



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

BETH RUBENSTEIN

Assistant City Manager for
Community Development

MALAINA BOWKER

Deputy Director for
Community Development

To: Robert W. Healy, City Manager

From: Beth Rubenstein, Assistant City Manager for Community Development

Date: June 12, 2000

Re: **Council Order #6b, dated June 5, 2000:** proceed with the nexus study and provide a cost estimate of the study.
Council Order #6a dated June 5, 2000: report on the legal limits of what can be charged as a nexus fee and the practical limits of what can be charged.

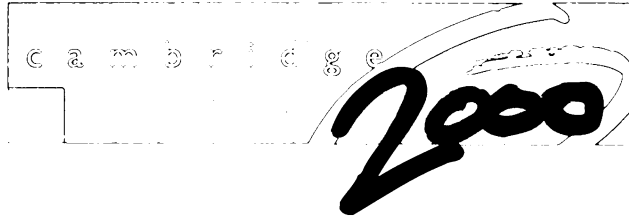
In response to the above referenced Council Order, the Community Development Department has started to develop the scope of services for the Incentive Zoning nexus study.

The nexus study will include:

- an analysis of the constitutional/legal implications of expanding the number and type of nonresidential projects to which an Incentive Zoning Ordinance could apply in Cambridge, and
- a qualitative analysis to determine the per square foot linkage fee. The analysis will include review of recent economic trends, including development activity, commercial rents per square foot, employment growth, and housing trends measured in terms of vacancy rates, production statistics, and prices for residential units.

The interdisciplinary nature of this analysis will require a team of consultants with expertise in law, real estate economics, land use and public policy. The final product will report on the legal limits of the type of projects to which the Ordinance could apply and under what conditions, and the legally supportable limits of what can be charged.

The Community Development Department estimates that the study cost will range between \$40,000 - \$50,000. CDD is requesting an appropriation of \$50,000 to proceed with the study. We estimate that the study will begin in Fall 2000 and be completed within four to six months.



6.

CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager

Richard C. Rossi, Deputy City Manager

June 19, 2000

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 00-38, regarding a report on the legal limits of what can be charged as a nexus fee and the practical limits of what can be charged, and Committee Report Order No. 6b, dated 6/5/00, regarding proceeding with the nexus study and provide cost estimate of the study, received from Assistant City Manager for Community Development Beth Rubenstein.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment



2000 Things 2 Do in 2000

Consent Agenda #6

3145

Relative to AW Rpt. #00-38,
regarding a report on the
legal limits of what can be
charged, and Committee Report
Order No. 6B, dated 6/5/00,
regarding proceeding with the
nexus study and provide cost
estimate of the study.

In City Council June 19, 2000

PLACED ON FILE