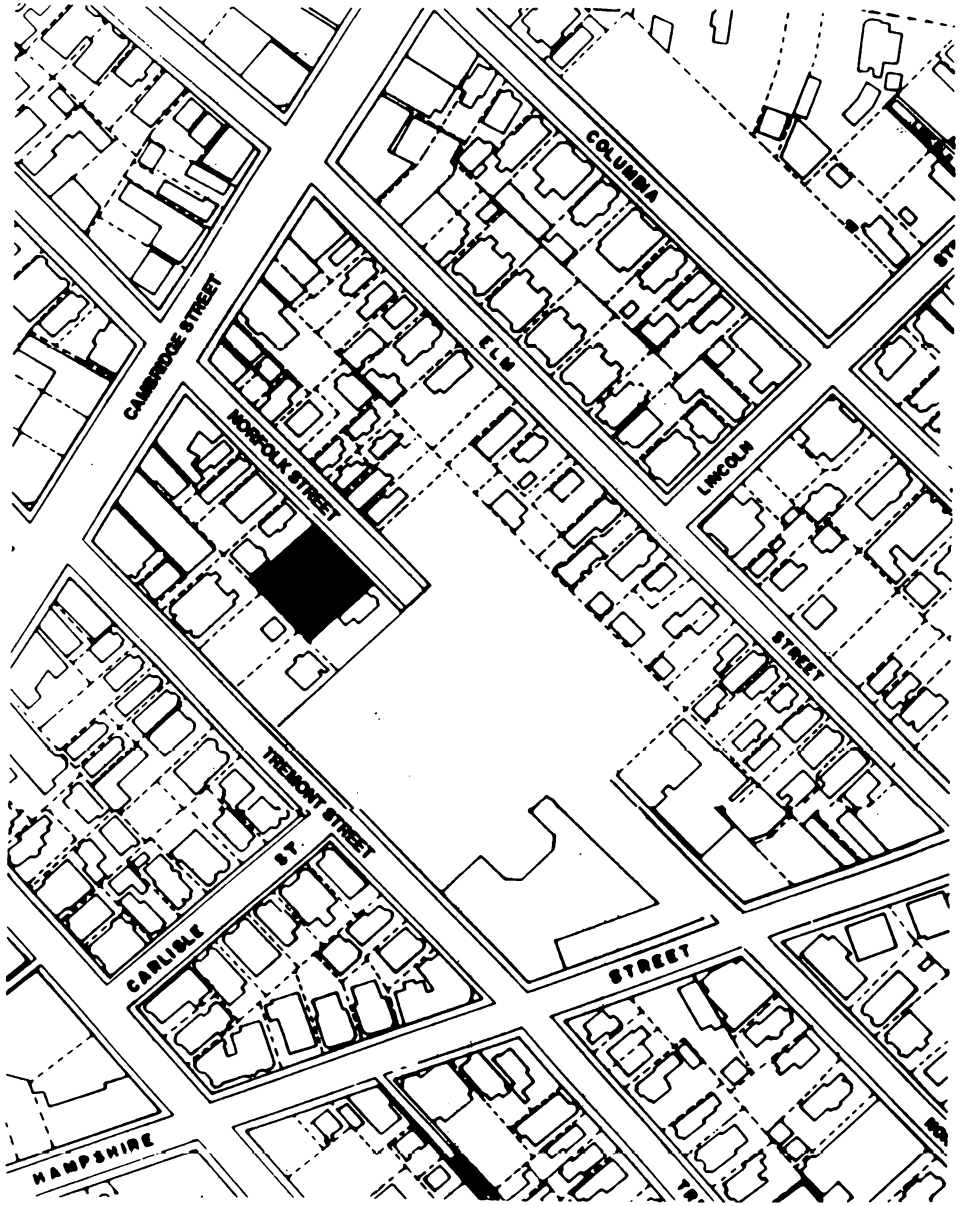
Parcel Name/Location:	109 Pemberton Street
Size:	20,000 Square Feet (estimated) (10,000 of which would be dedicated to continuing use as recreational space)
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two family and townhouse dwellings
As-of-Right Units:	8
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The surrounding neighborhood is residential, comprised of medium density, low-rise homes in mainly two- and three-family woodframe buildings. The site abuts a commuter rail line and recreational facilities.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on site.
Current Use:	Originally used as a skating rink.
Additional Information:	Housing units will be built on skating rink site. The tennis back board will be relocated and the existing tennis courts will not be affected.



Parcel Name/Location:	Lowell Street School 25 Lowell Street
Size:	11,990 Square Feet
Existing Zoning:	Residence B
Allowed Uses:	Residential: single family, two family and townhouse dwellings
As-of-Right Units:	4
Setback Requirements:	15' front; 7'6" side (sum of 20'); 20' rear
Neighborhood Character:	The surrounding neighborhood is low to medium density residential, with predominately single family and two-family homes. The site is abutted on two sides by a neighborhood park. (Currently, because the rest of the park is fenced, it can only be reached via the school parking lot.) The site is close to the Mt. Auburn Hospital and the Charles River.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	Leased through 1995 to New School of Music and Cambridge Arts Association.
Additional Information:	Lowell School is included on the National Register; the school structure will be rehabbed and the exterior preserved. Except for the school parking lot; the open space around the school is not included.

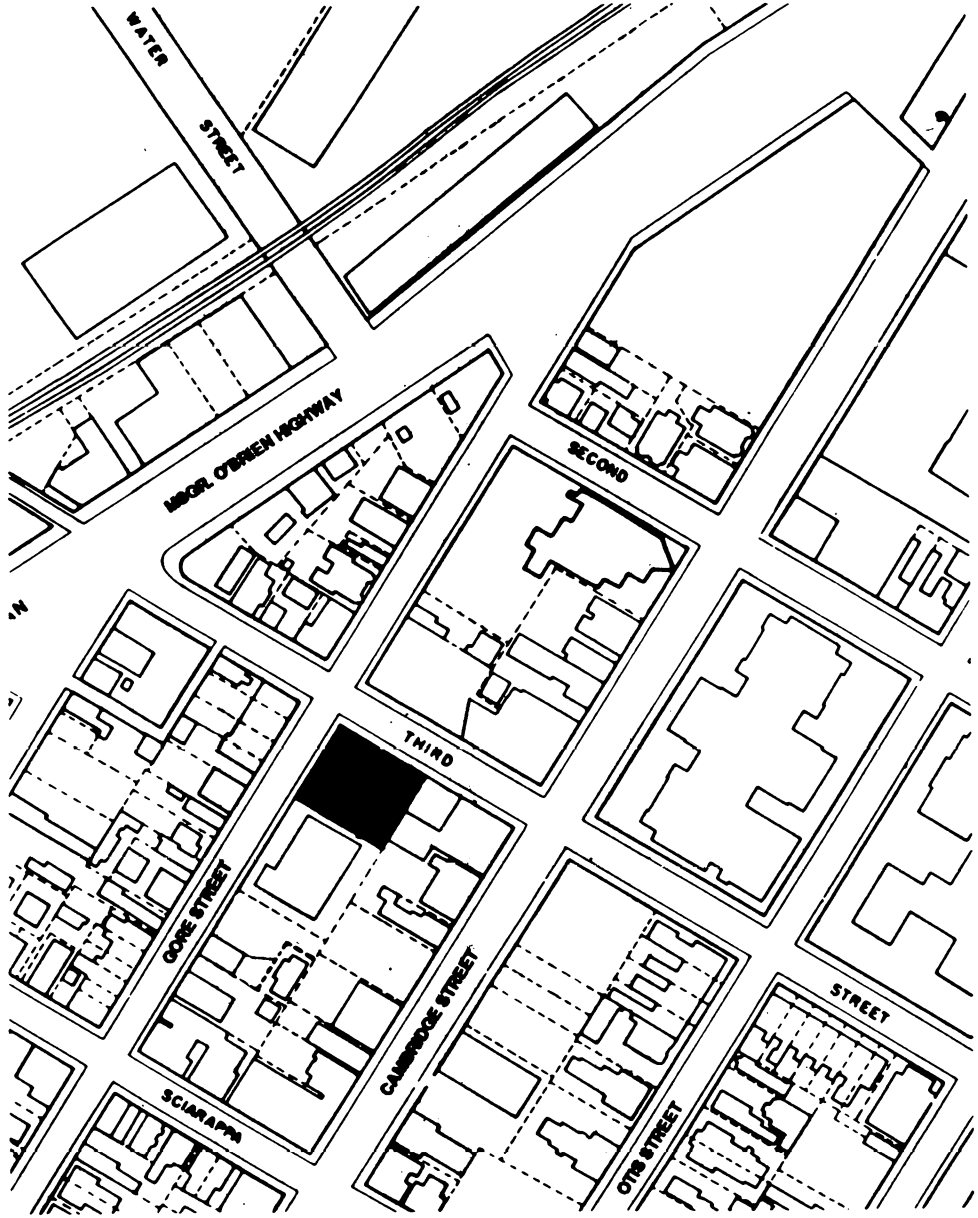


Parcel Name/Location:	331 Norfolk Street
Size:	7,216 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	6
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately single and two-family homes. The site is close to a Department of Public Works facility, which generates noise.
Environmental Issues:	None
Traffic & Parking Issues:	Public Works vehicles use this street as an alternate exit to the Department of Public Works yard during emergencies. Neighbors currently use the site as a parking lot.
Current Use:	Residential/Commercial parking; 20 spaces.
Additional Information:	The lot has been used as parking since Norfolk Street was closed to accomodate the construction of the City's D.P.W. facility.

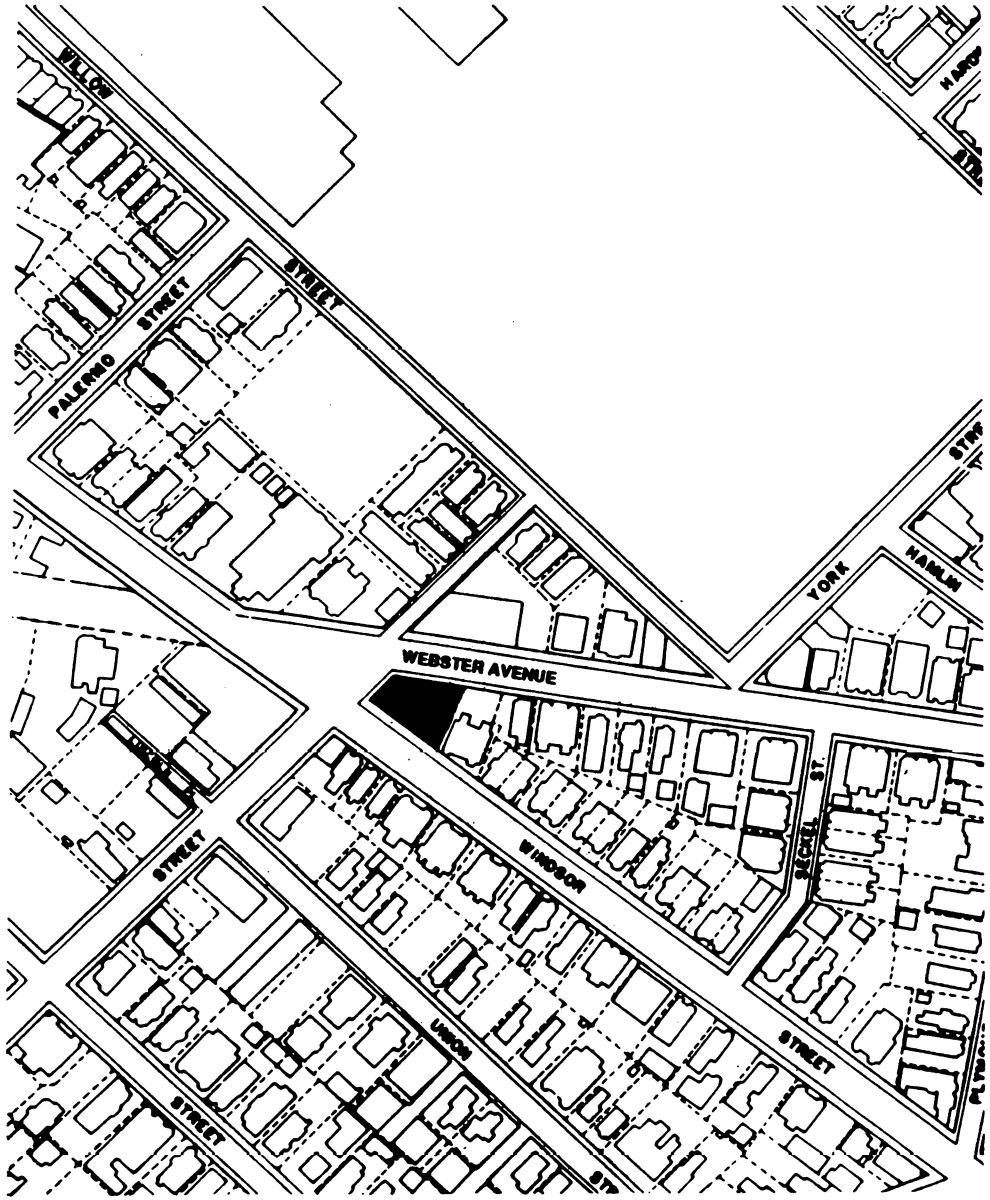


Parcel Name/Location:	7 Warren Street
Size:	11,050 Square Feet
Existing Zoning:	Combination of BA and Residence C-1
Allowed Uses:	BA:Commercial, retail, office, single family, townhouse and multifamily housing C1:Residential: Single family, townhouse and multifamily housing
As-of-Right Units:	14
Setback Requirements:	Determined by formula
Neighborhood Character:	This part of East Cambridge is characterized by dense low-rise multifamily dwellings. Along Cambridge Street there is low scale neighborhood-oriented retail space on the ground floor, with apartments above.
Environmental Issues:	None
Traffic & Parking Issues:	The site is currently used as a municipal parking lot and as a public way.
Current Use:	Commercial/residential parking lot with 34 metered spaces.
Additional Information:	This site was acquired by the City from the CRA through the Wellington-Harrington Urban Renewal Plan and conveyed to the City with restrictions on use. The CRA Board needs to approve a change in the restriction prior to housing being built.

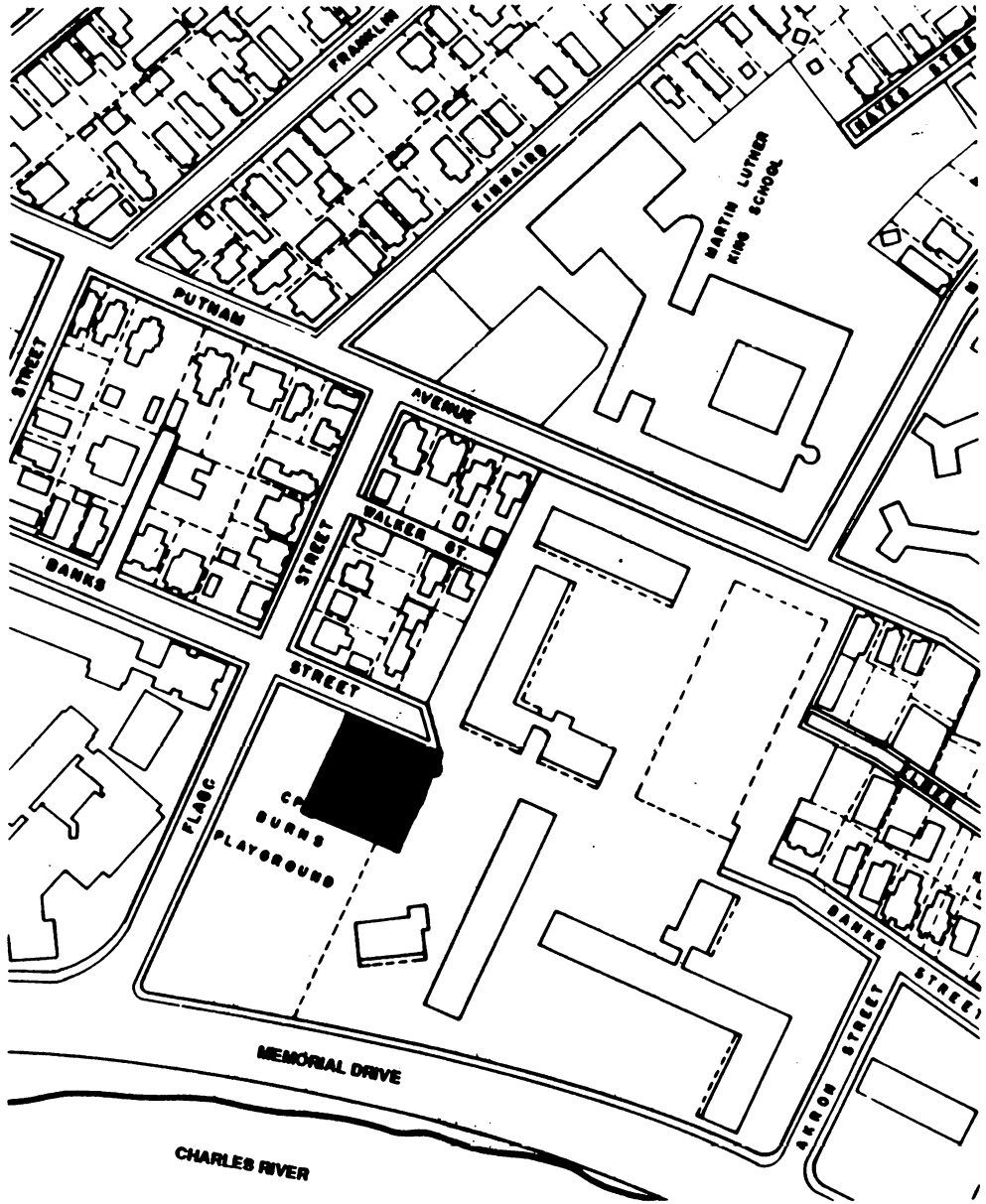
Parcel Name/Location:	Third Street Fire Station 29 Third Street
Size:	4,955 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, town-house and multifamily housing
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This site abuts a mixture of neighborhood-oriented and citywide retail and commercial uses along Third Street. It is located on the edge of an older, dense low-scale residential neighborhood. The site is convenient to shopping and recreational facilities.
Environmental Issues:	None
Traffic & Parking Issues:	No major impact
Current Use:	Electrical Department Storage
Additional Information:	The building is on the National Historic Register; the structure will be rehabbed for housing.



Parcel Name/Location:	178 Webster/126 Lincoln
Size:	5,171 Square Feet
Existing Zoning:	Residence C-1
Allowed Uses:	Residential: single family, townhouse and multifamily
As-of-Right Units:	4
Setback Requirements:	Determined by formula
Neighborhood Character:	This neighborhood is characterized by dense low-rise residential uses, predominately two-family homes. Roads abut the site on three sides. The site is one block from the Harrington School and is close to playgrounds.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	Passive Open Space
Additional Information:	This site was conveyed by the CRA to the City with restictions on use. The CRA Board needs to approve a change in these restrictions prior to housing being built.



Parcel Name/Location:	Corporal Burns Shelter 149-189 Banks Street
Size:	14,440 Square Feet (estimated)
Existing Zoning:	Residence C-3
Allowed Uses:	Institutional Uses Residential: single family, townhouse and multifamily
As-of-Right Units:	48 (CDD recommends developing the site at maximum C-1 density of 12 units)
Setback Requirements:	Determined by formula
Neighborhood Character:	Mix of high rise residential, institutional and low scale, dense single, two-, three- and four-family residential uses. The site is very close to the Charles River, and borders a park and athletic facility.
Environmental Issues:	None
Traffic & Parking Issues:	Parking can be accommodated on-site.
Current Use:	The shelter is currently used for City storage.
Additonal Information:	The actively used open space abutting the site will not be affected.



Creation of an Affordable Housing Land Bank Within the Affordable Housing Trust

The creation of an Affordable Housing Land Bank (Land Bank) within the Affordable Housing Trust (Trust) is one measure among the many necessary to respond to the crisis-level shortage of affordable housing* in the City of Cambridge. The Council desires that the Land Bank operate in a manner that reflects the City's dedication to increasing the supply of affordable housing and recognizes and responds to the legitimate concerns of neighborhood residents about development in their neighborhoods.

One of the major obstacles to the development of affordable housing in Cambridge is the high cost of land. Availability of low-cost or free to the Land Bank removes the traditional necessity of building at unacceptably high densities. The Land Bank can be a mechanism for creating housing in Cambridge affordable to residents with low and moderate incomes.

The Land Bank's first land resources shall be City-owned lands designated by the Council. The full potential of the Land Bank, however, will be realized only as the Trust acquires additional land, buildings, and resources from a variety of sources which may include commercial, educational, charitable, and religious institutions, individuals, and the City.

To assist the Land Bank is maximizing its accomplishments, the Council must commit itself to ongoing action in support of the Land Bank's work. To assure that the scarce and valuable resource of land disposed to the Trust is used to accomplish the housing goals of the City, the Council must also restrict and direct the actions of the Trust. While changes in those restrictions may be necessary with the disposition of specific parcels of land, the general conditions listed below shall apply to all City-owned parcels of land disposed to the Trust. The Affordable Housing Trust can accept additional parcels of land, with appropriate conditions, established by the donor.

*Terms such as "affordable housing" are defined at the end of the document. Defined terms are marked with an asterisk.

Council Commitments:

1. **Filling the Land Bank.** The Council shall assist the Trust in assembling resources for the development of affordable housing.

   a. **City-owned Land.** The Council shall, as it sees fit, dispose to the Trust surplus City-owned land for the purpose of affordable housing.

      i. **Request to City Manager.** The Council now requests and shall request from time to time that the City Manager, and others when helpful, recommend to the Council City-owned land that meet the criteria.

      ii. **Planning Board Evaluation.** The Council now requests and shall request from time to time that the City Manager first refer recommended City-owned land to the Planning Board for evaluation and report to the Council, along with the Manager's recommendation. The Planning Board shall consider at a public meeting whether the parcels referred by the City Manager are appropriate for residential use.

      The Planning Board shall consider the following factors in evaluating each site:

      (a) Lot location and size
      (b) Relation of lot location to public transportation
      (c) Relation of lot location to public schools
      (d) Relation of lot location to business districts
      (e) Character of the surrounding neighborhood
      (f) Environmental impacts and issues (if any)
      (g) Traffic and parking impacts and issues
      (h) Existing zoning
          (i) Allowed uses
          (ii) Allowed number of dwelling units "as of right"
          (iii) Setback requirements

The Planning Board shall return its report to Council within sixty (60) days.

iii. **Disposition of Land.** The Council shall dispose to the Trust City-owned lands only from among those that the Council judges appropriate for development as affordable housing. The Council shall hold a hearing before disposing to the Trust any of such lands. The Council shall make timely and strenuous efforts to notify and invite the participation of civic and neighborhood groups, institutions, and individuals with an interest in affordable housing and the development sites. The disposition order shall include the mandates to the Trust listed below and other restrictions that the Council believes will further the creation of affordable housing.

b. **Donations of Other Land and Resources.** The Council shall seek donations of land and other housing and financing resources from commercial, educational, charitable, and religious institutions and from individuals. Donations that require the use of City- and/or Trust-provided resources shall be considered in the light of the restrictions on those resources and the City's housing goals.

c. **Purchase of Advantageously Priced Housing or Land.** The Council shall explore opportunities to acquire market-rate housing at advantageous prices, below market-rate and/or below-cost. The City desires to use the positive potential to provide affordable housing contained in the misfortune of financially distressed market-rate housing developments in the currently weak real estate market.

d. **Tax Title Land.** The Council requests the City Manager to develop procedures that assure speedy tax title proceedings where properties may be suitable for affordable housing.

2. **Financial Resources.** The Council shall assist the Trust in obtaining financial resources for the production of affordable housing.

a. **Grants, Loans, Subsidies.** The Council shall cooperate with the Trust to secure grants, loans, and/or subsidies to the Trust and/or its designated developers from other governmental and private bodies.

b. **Potential Revenue Sources.** The Council shall explore the creation or expansion or tax and other revenue sources that shall be dedicated to the creation of affordable housing.

3. **Future Opportunities for the Trust.** The Council may wish to dispose to the Trust large parcels of land which may be best suited for housing for people of mixed incomes. The Council shall, when necessary, create procedures for the Trust to use in these cases.

Mandates to the Trust:

1. **Filling the Land Bank.** The Trust shall attempt to acquire land and buildings for affordable housing development from the City and other sources.

   a. **Transfers of City-owned Land.** The Trust shall accept City-owned land disposed to it by the City Council.

   b. **Donations of Other Land and Resources.** The Trust shall seek donations of land and other housing and financing resources from commercial, educational, charitable, and religious institutions and from individuals. Donations that require the use of City- and/or Trust-provided resources shall be considered only in the light of the restrictions on those resources and the Council's stated housing goals for the City.

   c. **Purchase of Advantageously Priced Housing or Land.** The Trust shall explore opportunities to acquire market-rate housing at advantageous prices, below market-rate and/or below-cost. The City desires to use the positive potential to provide affordable housing contained in the misfortune of financially distressed market-rate housing developments in the currently weak real estate market.

2. **Affordable Housing.** All land and resources disposed to the Trust shall be used solely for the development and/or rehabilitation of affordable housing. [See also Article II of Cambridge Affordable Housing Trust document.] Every housing unit developed shall be affordable to persons and families with incomes at or below 80% of the median income of the Boston SMSA*.

   a. **Affordability Criteria.** The Trust shall strive to develop housing affordable to those with the lowest incomes (i.e. below 50% of median) and those most in need. It is the desire of the City Council that we set a goal of 70% of the housing to be committed to very low-income people, but a least 50% of the housing built on public land shall be committed to very low-income people. To this end, feasible proposals which provide 100% of

units or, short of that, the highest number of units to very low-income households shall have an absolute preference in the selection criteria.

To insure Council oversight of the number of units being provided to those with the lowest incomes, the Trust shall report semi-annually to the Council as to the total number of units developed, and the number which have been allocated to those with the lowest income.

This report shall also include an analysis of any existing barriers to increasing the percentage of units provided to very low income persons, and recommendations as to actions necessary to eliminate these barriers.

b. **Family and Supported Housing.** It is a strong priority of the City that housing be created for families and for persons who require housing with additional specialized social services and/or management. The Trust shall assess the need for family housing units of various sizes, especially larger units, and seek development that will meet that need. Any other housing use shall require extensive and compelling justification.

c. **Long-term Affordability.** The affordability of the housing created shall be structured to endure as long as possible, in perpetuity if possible. The Trust shall explore various mechanisms, such as Trust ownership with ground leases, deed restrictions, and limited-equity options. Both rental and home-ownership options shall be considered when they can provide opportunities to those most in need as describe herein.

3. **Trust Resources.** The Trust shall explore sources of revenue to be used for affordable housing.

a. **Tenure and Equity Alternatives.** The Trust shall explore land and building tenure options, and equity sharing possibilities as potential sources of income to the Trust. Any income to the Trust shall be used solely for the development and/or rehabilitation of affordable housing in accordance with the mandates by the Council.

b. **Revenues.** The Trust shall accept any monies donated to it by the City, provided by dedicated tax revenues or any other source deemed proper by the Council.

c. **Subsidy Coordination.** The Trust shall sell, lease, or otherwise make land available to approved affordable housing development projects at prices discounted from market rates to allow the development of housing at the desired and required levels of affordability. Developers shall be expected to use other funding and subsidy sources to the full extent they are available. These requirements shall not preclude the disposition of land from the Land Bank to a developer for a nominal fee.

4. **Trust Procedures.** The Trust shall use the following procedures in its creation of affordable housing.

a. **Initial Hearing.** Soon after the adoption of this ordinance, the Trust shall hold a public hearing. This hearing shall collect information and opinions to further define the housing and other needs that the Trust shall endeavor to meet. The issues considered shall include, but not be limited to, defining those groups in need of housing, geographic needs for housing, and training and employment needs that can be addressed in the course of housing development and construction. The hearing shall also be an opportunity to clarify city-wide, neighborhood, and personal concerns about the development of affordable housing.

Notification. The Trust shall make timely and strenuous efforts to notify and invite the participation of civic and neighborhood groups; charitable, religious, educational, and other institutions; and individuals with an interest in affordable housing and the development sites. Notification efforts shall include mailings to the above parties, publication in the newspapers by legal notice and press release, and publication on community-access public television.

b. **Request for Proposals.** The Trust shall prepare a standard-form RFP that details the restrictions placed

by the City Council as well as others the Trust may include. The Advisory Committee(s) shall extend that document to prepare a site(s)-specific RFP.

RFP Requirements. The RFP's shall include developer qualification requirements, project specifications, community participation requirements, requirements for tenant and purchaser selection procedures, marketing requirements, and other criteria that shall be used in judging proposals.

i. **Qualification of Developers.** The Trust shall set developer qualification criteria in accordance with its mandate from the Council and its own priorities. These criteria shall include:

   (1) Demonstrated capability in affordable housing development and/or like projects.

   (2) Financial and managerial strengths to complete new developments like those the Trust anticipates.

   (3) Plans and/or capability to provide required support services during the life of the development.

   (4) Preference, not absolute, to Cambridge-based, non-profit developers.

ii. **Community Participation.** Community participation procedures are a critical requirement of every RFP and development proposal. Strenuous efforts to notify, as above, and to involve the community in the development process shall be required.

iii. **Tenant and Purchaser Selection.** Tenant and purchaser selection procedures shall balance the needs of neighborhood residents for affordable housing; the needs of Cambridge residents for affordable housing; the needs of single- and two-parent families for affordable housing; the needs of the homeless, near homeless and those with

housing emergencies for affordable housing, the need for racial and ethnic diversity and opportunities for those with special needs, and City, State, and Federal requirements.

(1) **Cambridge Residents.** In all cases, Cambridge residents and former Cambridge residents who have been forced to leave the city by high housing costs, poor conditions, and/or no fault eviction, etc. shall have priority.

(2) **High Current Housing Expenses.** Among persons and families with incomes between 50% and 80% of median, priority shall be given those whose current housing expenses are above 40% of their income. All applicants shall meet the income eligibility requirements of the development.

(3) **Need.** Tenant and purchaser selection procedures shall reflect the many other dimensions of personal need that cause people to apply for affordable housing developments including, but not limited to, displacement or impending displacement by condominium conversion or no-fault eviction, sub-standard housing conditions, over-crowded housing conditions, or family size that limits the market availability of housing choices.

iv. **Training and Employment Issues.** The Trust should strive to use the occasion of the use of the public resources of the City for housing construction and development to provide training and employment opportunities to Cambridge residents, women and men, of all races and backgrounds.

The Trust shall exercise care that public resources not be used to undermine the wages and working conditions achieved by Boston-area construction workers. The Trust shall encourage the use of contractors who demonstrate a belief in fair wages and working conditions. Every Request for Proposals should detail requirements to these ends.

c. **Tentative Site Use.** The Trust shall decide a tentative affordable housing use for the specific parcel(s), or package(s) of parcels of land.

d. **Site Hearings.** After the decision on a tentative affordable housing use for the land, but before the elaboration of any broad plan for the site(s) or a RFP to developers, the Trust shall hold hearing(s) in the neighborhood(s) of the site(s).

Notification. The Trust shall make timely public notification of the site hearing including notice in one local newspaper. Owners of property and renters listed on the Annual Street List or the assessor's records within three hundred (300) feet of the parcel of land shall be notified of the hearing. Notice shall include the time and location of the hearing and the intent to discuss the proposed affordable housing use [not whether affordable housing is to be built on the site(s)].

e. **Site Advisory Committees.** The Trust shall form Site Advisory Committee(s) that include volunteers from the neighborhood. These committee(s) shall include representatives of the diversity of opinion in the neighborhood.

i. **Requests for Proposals.** The Trust and the committee(s) shall develop RFP's for affordable housing for the site(s). RFP's shall be developed in a timely fashion, in recognition of the urgency of the housing crisis facing the city, the time constraints imposed by limited funding sources, and the necessity of community participation. Every RFP shall require discussion at a public meeting and final approval by the Trust before its issuance and publication.

ii. **Proposal and Developer Selection.** The Advisory Committee(s) shall review developer proposals and advise the Trust of its judgements of their merit.

iii. **Ongoing Monitoring.** The Advisory Committee(s) shall monitor the development process through developer and contractor selection, construction, and initial occupancy. The Trust shall continue to monitor the development throughout its life to assure long-term compliance with the affordable housing requirements of the development plan.

The Advisory Committee(s) shall hold public meetings, as necessary, to inform the public of progress made on the development(s) and issues that arise. Notification for these meetings shall include publication in the newspaper of a meeting notice.

f. **Proposal and Developer Selection.** The Trust shall select a proposal and developer according to the criteria established in the RFP. The selection procedure, and disposition of land out of the Trust shall be in accordance with applicable provisions of the Uniform Procurement Act.

i. **RFP Issuance.** RFP's shall be published in the newspapers and mailed to civic and neighborhood groups and institutions and to individuals who have indicated interest at public hearings. A timely response shall be required.

ii. **Selection.** The Trust shall select a proposal and designate the developer that it judges has best satisfied the criteria of the RFP. The Trust may reject all proposals if it believes that they do not satisfy the criteria of the RFP.

iii. **Public Notification.** The Trust shall cooperate with the designated developer to inform the community of the Trust's selection. The award shall be published in the newspapers via press release, on public-access cable television, posted at the office of the City Clerk, and mailed to civic and neighborhood groups and institutions and to individuals who have indicated interest at public hearings.

g. **Ongoing Oversight.** The Trust shall ensure that the designated developer fulfills its contractual obligations. These obligations shall include all of the obligations set forth in the RFP and in the developer's proposal.

The Advisory Committee(s) and its members shall have an ongoing obligation to perform the duties of monitoring the process [as noted in Sec. 3.e.iii.] and maintaining communication with the community. The Trust shall cooperate with and assist Committee members to this end. Should members of the Committee(s) fail to perform these duties, the Committee(s) shall find replacements for them.

Definitions:

Affordable Housing: Affordable Housing is housing where the total housing cost to a person or family is less than or equal to 30% of their income. The income levels of those the housing is intended to serve is defined above.

Family Housing: Family Housing developments are those with apartments that are sized and otherwise appropriate for families. The Land Bank process must recognize the vibrant diversity of types of families that live in the City of Cambridge.

Large Parcels: A Large Parcel of land is defined to be a single contiguous piece of land with area greater than 25,000 square feet.

Median Income: Half of the people in the Greater Boston area (SMSA) have incomes above the Median Income; half have incomes below the median.

Supported Housing: Supported Housing developments are those that provide specialized social services and/or management.

City of Cambridge

The second Special Meeting of the City Council was held at the M. E. Fitzgerald Elementary School and the property which was discussed for possible transfer to the AFFORDABLE HOUSING TRUST was;

* 12 Walden Street
* 109 Pemberton Street, and
* 25 Lowell Street

As with the first Special Meeting this hearing was held geographically for the convenience of the citizens of the area.

Mayor Alice K. Wolf opened the hearing by stating that affordable housing is the city policy and this list of sites was an attempt by the Community Development Department to identify city resources and the key resource is land. Furthermore, she stated that the land bank process would serve to identify potential city-owned sites as well as to allow the Planning Board to determine if they are suitable for residential use and finally it will allow the City Council to decide whether or not each piece of land should be converted for housing into the AFFORDABLE HOUSING TRUST.

The Mayor further stated that after the vote, should the land be transferred to the Trust, the Trust would involve the community in discussing the type of housing and will establish neighborhood advisory committees to assist the Trust.

Finally Mayor Wolf stated that the citizen testimony should be directed to whether or not it is good public policy to have these sites for housing and that no vote would be taken at these hearings.

12 Walden Street (5:45 P.M.)

Speaking in opposition to the transfer of the site to the AFFORDABLE HOUSING TRUST were:

* Carlos Paige
  2050 Massachusetts Avenue
  Cambridge, Ma.

* Lillian Kiner
  28 Walden Street
  Cambridge, Ma.

* Eric Pfeufer
  9 Sycamore Street
  Cambridge, Ma.

(Mr. Pfeufer submitted a petition from area residents opposed

to the proposed transfer of 12 Walden Street and 2050 Massachusetts Avenue to the AFFORDABLE HOUSING TRUST.)(copies attached)

* John Milmore
  42 Walden Street
  Cambridge, Ma.

(Mr. Milmore submitted a petition from area residents opposing the proposed sale of current active and passive recreational space for the construction of affordable housing.) (copies attached)

* Jacek Von Henneberg
  11A Walden Street
  Cambridge, Ma.

* Stephanie Golob
  11A Walden Street
  Cambridge, Ma.

* Jean Herman
  9 Sycamore Street
  Cambridge, Ma.

*Mary Milmore
 42 Walden Street
 Cambridge, Ma.

* Francis McNamara
  53 Creighton Street
  Cambridge, Ma.

* Mary Silva
  32 Creighton Street
  Cambridge, Ma.

* Lucy Doherty
  38 Walden Street
  Cambridge, Ma.

* Kathleen Hatchey
  2050 Massachusetts Avenue
  Cambridge, Ma.

* Lillian Hatchey
  2050 Massachusetts Avenue
  Cambridge, Ma.

* Helen Black
  7 King Street
  Cambridge, Ma.

* James Quinn
  54 Haskell Street
  Cambridge, Ma.

EDWARD W. BRICE, JR.
ONE STATE STREET SUITE 250
BOSTON, MASSACHUSETTS 02109-3507
TELEPHONE: (617) 227-7960
FACSIMILE: (617) 723-5875

June 9, 1991

Cambridge City Council
City Hall
Cambridge, MA 02137

Re: Public Hearing
25 Lowell Street Conversion

Ladies and Gentlemen:

I understand that the Cambridge City Council is going to hold a public hearing on June 12, 1991 at 8:30 P.M. at the Fitzgerald School. The purpose of the hearing is to discuss the conversion of the former school at 25 Lowell Street into affordable housing. I understand that this school is or may be listed on the National Register of Historic Places.

I am not a resident of Cambridge. For that reason, perhaps, I do not have standing in a discussion of the use of Cambridge property by residents of Cambridge. I am aware of the plans for conversion of the 25 Lowell Street property because my oldest daughter (who is a resident of Cambridge) has been involved in a children's theater group at the New School of Music under the supervision of David Budgell for the past few months.

I do believe that it is pertinent that I comment on the 25 Lowell Street conversion plan for one reason. I work as a real estate developer with a specialized focus. Most of my work involves the conversion of historic buildings into affordable housing. In the past 15 years, I have worked on more than 18 such conversions. In general, I am an advocate for affordable housing and, especially, for historic preservation.

I do not believe that it is practical to attempt to convert the building at 25 Lowell Street into affordable housing. Many adaptive reuses can be accomplished if you spend enough money. Often the issue in adaptive resuse is whether it is appropriate or feasible to spend the money. The 25 Lowell Street property is a 9,000 square foot two-story building. It, perhaps, will provide 9-12 units of affordable housing. Conversion of this structure into housing would require extraordinary expenditures for plumbing and for heating and ventilation systems. These expenditures are required for most adaptive reuse programs. The difficulty with the 25 Lowell Street property is that it does not have sufficient scale to make efficient use of the plumbing and heating and ventilating systems that it would require for housing conversion.

We did attempt the conversion of some similar school buildings in

the City of Worcester 12 years ago. We were not able to make the conversion feasible within the constraints of public and private funding available at that time. I do believe that the 25 Lowell street property can be converted into housing. But for the costs of providing that housing, the City of Cambridge could acquire and or build two to three times as many units on other sites in that neighborhood.

I do believe that the use of the 25 Lowell Street property is a decision for municipal priorities. If the uppermost municipal goal is the provision of housing on that site, then the appropriate decision is to demolish the existing school and to construct newly constructed housing in an efficient building configuration and in sufficient size to make housing economic. If the most important municipal goal is the preservation of a historic wooden school building, then the current use of the building as a community activities center is wholly appropriate.

Sincerely,

Edward W. Brice, Jr.

CONSENT COMMUNICATIONS

Comm. received from Edward W. Brice, Jr., One State Street, Boston, regarding the conversion of 25 Lowell Street into affordable housing.

In City Council,

June 24, 1991

Referred to
Communications & Reports
for City Offices
#243

1991 JUN 20 PM 4:58

Louise Elving
36 Cottage Street
Cambridge, MA 02139

RECEIVED
JUN 1 1991
Ans'd.....

June 10, 1991

Mayor Alice Wolf
City of Cambridge
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Use of City-owned Land for Affordable Housing

Dear Mayor Wolf:

I am writing to urge you and the City Council to support the use of City-owned property for affordable housing. I understand that the Council will be considering whether to include seven sites in the Affordable Housing Land Bank, and I would like to express my support for including all seven sites in this Land Bank.

There is a tremendous need for affordable housing in Cambridge. The resources for creating it are suffering drastic cut backs at the state level right now, and the federal resources for it were severely restricted during the Reagan administration and the Bush administration has not restored them. As a result of the reduction in state and federal support, it has become even more urgent than in the past for the City to do what it can to assist the production of affordable housing. Making land available can be a major impetus by both providing a place to build the housing and by not requiring that the housing pay high prices for sites. If land is supplied, the rest of the resources can often be assembled. A good example of this is the City-assisted project on Columbia Street where six new houses are being built now on land that the City owned; these houses will all be able to be sold to low and moderate income residents because the land was sold to the non-profit developer, Homeowners Rehab, Inc., for $1.

I am sorry that my schedule will not permit me to testify in person at the City Council hearings on June 10, 11 and 12, and so I would like to ask that you share this letter with the Council. Thank you.

Sincerely yours,

Louise Elving

CONSENT COMMUNICATIONS

Comm. received from Louise Elving, 36 Cottage Street, in support of the use of City-owned land for Affordable Housing.

In City Council,

June 24, 1991

Referred to "
Communications & Reports
from City Officers
2 + 3.

City of Cambridge

The City Council conducted a public hearing on Monday, June 10, 1991 beginning at 7:15 P.M. in the Sullivan Chamber, City Hall relative to proposed transfer of a city owned parcel of property located at 149-189 Banks Street to the AFFORDABLE HOUSING TRUST.

Mayor Alice K. Wolf opened the hearing by stating that affordable housing is the city policy and this total list of sites was an attempt by the Community Development Department to identify city resources and the key resource is land. Furthermore she stated that the land bank process would serve to identify potential city-owned sites as well as to allow the Planning Board to determine if they are suitable for residential use and finally it will allow the City Council to decide whether or not each piece of land should be conveyed for housing into the affordable housing trust.

The Mayor further stated that after the vote, should the land be transferred to the Trust, the Trust would involve the community in discussing the type of housing and will establish neighborhood advisory committees to assist the Trust.

The Mayor stated that the citizen testimony should be directed to whether or not it is good public policy to have these sites for housing and that no vote would be taken at any of these hearings.

149-189 Banks Street

Speaking in favor of transferring this site to the AFFORDABLE HOUSING TRUST were:

* Robert LaTremouille
  348 Franklin Street
  Cambridge, Ma.

* Reverend Fred Reis
  Pastor
  Lutheran Church
  Cambridge, Ma.

* Martha Edison
  14 Hews Street
  Cambridge, Ma.

* R.Philip Dowds
  48 Banks Street
  Cambridge, Ma.
  (Representing Cambridge Citizens for Livable Neighborhood)

City of Cambridge

*Jeff Clark
20 Flag Street
Cambridge, Ma.

* James Stockard
141 Oxford Street
Cambridge, Ma.

* Philip White, Esquire
12 Linder Way
Roxbury, Ma.

* Susan Dooley
Executive Director
Shelter Inc.
240 Albany Street
Cambridge, Ma.

* George McCray
2301 Massachusetts Avenue
Cambridge, Ma.

The City Council then heard from Herbert Mello, 195 Franklin Street Cambridge, MA who stated that he could only support this concept if all affordable housing would go exclusively for Cambridge residents and from Mike Williams who provided a historical overview of the land in question.

The hearing was adjourned at 8:13 P.M.

COMMUNICATIONS AND REPORTS FROM CITY OFFICERS

Communication received for the hearing held before the City Council on June 10, 1991 relative to the transfer of certain city owned parcels to the Affordable Housing Trust for Bank Street.

In City Council,

June 24, 1991

Referred to Housing & Community Development Committee
Copy sent to Housing & Community Development Committee 6/26/91 CC

City of Cambridge

The Cambridge City Council convened in two Special Meetings as called by Her Honor Mayor Alice K.Wolf for the purpose of receiving public testimony relative to the transfer of certain city owned parcels to the AFFORDABLE HOUSING TRUST. The parcels in question are as follows:

* 29 Third Street
* 331 Norfolk Street
* 178 Webster Avenue
* 12 Walden Street
* 109 Pemberton Street,and
* 25 Lowell Street

The hearings were held geographically based on the locations of the property, with the first hearing being held on Tuesday, June 11, 1991 beginning at 5:30 P.M. at the Harrington Elementary School, and the properties heard were Third Street, Norfolk Street and Webster Avenue.

Mayor Alice K. Wolf opened the hearing at the Harrington School by stating that affordable housing is the city policy and this list of sites was an attempt by the Community Development Department to identify city resources and the key resource is land. Furthermore she stated that the land bank process would serve to identify potential city-owned sites as well as to allow the planning board to determine if they are suitable for residential use and finally it will allow the City Council to decide whether or not each piece of land should be conveyed for housing into the affordable housing trust.

The Mayor further stated that after the vote, should the land be transferred to the Trust, the Trust would involve the community in discussing the type of housing and will establish neighborhood advisory committees to assist the Trust.

The Mayor stated that the citizen testimony should be directed to whether or not it is good public policy to have these sites for housing and that no vote would be taken at these hearings.

29 Third Street Hearing (5:46 P.M.)

Speaking in favor of a multi-purpose community center versus affordable housing at this site were:

* Frank Manganelli
  109 Gore Street
  Cambridge, Ma.

* Dorothy Salerno
  49 Gore Street
  Cambridge, Ma.

* Nicholas Geraigery
  265 Hurley Street
  Cambridge, Ma.

Speaking in favor of transferring this site to the Affordable Housing Trust were:

* Hugo Salemme
  89 Third Street
  Cambridge, Ma.

(Mr. Salemme stated that although he supported affordable housing, he would like to see this particular site transferred to the East Cambridge Land Bank for future development)

* Robert LaTremouille
  348 Franklin Street
  Cambridge, Ma.

* Alfred E. Vellucci
  42 Porter Street
  Cambridge, Ma.

* Cynthia Dooley
  Executive Director
  Shelter Inc.

* Cynthia Holsman
  Clergy for Affordable Housing

This hearing adjourned at 7:01P.M.

<u>331 Norfolk Street</u> (7:07 P.M.)

Speaking against transferring this site to the AFFORDABLE HOUSING TRUST were:

* Stuart Farkas, Esquire
  925 Massachusetts Avenue
  Cambridge, Ma.

(Attorney Farkas was representing residents of 329 Norfolk Street)

* Maria Crowley
  329 Norfolk Street
  Cambridge, Ma.

* Christopher Dewart
  336 Norfolk Street
  Cambridge, Ma.

* Sarah Dewart
  336 Norfolk Street
  Cambridge, Ma.

* Emily Skoler
  344 Norfolk Street
  Cambridge, Ma.

* Amy Flax
  73 Tremont Street
  Cambridge, Ma.

* John Natale
  93 Fourth Street
  Cambridge, Ma.

* Sean Bramble
  340 Norfolk Street
  Cambridge, Ma.

Many of these residents spoke of a previous City Council Committee report dated March 29, 1976 relative to agreements made by the committee with area residents regarding parking, signage,lighting, fire hydrants and the erection of a chain link fence.

No one appeared in favor of transferring this site to the Affordable Housing Trust.

The hearing was adjourned at 8 P.M.

173 Webster Avenue (8:30 P.M.)

Speaking in opposition to the transfer of this site to the AFFORDABLE HOUSING TRUST were:

* John Raulinaitis
  65 Union Street
  Cambridge, Ma.

* Al Pacheco
  28 Meacham Road
  Cambridge, Ma.

* John Natale
  93 Fourth Street
  Cambridge, Ma.

* Karen Sauer
  390 Windsor Street
  Cambridge, Ma.

* Lillian Stankunas
  65 Union Street
  Cambridge, Ma.

It Should be noted that Mr. Raulinaitis stated to the Council that he strongly believed that certain restrictions by the Federal government existed on this property given the fact it was in an urban renewal area. Mayor Wolf requested the City Clerk to look into this matter.

Speaking in support of transferring this site to the AFFORDABLE HOUSING TRUST was:

* Barbara Shaw
  57 Sixth Street
  Cambridge, Ma.

No votes were taken on any of these sites and the Special Meeting was adjourned at 9:00 P.M.

1. Affordable housing is city policy

2. Identified our resources

3. Key resource is land

4. Proposed and passed land bank

5. Land bank process

    a. identify potential city-owned sites

    b. planning board to determine if are they suitable for residential use

    c. Council decision: should each piece of land be conveyed for housing to Affordable Housing Trust?

6. After the vote, if the land is sent to Trust, Trust will involve community in discussing type of housing and will establish neighborhood advisory committees to advise

7.

    a. citizen testimony should be directed to "Is it a good public purpose to have this site housing?"

    b. no vote tonight

3A S-1283

COMMUNICATIONS AND REPORTS FROM CITY OFFICERS

Communication received from Joseph E. Connarton, City Clerk, transmitting a synopsis of the Special Meeting held June 11, 1991 relative to the transfer of certain city owned parcels to the Affordable Housing Trust.

12/9/91 Placed on file without prejudice see Order # 14 of 12/9/91

In City Council,

June 24, 1991

Referred to the Housing & Community Development Committee

Copy sent to Housing & Community Development Committee 6/26/91 cw