

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

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

498-9034

M E M O R A N D U M

TO: The Honorable, the City Council

FROM: Michael H. Rosenberg, *MHR* Assistant City
Manager for Community Development

SUBJECT: Council Order #10, dated November 9, 1987
Re: Housing Development at 300 Sidney Street

DATE: November 30, 1987

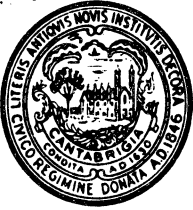
As indicated in the above referenced Council Order, the 60,000 square foot parcel of land bordered by Sidney, Waverly, Henry and Chestnut Streets in Cambridgeport was rezoned in September of 1986 from its previous Industry B District designation to its current Residence C-1 and C-2A Districts designation. The rezoning would permit 131 units of housing to be constructed as-of-right on the parcel or a maximum of 140 units with a townhouse special permit from the Planning Board. During the rezoning hearing process, however, the petitioners indicated a desire to build 100 units of which 27 were to be made available to RCCC and the Cambridge Housing Authority for low and moderate income households.

In October of this year the Planning Board issued a Special Permit for a townhouse development within the 105 foot wide Residence C-1 portion of the site along Sidney Street, granting an increase in the number of units constructed in that district from the eleven, previously authorized as-of-right by building permit, to sixteen. For the total site the previously issued building permit authorized a total of 95 units. The Planning Board permit granted no increase in the floor area of the development above that which had already been authorized nor did it grant any variances to the dimensional regulations of the Residence C-1 District. The only issue before the Planning Board was whether the as-of-right gross floor area previously authorized by

building permit would be divided into 11 or 16 townhouse units. A total of 140 parking spaces, mostly in an underground garage, are provided on the site to serve the 100 authorized dwelling units.

The Community Development Department, as well as the Cambridge Housing Authority and RCCC, has been working with Resource Capital Group to secure as much funding assistance as may be available to maximize the number of assisted units to be provided in the development. During the rezoning process the Resource Capital Group pledged to provide ten units of housing to the CHA at an agreed upon price and an additional 17 units at a higher price to RCCC provided RCCC could secure the necessary public subsidies. The commitment to the Housing Authority will be met with purchase of the ten units through the State's 705 Program. A new agreement has been reached with RCCC to provide a reduced number of units (from 17 to 8) but at a significantly reduced price. CDBG monies will be used by RCCC to assist in the purchase of those units. While the total number of affordable units has been reduced from that indicated during the public hearing process, the actual developer financial contribution has remained the same.

In summary the development as it has proceeded to final approvals and construction has remained essentially as described to the Council during the rezoning hearings.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

December 7, 1987

To the Honorable, the City Council:

In response to Awaiting Report No. 38 regarding housing development at 300 Sidney Street, I submit the attached report from the Community Development Department.

Very truly yours,

Robert W. Healy
City Manager

Agenda Item No. 9

S-714

Re: response to Awaiting Report Item 38
on housing development at 300 Sidney St.

In City Council,

December 7, 1987

Placed on file

12-7-87