

404 petition

PETITION OF Robert Owen Edbrooke, et al.

Incentive zoning provisions

Petition filed with the City Clerk March 20, 1989

(all hearings to be completed 65 days from In City Council date)

4 days March
30 days April
31 days May
65 days = May 31, 1989 = all hearings

In City Council March 27, 1989

Referred to the Planning Board for report March 27, 1989

Planning Board Hearing _____

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be _____.)

City Council hearing published _____ on _____
and _____

Hearing before the Ordinance Committee _____

Reported to the City Council _____

Passed to a second reading on _____

published in _____ on _____

Planning Board report received on _____

Ready for ordination on _____

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE _____

City of Cambridge
ZONING PETITION

Sponsored by:
CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

LINKAGE FEE ENHANCEMENTS

5 MAR 89 / FINAL / AS FILED

WHEREAS the City of Cambridge has recently amended its Zoning Ordinance to include a new SECTION 11.200, INCENTIVE ZONING PROVISIONS; and

WHEREAS the intent, in part, of this new section is to "mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing"; and

WHEREAS the impacts of commercial development on housing are described and calculated in a Report to the City entitled THE IMPACT OF CAMBRIDGE OFFICE DEVELOPMENT ON CAMBRIDGE HOUSING PRICES (J S Kayden and R Pollard, April, 1988); but unfortunately

WHEREAS SECTION 11.200 fails to adequately address the impacts described in this Report because:

- (1) The Report says that "the average price impact of one square foot of Cambridge development is \$3.00" (p. 16), while Subsection 11.203 (a) requires only \$2.00 per square foot in impact fee; and and because
- (2) SECTION 11.200 does not require the first 30,000 square feet of office buildings to contribute an impact fee, even though the Report does not state or explain why the first 30,000 square feet fail to impact the Cambridge housing market; and further

WHEREAS SECTION 11.200 requires an impact fee contribution from commercial projects seeking special permits within certain limited districts, but inexplicably fails to require a similar contribution from projects seeking variances, or special permits outside the districts specified, even though all such projects have impact on the Cambridge housing market; and

WHEREAS SECTION 11.200 can realize a substantial increase in funding for the Affordable Housing Trust if the aforementioned deficiencies are corrected;

NOW THEREFORE we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A. Amend existing text by inserting new words as follows:

1. At the definition of "Covered Project", insert the words "or variances" immediately following the words, "...provisions of the special permits..."
2. At subsection 11.203 (b) Housing Creation Option, insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.
3. At section 11.203 Standards..., insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.

B. Delete section 11.202 Applicability in its entirety, and substitute therefore the paragraph following:

"11.202 Applicability. Where a developer chooses to seek a special permit or variance pursuant to any rules and procedures of this Ordinance, the developer shall be subject to the provisions of this Section 11.200 et al."

C. Delete the first two paragraphs of 11.203 (a), and substitute in their place the paragraph following:

"(a) Housing Contribution. For a Covered Project, the developer shall contribute three dollars (\$3.00) for every square foot of Project gross floor area."

C. Delete the present text of 11.205.1, Uses of the Affordable Housing Trust, in its entirety, and substitute in its place the text following:

"11.205.1 Uses of the Affordable Housing Trust. The Trust Property shall be used exclusively to encourage the development and creation of additional affordable housing units through a variety of means, including but not limited to the provision of favorable financing terms or direct write-down of costs for either non-profit or for-profit developers, or to subsidize the purchase of sites, existing structures, or affordable units within a larger development."

LINKAGE FEE ENHANCEMENT PETITION

RECEIVED
OFFICE OF CITY CLERK
MAR 20 1988

We the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to enhance funds available to support affordable housing in Cambridge by amending Section 11.200 of the Zoning Ordinance in conformance with the Petition attached hereto.

Signature	Printed Name	Address	Phone
✓ <u>Robert Owen Edbrooke, Jr.</u>	<u>Robert Owen Edbrooke, Jr.</u>	<u>20 Prescott St. #5</u>	<u>492-8267 10/3</u>
✓ <u>Vincent Lawrence Dixon</u>	<u>VINCENT LAWRENCE DIXON</u>	<u>287 HARVARD ST. #4</u>	<u>492-0954 3/3</u>
✓ <u>Alan Clark</u>	<u>ALAN CLARK</u>	<u>2 ELSWORTH AVE</u>	<u>868-8330 3/4</u>
✓ <u>Martha Osler</u>	<u>MARTHA OSLER</u>	<u>4 IRVING TERR</u>	<u>864-2668 U</u>
<u>Joan Lorentz</u>	<u>JOAN LORENTZ</u>	<u>419 Broadway</u>	<u>547-8936</u>
<u>John R. Pitkin</u>	<u>JOHN R. PITKIN</u>	<u>18 FAYETTE ST.</u>	<u>492-4035 3/4</u>
✓ <u>William J. Morris</u>	<u>William J. Morris</u>	<u>37 Highland Ave</u>	<u>864-5279 3/1</u>
<u>Brian P. Murphy</u>	<u>BRIAN P. MURPHY</u>	<u>19 Irving St. #1</u>	<u>354-6378</u>
✓ <u>Margaret M. Myers</u>	<u>Margaret M. Myers</u>	<u>5 Adams St.</u>	<u>491-8745 1/1</u>
<u>Howard D. Medved</u>	<u>HOWARD D. MEDVED</u>	<u>58 WASHINGTON AVE.</u>	<u>868-8800</u>
<u>John T. St. George</u>	<u>John T. St. George</u>	<u>348 Windsor St.</u>	<u>547-4059</u>
✓ <u>Craig B. Watkins</u>	<u>CRAIG B. WATKINS</u>	<u>159 MAGAZINE ST.</u>	<u>497-0370 6/2</u>
<u>Lynne Alexis Molnar</u>	<u>Lynne Alexis Molnar</u>	<u>14 Magnolia Ave</u>	<u>868-1737 4/4</u>
<u>Constance Thibault</u>	<u>Constance Thibault</u>	<u>42 Linnaean St, No. 14</u>	<u>Camb. 02138 547-5149</u>
<u>Mary Martell</u>	<u>Mary Martell</u>	<u>2 Mt. Auburn St.</u>	<u>Camb. 02138 491-7969</u>
✓ <u>James D'Entremont</u>	<u>JAMES D'ENTREMONT</u>	<u>296 WESTERN AVE.</u>	<u>497-7193 SH</u>
✓ <u>Robert B. Chaille</u>	<u>ROBERT B. CHAILLE</u>	<u>296 WESTERN AVE</u>	<u>497-7193B</u>
✓ <u>Elizabeth Hanley</u>	<u>Elizabeth Hanley</u>	<u>43 Ellen St</u>	<u>547-8149 4</u>
✓ <u>Frances Siegel</u>	<u>FRANCES SIEGEL</u>	<u>36 Highland Ave.</u>	<u>354-1188 3/4</u>

I, the above signed, am a registered voter in the City of Cambridge, MA.

✓ = registered voters

City of Cambridge
ZONING PETITION

Sponsored by:
CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

LINKAGE FEE ENHANCEMENTS

5 MAR 89 / FINAL / AS FILED

WHEREAS the City of Cambridge has recently amended its Zoning Ordinance to include a new SECTION 11.200, INCENTIVE ZONING PROVISIONS; and

WHEREAS the intent, in part, of this new section is to "mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing"; and

WHEREAS the impacts of commercial development on housing are described and calculated in a Report to the City entitled THE IMPACT OF CAMBRIDGE OFFICE DEVELOPMENT ON CAMBRIDGE HOUSING PRICES (J S Kayden and R Pollard, April, 1988); but unfortunately

WHEREAS SECTION 11.200 fails to adequately address the impacts described in this Report because:

- (1) The Report says that "the average price impact of one square foot of Cambridge development is \$3.00" (p. 16), while Subsection 11.203 (a) requires only \$2.00 per square foot in impact fee; and and because
- (2) SECTION 11.200 does not require the first 30,000 square feet of office buildings to contribute an impact fee, even though the Report does not state or explain why the first 30,000 square feet fail to impact the Cambridge housing market; and further

WHEREAS SECTION 11.200 requires an impact fee contribution from commercial projects seeking special permits within certain limited districts, but inexplicably fails to require a similar contribution from projects seeking variances, or special permits outside the districts specified, even though all such projects have impact on the Cambridge housing market; and

WHEREAS SECTION 11.200 can realize a substantial increase in funding for the Affordable Housing Trust if the aforementioned deficiencies are corrected;

NOW THEREFORE we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A. Amend existing text by inserting new words as follows:

1. At the definition of "Covered Project", insert the words "or variances" immediately following the words, "...provisions of the special permits..."
2. At subsection 11.203 (b) Housing Creation Option, insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.
3. At section 11.203 Standards..., insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.

B. Delete section 11.202 Applicability in its entirety, and substitute therefore the paragraph following:

"11.202 Applicability. Where a developer chooses to seek a special permit or variance pursuant to any rules and procedures of this Ordinance, the developer shall be subject to the provisions of this Section 11.200 et al."

C. Delete the first two paragraphs of 11.203 (a), and substitute in their place the paragraph following:

"(a) Housing Contribution. For a Covered Project, the developer shall contribute three dollars (\$3.00) for every square foot of Project gross floor area."

C. Delete the present text of 11.205.1, Uses of the Affordable Housing Trust, in its entirety, and substitute in its place the text following:

"11.205.1 Uses of the Affordable Housing Trust. The Trust Property shall be used exclusively to encourage the development and creation of additional affordable housing units through a variety of means, including but not limited to the provision of favorable financing terms or direct write-down of costs for either non-profit or for-profit developers, or to subsidize the purchase of sites, existing structures, or affordable units within a larger development."

LINKAGE FEE ENHANCEMENT PETITION

RECEIVED
OFFICE OF CITY CLERK
MRS MAR 20 1988

We the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to enhance funds available to support affordable housing in Cambridge by amending Section 11.200 of the Zoning Ordinance in conformance with the Petition attached hereto.

Signature	Printed Name	Address	Phone
✓ Robert Owen Edbrooke, Jr.	Robert Owen Edbrooke, Jr.	20 Prescott St. #5	492-8267 10/3
✓ Vincent Lawrence Dixon	VINCENT LAWRENCE DIXON	287 HARVARD ST. #4	492-0954 3/3
✓ Alan Clark	ALAN CLARK	2 ELSWORTH AVE	868-8330 3/4
✓ Martha Osler	MARTHA OSLER	4 IRVING TERR	864-2668 1/3
Joan Lorentz	JOAN LORENTZ	419 BROADWAY	547-8236
John R. Pitkin	JOHN R. PITKIN	18 FAYETTE ST.	492-4035 3/4
✓ William J. Morris	William J. Morris	37 Highland Ave	864-5279 3/1
Brian P. Murphy	BRIAN P. MURPHY	19 IRVING ST. #1	354-6378
✓ Margaret M. Myers	Margaret M. Myers (Girney)	5 Halls St.	491-8745 1/1
Howard D. Medwed	HOWARD D. MEDWED	58 WASHINGTON AVE.	868-8805
John T. St. George	John T. St. George	348 Windsor St.	547-4059
✓ L.B. Watkins	CRAIG B. WATKINS	158 MAGAZINE ST.	497-0370 5/2
✓ Lynne Alexis Molnar	Lynne Alexis Molnar	14 Magnolia Ave	868-1737 4/4
Constance Thibault	Constance Thibault	42 Linnaean St, No. 14	amb. 02138 547-5149
Mary Martell	Mary Martell	27th. Auburn St.	amb. 02138 491-7969
✓ James D'Entremont	JAMES D'ENTREMONT	296 WESTERN AVE.	497-7193 5/4
✓ Robert B. Chaille	ROBERT B. CHAILLE	296 WESTERN AVE	497-7193 5/4
Elizabeth Hanley	Elizabeth Hanley	43 Ellen St	547-8149 4
✓ Frances Siegel	FRANCES SIEGEL	36 Highland Ave.	354-1188 3/4

I, the above signed, am a registered voter in the City of Cambridge, MA.

✓ = registered voters

City of Cambridge
ZONING PETITION

Sponsored by:
CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

LINKAGE FEE ENHANCEMENTS

5 MAR 89 / FINAL / AS FILED

WHEREAS the City of Cambridge has recently amended its Zoning Ordinance to include a new SECTION 11.200, INCENTIVE ZONING PROVISIONS; and

WHEREAS the intent, in part, of this new section is to "mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing"; and

WHEREAS the impacts of commercial development on housing are described and calculated in a Report to the City entitled THE IMPACT OF CAMBRIDGE OFFICE DEVELOPMENT ON CAMBRIDGE HOUSING PRICES (J S Kayden and R Pollard, April, 1988); but unfortunately

WHEREAS SECTION 11.200 fails to adequately address the impacts described in this Report because:

- (1) The Report says that "the average price impact of one square foot of Cambridge development is \$3.00" (p. 16), while Subsection 11.203 (a) requires only \$2.00 per square foot in impact fee; and and because
- (2) SECTION 11.200 does not require the first 30,000 square feet of office buildings to contribute an impact fee, even though the Report does not state or explain why the first 30,000 square feet fail to impact the Cambridge housing market; and further

WHEREAS SECTION 11.200 requires an impact fee contribution from commercial projects seeking special permits within certain limited districts, but inexplicably fails to require a similar contribution from projects seeking variances, or special permits outside the districts specified, even though all such projects have impact on the Cambridge housing market; and

WHEREAS SECTION 11.200 can realize a substantial increase in funding for the Affordable Housing Trust if the aforementioned deficiencies are corrected;

NOW THEREFORE we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A. Amend existing text by inserting new words as follows:

1. At the definition of "Covered Project", insert the words "or variances" immediately following the words, "...provisions of the special permits..."
2. At subsection 11.203 (b) Housing Creation Option, insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.
3. At section 11.203 Standards..., insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.

B. Delete section 11.202 Applicability in its entirety, and substitute therefore the paragraph following:

"11.202 Applicability. Where a developer chooses to seek a special permit or variance pursuant to any rules and procedures of this Ordinance, the developer shall be subject to the provisions of this Section 11.200 et al."

C. Delete the first two paragraphs of 11.203 (a), and substitute in their place the paragraph following:

"(a) Housing Contribution. For a Covered Project, the developer shall contribute three dollars (\$3.00) for every square foot of Project gross floor area."

C. Delete the present text of 11.205.1, Uses of the Affordable Housing Trust, in its entirety, and substitute in its place the text following:

"11.205.1 Uses of the Affordable Housing Trust. The Trust Property shall be used exclusively to encourage the development and creation of additional affordable housing units through a variety of means, including but not limited to the provision of favorable financing terms or direct write-down of costs for either non-profit or for-profit developers, or to subsidize the purchase of sites, existing structures, or affordable units within a larger development."

LINKAGE FEE ENHANCEMENT PETITION

RECEIVED
OFFICE OF CITY CLERK
MUS MAR 20 11 17 00

We the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to enhance funds available to support affordable housing in Cambridge by amending Section 11.200 of the Zoning Ordinance in conformance with the Petition attached hereto.

Signature	Printed Name	Address	Phone
✓ <u>Robert Owen Edbrooke, Jr.</u>	<u>Robert Owen Edbrooke, Jr.</u>	<u>20 Prescott St. #5</u>	<u>492-8267 10/3</u>
✓ <u>Vincent Lawrence Dixon</u>	<u>VINCENT LAWRENCE DIXON</u>	<u>287 HARVARD ST. #4</u>	<u>492-0954 3/3</u>
✓ <u>Alan Clark</u>	<u>ALAN CLARK</u>	<u>2 ELSWORTH AVE</u>	<u>868-8330 3/4</u>
✓ <u>Martha Osler</u>	<u>MARTHA OSLER</u>	<u>4 IRVING TERR</u>	<u>864-2668 1/3</u>
<u>Joan Lorentz</u>	<u>JOAN LORENTZ</u>	<u>419 Broadway</u>	<u>547-8236</u>
<u>John R. Pitkin</u>	<u>JOHN R. PITKIN</u>	<u>18 FAYETTE ST.</u>	<u>492-4035 3/4</u>
✓ <u>William J. Morris</u>	<u>William J. Morris</u>	<u>37 Highland Ave</u>	<u>864-5279 3/1</u>
<u>Brian P. Murphy</u>	<u>BRIAN P. MURPHY</u>	<u>19 Irving St. #1</u>	<u>354-6378</u>
✓ <u>Margaret M. Myers</u>	<u>Margaret M. Myers</u>	<u>5 Halls St.</u>	<u>491-8745 1/1</u>
<u>Howard D. Medved</u>	<u>HOWARD D. MEDVED</u>	<u>58 WASHINGTON AVE.</u>	<u>868-8805</u>
<u>John T. St. George</u>	<u>John T. St. George</u>	<u>348 Windsor St.</u>	<u>547-4059</u>
✓ <u>Craig B. Watkins</u>	<u>CRAIG B. WATKINS</u>	<u>159 MAGAZINE ST.</u>	<u>497-0370 5/2</u>
<u>Lynne Alexis Molnar</u>	<u>Lynne Alexis Molnar</u>	<u>14 Magnolia Ave</u>	<u>868-1737 4/4</u>
<u>Constance Thibault</u>	<u>Constance Thibault</u>	<u>42 Linnaean St, No. 14</u>	<u>Camb. 02138 547-5149</u>
<u>Mary Martell</u>	<u>Mary Martell</u>	<u>2 Mt. Auburn St.</u>	<u>Camb. 02138 491-7969</u>
✓ <u>James D'Entremont</u>	<u>JAMES D'ENTREMONT</u>	<u>296 WESTERN AVE.</u>	<u>497-7193 5/4</u>
✓ <u>Robert B. Chaille</u>	<u>ROBERT B. CHAILLE</u>	<u>296 WESTERN AVE</u>	<u>497-7193 5/4</u>
✓ <u>Elizabeth Hanley</u>	<u>Elizabeth Hanley</u>	<u>43 Ellen St</u>	<u>547-8149 4</u>
✓ <u>Frances Siegel</u>	<u>FRANCES SIEGEL</u>	<u>36 Highland Ave.</u>	<u>354-1188 3/4</u>

I, the above signed, am a registered voter in the City of Cambridge, MA.

✓ = registered voters

City of Cambridge
ZONING PETITION

Sponsored by:
CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

LINKAGE FEE ENHANCEMENTS

5 MAR 89 / FINAL / AS FILED

WHEREAS the City of Cambridge has recently amended its Zoning Ordinance to include a new SECTION 11.200, INCENTIVE ZONING PROVISIONS; and

WHEREAS the Intent, in part, of this new section is to "mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing"; and

WHEREAS the impacts of commercial development on housing are described and calculated in a Report to the City entitled THE IMPACT OF CAMBRIDGE OFFICE DEVELOPMENT ON CAMBRIDGE HOUSING PRICES (J S Kayden and R Pollard, April, 1988); but unfortunately

WHEREAS SECTION 11.200 fails to adequately address the impacts described in this Report because:

- (1) The Report says that "the average price impact of one square foot of Cambridge development is \$3.00" (p. 16), while Subsection 11.203 (a) requires only \$2.00 per square foot in impact fee; and because
- (2) SECTION 11.200 does not require the first 30,000 square feet of office buildings to contribute an impact fee, even though the Report does not state or explain why the first 30,000 square feet fail to impact the Cambridge housing market; and further

WHEREAS SECTION 11.200 requires an impact fee contribution from commercial projects seeking special permits within certain limited districts, but inexplicably fails to require a similar contribution from projects seeking variances, or special permits outside the districts specified, even though all such projects have impact on the Cambridge housing market; and

WHEREAS SECTION 11.200 can realize a substantial increase in funding for the Affordable Housing Trust if the aforementioned deficiencies are corrected;

NOW THEREFORE we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A. Amend existing text by inserting new words as follows:

1. At the definition of "Covered Project", insert the words "or variances" immediately following the words, "...provisions of the special permits..."
2. At subsection 11.203 (b) Housing Creation Option, insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.
3. At section 11.203 Standards..., insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.

B. Delete section 11.202 Applicability in its entirety, and substitute therefore the paragraph following:

"11.202 Applicability. Where a developer chooses to seek a special permit or variance pursuant to any rules and procedures of this Ordinance, the developer shall be subject to the provisions of this Section 11.200 et al."

C. Delete the first two paragraphs of 11.203 (a), and substitute in their place the paragraph following:

"(a) Housing Contribution. For a Covered Project, the developer shall contribute three dollars (\$3.00) for every square foot of Project gross floor area."

C. Delete the present text of 11.205.1, Uses of the Affordable Housing Trust, in its entirety, and substitute in its place the text following:

"11.205.1 Uses of the Affordable Housing Trust. The Trust Property shall be used exclusively to encourage the development and creation of additional affordable housing units through a variety of means, including but not limited to the provision of favorable financing terms or direct write-down of costs for either non-profit or for-profit developers, or to subsidize the purchase of sites, existing structures, or affordable units within a larger development."

LINKAGE FEE ENHANCEMENT PETITION

RECEIVED
OFFICE OF CITY CLERK
MAR 20 1988

We the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to enhance funds available to support affordable housing in Cambridge by amending Section 11.200 of the Zoning Ordinance in conformance with the Petition attached hereto.

Signature	Printed Name	Address	Phone
✓ <u>Robert Owen Edbrooke, Jr.</u>	<u>Robert Owen Edbrooke, Jr.</u>	<u>20 Prescott St. #5</u>	<u>492-8267 10/3</u>
✓ <u>Vincent Lawrence Dixon</u>	<u>VINCENT LAWRENCE DIXON</u>	<u>287 HARVARD ST. #4</u>	<u>492-0954 3/3</u>
✓ <u>Alan Clark</u>	<u>ALAN CLARK</u>	<u>2 ELSWORTH AVE</u>	<u>868-8330 3/4</u>
✓ <u>Martha Osler</u>	<u>MARTHA OSLER</u>	<u>4 IRVING TERR</u>	<u>864-2668 U</u>
<u>Joan Lorentz</u>	<u>JOAN LORENTZ</u>	<u>419 Broadway</u>	<u>547-8936</u>
<u>John R. Patkin</u>	<u>JOHN R. PATKIN</u>	<u>18 FAYETTE ST.</u>	<u>492-4035 3/4</u>
✓ <u>William J. Morris</u>	<u>William J. Morris</u>	<u>37 Highland Ave</u>	<u>864-5279 3/1</u>
<u>Brian P. Murphy</u>	<u>BRIAN P. MURPHY</u>	<u>19 Irving St. #1</u>	<u>354-6378</u>
✓ <u>Margaret M. Myers</u>	<u>Margaret M. Myers (Girney)</u>	<u>5 Hales St.</u>	<u>491-8745 1/1</u>
<u>Howard D. Medwed</u>	<u>HOWARD D. MEDWED</u>	<u>58 WASHINGTON AVE.</u>	<u>868-8805</u>
<u>John T. St. George</u>	<u>John T. St. George</u>	<u>348 Windsor St.</u>	<u>547-4059</u>
✓ <u>Craig B. Watkins</u>	<u>CRAIG B. WATKINS</u>	<u>159 MAGAZINE ST.</u>	<u>497-0370 5/2</u>
<u>Lynne Alexis Molnar</u>	<u>Lynne Alexis Molnar</u>	<u>14 Magnolia Ave</u>	<u>868-1737 4/4</u>
<u>Constance Thibault</u>	<u>Constance Thibault</u>	<u>42 Linnaean St, No. 14</u>	<u>amb. 02138 547-5149</u>
<u>Mary Martell</u>	<u>Mary Martell</u>	<u>27th. Auburn St.</u>	<u>amb. 02138 491-7969</u>
✓ <u>James D'Entremont</u>	<u>JAMES D'ENTREMONT</u>	<u>296 WESTERN AVE.</u>	<u>497-7193 SH</u>
✓ <u>Robert B. Chaille</u>	<u>ROBERT B. CHAILLE</u>	<u>296 WESTERN AVE</u>	<u>497-7193 B</u>
✓ <u>Elizabeth Hanley</u>	<u>Elizabeth Hanley</u>	<u>43 Ellen St</u>	<u>547-8149 4</u>
✓ <u>Frances Siegel</u>	<u>FRANCES SIEGEL</u>	<u>36 Highland Ave.</u>	<u>354-1188 3/4</u>

I, the above signed, am a registered voter in the City of Cambridge, MA.

✓ = registered voters

City of Cambridge
ZONING PETITION

Sponsored by:
CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

LINKAGE FEE ENHANCEMENTS

5 MAR 89 / FINAL / AS FILED

WHEREAS the City of Cambridge has recently amended its Zoning Ordinance to include a new SECTION 11.200, INCENTIVE ZONING PROVISIONS; and

WHEREAS the intent, in part, of this new section is to "mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing"; and

WHEREAS the impacts of commercial development on housing are described and calculated in a Report to the City entitled THE IMPACT OF CAMBRIDGE OFFICE DEVELOPMENT ON CAMBRIDGE HOUSING PRICES (J S Kayden and R Pollard, April, 1988); but unfortunately

WHEREAS SECTION 11.200 fails to adequately address the impacts described in this Report because:

- (1) The Report says that "the average price impact of one square foot of Cambridge development is \$3.00" (p. 16), while Subsection 11.203 (a) requires only \$2.00 per square foot in impact fee; and because
- (2) SECTION 11.200 does not require the first 30,000 square feet of office buildings to contribute an impact fee, even though the Report does not state or explain why the first 30,000 square feet fail to impact the Cambridge housing market; and further

WHEREAS SECTION 11.200 requires an impact fee contribution from commercial projects seeking special permits within certain limited districts, but inexplicably fails to require a similar contribution from projects seeking variances, or special permits outside the districts specified, even though all such projects have impact on the Cambridge housing market; and

WHEREAS SECTION 11.200 can realize a substantial increase in funding for the Affordable Housing Trust if the aforementioned deficiencies are corrected;

NOW THEREFORE we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A. Amend existing text by inserting new words as follows:

1. At the definition of "Covered Project", insert the words "or variances" immediately following the words, "...provisions of the special permits..."
2. At subsection 11.203 (b) Housing Creation Option, insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.
3. At section 11.203 Standards..., insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.

B. Delete section 11.202 Applicability in its entirety, and substitute therefore the paragraph following:

"11.202 Applicability. Where a developer chooses to seek a special permit or variance pursuant to any rules and procedures of this Ordinance, the developer shall be subject to the provisions of this Section 11.200 et al."

C. Delete the first two paragraphs of 11.203 (a), and substitute in their place the paragraph following:

"(a) Housing Contribution. For a Covered Project, the developer shall contribute three dollars (\$3.00) for every square foot of Project gross floor area."

C. Delete the present text of 11.205.1, Uses of the Affordable Housing Trust, in its entirety, and substitute in its place the text following:

"11.205.1 Uses of the Affordable Housing Trust. The Trust Property shall be used exclusively to encourage the development and creation of additional affordable housing units through a variety of means, including but not limited to the provision of favorable financing terms or direct write-down of costs for either non-profit or for-profit developers, or to subsidize the purchase of sites, existing structures, or affordable units within a larger development."

RECEIVED
 OFFICE OF CITY CLERK
 10:38 MAR 20 1988

LINKAGE FEE ENHANCEMENT PETITION

We the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to enhance funds available to support affordable housing in Cambridge by amending Section 11.200 of the Zoning Ordinance in conformance with the Petition attached hereto.

Signature	Printed Name	Address	Phone
✓ <u>Robert Owen Edbrooke, Jr.</u>	<u>Robert Owen Edbrooke, Jr.</u>	<u>20 Prescott St. #5</u>	<u>492-8267 10/3</u>
✓ <u>Vincent Lawrence Dixon</u>	<u>VINCENT LAWRENCE DIXON</u>	<u>287 HARVARD ST. #4</u>	<u>492-0954 3/3</u>
✓ <u>Alan Clark</u>	<u>ALAN CLARK</u>	<u>2 ELSWORTH AVE</u>	<u>868-8330 3/4</u>
✓ <u>Martha Osler</u>	<u>MARTHA OSLER</u>	<u>4 IRVING TERR</u>	<u>864-2668 U</u>
<u>Joan Lorentz</u>	<u>JOAN LORENTZ</u>	<u>419 BROADWAY</u>	<u>547-8936</u>
<u>John R. Pitkin</u>	<u>JOHN R. PITKIN</u>	<u>18 FAYETTE ST.</u>	<u>492-4035 3/4</u>
✓ <u>William J. Morris</u>	<u>William J. Morris</u>	<u>37 Highland Ave</u>	<u>864-5279 3/1</u>
<u>Brian P. Murphy</u>	<u>BRIAN P. MURPHY</u>	<u>19 Irving St. #1</u>	<u>354 6378</u>
✓ <u>Margaret M. Myers</u>	<u>Margaret M. Myers</u>	<u>5 Hales St.</u>	<u>491-8745 1/1</u>
<u>Howard D. Medoned</u>	<u>HOWARD D. MEDONED</u>	<u>58 WASHINGTON AVE.</u>	<u>868-8805</u>
<u>John T. St. George</u>	<u>John T. St. George</u>	<u>348 Windsor St.</u>	<u>547-4059</u>
✓ <u>Craig B. Watkins</u>	<u>CRAIG B. WATKINS</u>	<u>158 MAGAZINE ST.</u>	<u>497-0370 6/2</u>
<u>Lynne Alexis Molnar</u>	<u>Lynne Alexis Molnar</u>	<u>14 Magnolia Ave</u>	<u>868 1737 4/4</u>
<u>Constance Thibault</u>	<u>Constance Thibault</u>	<u>42 Linnaean St, No. 14</u>	<u>Camb. 02138 547-5149</u>
<u>Mary Martell</u>	<u>Mary Martell</u>	<u>2 Mt. Auburn St.</u>	<u>Camb. 02138 491-7969</u>
✓ <u>James D'Entremont</u>	<u>JAMES D'ENTREMONT</u>	<u>296 WESTERN AVE.</u>	<u>497-7193 SH</u>
✓ <u>Robert B. Chaille</u>	<u>ROBERT B. CHAILLE</u>	<u>296 WESTERN AVE</u>	<u>497-7193 B</u>
✓ <u>Elizabeth Hanley</u>	<u>Elizabeth Hanley</u>	<u>43 Ellen St</u>	<u>547-8149 4</u>
✓ <u>Frances Siegel</u>	<u>FRANCES SIEGEL</u>	<u>36 Highland Ave.</u>	<u>354-1188 3/4</u>

I, the above signed, am a registered voter in the City of Cambridge, MA.

✓ = registered voters

City of Cambridge
ZONING PETITION

Sponsored by:
CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

LINKAGE FEE ENHANCEMENTS

5 MAR 89 / FINAL / AS FILED

WHEREAS the City of Cambridge has recently amended its Zoning Ordinance to include a new SECTION 11.200, INCENTIVE ZONING PROVISIONS; and

WHEREAS the intent, in part, of this new section is to "mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing"; and

WHEREAS the impacts of commercial development on housing are described and calculated in a Report to the City entitled THE IMPACT OF CAMBRIDGE OFFICE DEVELOPMENT ON CAMBRIDGE HOUSING PRICES (J S Kayden and R Pollard, April, 1988); but unfortunately

WHEREAS SECTION 11.200 fails to adequately address the impacts described in this Report because:

- (1) The Report says that "the average price impact of one square foot of Cambridge development is \$3.00" (p. 16), while Subsection 11.203 (a) requires only \$2.00 per square foot in impact fee; and and because
- (2) SECTION 11.200 does not require the first 30,000 square feet of office buildings to contribute an impact fee, even though the Report does not state or explain why the first 30,000 square feet fail to impact the Cambridge housing market; and further

WHEREAS SECTION 11.200 requires an impact fee contribution from commercial projects seeking special permits within certain limited districts, but inexplicably fails to require a similar contribution from projects seeking variances, or special permits outside the districts specified, even though all such projects have impact on the Cambridge housing market; and

WHEREAS SECTION 11.200 can realize a substantial increase in funding for the Affordable Housing Trust if the aforementioned deficiencies are corrected;

NOW THEREFORE we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A. Amend existing text by inserting new words as follows:

1. At the definition of "Covered Project", insert the words "or variances" immediately following the words, "...provisions of the special permits..."
2. At subsection 11.203 (b) Housing Creation Option, insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.
3. At section 11.203 Standards..., insert the words "or variance" immediately following the words "...special permit..." wherever they may occur.

B. Delete section 11.202 Applicability in its entirety, and substitute therefore the paragraph following:

"11.202 Applicability. Where a developer chooses to seek a special permit or variance pursuant to any rules and procedures of this Ordinance, the developer shall be subject to the provisions of this Section 11.200 et al."

C. Delete the first two paragraphs of 11.203 (a), and substitute in their place the paragraph following:

"(a) Housing Contribution. For a Covered Project, the developer shall contribute three dollars (\$3.00) for every square foot of Project gross floor area."

C. Delete the present text of 11.205.1, Uses of the Affordable Housing Trust, in its entirety, and substitute in its place the text following:

"11.205.1 Uses of the Affordable Housing Trust. The Trust Property shall be used exclusively to encourage the development and creation of additional affordable housing units through a variety of means, including but not limited to the provision of favorable financing terms or direct write-down of costs for either non-profit or for-profit developers, or to subsidize the purchase of sites, existing structures, or affordable units within a larger development."

LINKAGE FEE ENHANCEMENT PETITION

We the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to enhance funds available to support affordable housing in Cambridge by amending Section 11.200 of the Zoning Ordinance in conformance with the Petition attached hereto.

Signature	Printed Name	Address	Phone
✓ Robert Owen Edbrooke, Jr.	Robert Owen Edbrooke, Jr.	20 Prescott St. #5	492-8267 10/3
✓ Vincent Lawrence Dixon	VINCENT LAWRENCE DIXON	287 HARVARD ST. #4	492-0954 3/3
✓ Alan Clark	ALAN CLARK	2 ELSWORTH AVE	868-8330 3/4
✓ Martha Osler	MARTHA OSLER	4 IRVING TERR	864-2668 1/3
Joan Lorentz	JOAN LORENTZ	419 BROADWAY	547-8936
John R. Pinkin	JOHN R. PINKIN	18 FAYETTE ST.	492-4035 3/4
✓ William J. Morris	William J. Morris	37 Highland Ave	864-5279 3/4
Brian P. Murphy	BRIAN P. MURPHY	19 IRVING ST. #1	354-6378 6/3
✓ Margaret Myers	Margaret M. Myers	5 Hall's St.	491-8745 1/2
Howard D. Medved	HOWARD D. MEDVED	58 WASHINGTON AVE.	868-8803
John T. St. George	John T. St. George	378 Windsor St.	547-4059
✓ L.B. Watkin	CRAIG B. WATKINS	158 MAGAZINE ST.	497-0370 5/2
Lynne Alexis Molnar	Lynne Alexis Molnar	14 Magnolia Ave	868-1737 4/4
Constance Thibault	Constance Thibault	42 Linnaean St, No. 14 Camb. 02138	547-5149
Mary Martell	Mary Martell	2 Mt. Auburn St. Camb. 02138	491-7969
✓ James D'Entremont	JAMES D'ENTREMONT	296 WESTERN AVE.	497-7193 8/4
✓ Robert B. Chaille	ROBERT B. CHAILLE	296 WESTERN AVE	497-7193 8/4
Elizabeth Hanley	Elizabeth Hanley	43 Ellen St	547-8149 4/1
✓ Frances Siegel	FRANCES SIEGEL	36 Highland Ave.	354-1188 3/4

I, the above signed, am a registered voter in the City of Cambridge, MA.

✓ = registered voters

1. 0-90

Petition from Robert Owen Edbrooke, et al, to
amend the Zoning Ordinances in Section 11.200
relative to Incentive Zoning provisions.

5/31/89 - Placed on file
due to hearing not
held in required time

In City Council,

March 27, 1989

Copy sent to Les Barber, Planning Board
on 3/29/89. Copy to Councilor Welsh, Ordinance
Committee Chair on 3/31/89 wly