



# City of Cambridge

8.

IN CITY COUNCIL

December 19, 1983

COUNCILLOR WALTER SULLIVAN

ORDERED:

That all matters presently listed on the City Council Calendar which have not been acted upon be placed on file, without prejudice, subject to the condition that they may be re-submitted for consideration to the next legislative session of the City Council by notice to the City Clerk.

In City Council December 19, 1983.  
Adopted by the affirmative vote of 8 members.  
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script, reading "Paul E. Healy", written over a horizontal line.

Paul E. Healy, City Clerk.

Ms. Segal of 24 Highland Street recorded herself in favor as did George Saba of 329 Broadway.

The Chair declared the hearing for the proponents closed at seven o'clock and thirty-five minutes p. m. and requested the opposition to appear.

In response to the Call of the Chair, Attorney Daniel Crane of 8 Poplar Road, registered his opposition and stated that a developer would go elsewhere if he has the opportunity and that future development would be discouraged in Cambridge. He stated that Rent Control was the cause of low residential development, that people will fund housing outside of the City and that the free market should be allowed to operate.

Councillor David Sullivan stated that since 1969 there was no prohibition on new development under the present law.

The Committee heard from David Hughes, representing the Chamber of Commerce who stated that the proposal was counter productive and recorded the Chamber in opposition.

A discussion ensued regarding the San Francisco legislation and Mr. Hughes stated that their approach was not based on an ordinance but on an advisory opinion given to developers. He further stated that bonus provisions for developers help in certain parts of the country.

Councillor David Sullivan noted that the Chamber had not produced a single constructive housing proposal for low and moderate housing.

Mr. Hughes countered that the developer must be assured of a good fair return on their investment.

The Committee heard from Mr. Goyette who recorded himself in opposition and stated that subsidized housing creates disparity and that passage of the amendment would put great pressure on the housing supply, that rent control will bring in other subsidies.

Don Wilson recorded his opposition on the ground that Cambridge would suffer in compiling with other cities.

Harold Sanders of 10 Bolton Street, Cambridge recorded his opposition as did Peter E. Madsa of Graham Gund Associates, Inc.

Peter Sonnabend, representing Hotel Sonesta recorded himself against and stated that their present development would never have been started if the proposal was in effect. He urged incentives in the area of tax breaks and bonus provisions for developers.

Hugh Lyons, 12 Marcella Street recorded his opposition also.

The following filed their opposition to the proposed zoning amendment by communication:

1. Joseph F. Tulumieri, Executive Director, Cambridge Redevelopment Authority, 336 Main Street, Cambridge, MA.
2. Mortimer B. Zuckerman, Chairman, Boston Properties, 8 Arlington Street, Boston, MA.
3. Lewis A. Armistead, Office of Government and Community Affairs, Harvard University, 2 Garden Street, Cambridge, MA.
4. John F. Magee, President and Chief Executive Officer, Arthur D. Little, Inc., Acorn Park, Cambridge, MA.
5. Martin Annis, President, American Science and Engineering, Inc., Fort Washington, Cambridge, MA.
6. Eugene H. Clapp, Director of Operations, Myerson Tooth Corporation, 66-90 Hamilton Street, Cambridge, MA.
7. Carl F. Barron, Putnam Furniture Leasing Company, Inc., 614 Mass. Avenue, Cambridge, MA.
8. Peter E. Madsen, Vice-President, Graham Gund Associates, Inc., 12 Arrow Street, Cambridge, MA.
9. Miles J. Cares, 40 Pearl Street, Cambridge, MA.

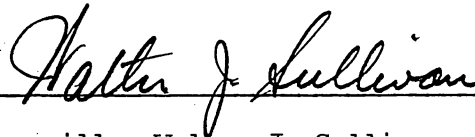
Also filing their opposition at the hearing were:

10. Jim Rappoli for: Darvel Realty Trust  
Com/Energy Cambridge Realty  
Com/Energy Research Park Realty
11. Joseph A. Martignetti for: Cafe Cambridge, Inc.  
Martignetti Brother Realty Trust
12. James M. Laughlin for: Commonwealth Gas Company  
303 Third Street, Cambridge, MA.
13. Paul Olsen for: Cabot, Cabot and Forbes Company
14. Ed Murphy for: Sears, Roebuck and Company
15. John Penney for: John A. Penney Company, 270 Sidney Street, Cambridge, MA
16. Peter J. Sonnabend, Attorney representing Sonesta Hotels.
17. Helen F. Moulton for: Ellis and Andrews, Inc., representing Cambridge Realtors.
18. Michael G. McCarthy for: Arthur D. Little, Inc., Acorn Park Cambridge, MA.

19. Gerald L. Hathorns for: Corporate Real Estate  
and  
Polaroid Corporation  
575 Technology Square,  
Cambridge, MA.
20. Sandra Lagrega for: W. T. Phelan and Company, Inc.  
11 Dunster Street, Cambridge, MA.
21. Joseph Fantasia for: Fantasia Restaurant.
22. Ivory Fischman for: FAR group.
23. Richard R. Beaty for: Inhram, Rettig and Beaty, Real  
Estate.
24. Art Klipfel for: UNIHAB.
25. Charles Webb for: Charles Webb, Inc.

No other persons appearing at the Call of the Chair, the hearing was closed at eight o'clock and twenty-three minutes p. m. and on motion of the Chair, without objection, the proposed amendment was referred to the City Council without recommendation for their meeting of May 23, 1983.

For the Committee,

A handwritten signature in cursive script, reading "Walter J. Sullivan", is written over a horizontal line.

Councillor Walter J. Sullivan,  
Chairman.

# City of Cambridge

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In City Council..... May 23, 1983.....

**The** Ordinance **Committee**  
Comprised of the entire membership of the City Council

**to which** was referred the petition of the City Council to amend the Zoning Ordinances of the City of Cambridge, to create a new Section 11.90, "Low and Moderate Income Household Inclusionary Housing Overlay District", and to create such an overlay district over the entire City, met on Tuesday, May 17, 1983 at 6:30 p.m. in the City Council Chamber.

Councillor Walter J. Sullivan, Chairman, presided and called for the proponents to appear and be heard.

Kathy Spiegelman of the Community Development Department outlined the proposed amendment in great detail and stated that the proposal would allow a blending of residential with working areas and provide low and moderate housing in concert with business development. The proposal would have city-wide development but that the Planning Board recommended adoption in restricted areas. She further stated that Riverfront and the Alewife area would present problems since the development of these areas has already begun and would be equivalent to changing houses in mid stream, that the impact would begin before a decision was made to develop in Cambridge for those developers who were considering such a move.

Recorded in favor also was a spokesman from the Rent Control Coalition who stressed the need for more housing and stated that the proposal of the Planning Board was not strong enough.

George St. George of 348 Windsor Street recorded himself in favor and referred to a recent C.H.A. announcement and the response by hundreds of applicants demonstrated the need.

The Committee heard from Dan Wuenschel of the C.H.A. who recorded his support and referred to their recent endeavors regarding 11 Everett Street and 55 Magazine Street and their future plans regarding housing at 2050 Massachusetts Avenue. He stated that he had 2,000 applicants for housing on a waiting list, that recent applications for Section 8 Housing nearly caused a riot because of the large number of applicants.

The Committee heard from Daniel Mahoney of 4 Cogswell Avenue who recorded himself in favor and stated that the proposal would not discourage developers.

A representative from the Cambridge Civil Association recorded that organization in favor and stated that a good program with bonus incentives would encourage developers that heights under 1200 square feet should be exempt.

5.

**REPORT**

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0-39

**Committee on Ordinances**

Petition of the City Council to amend the Zoning Ordinances by creating a new section 11.90 entitled "Low and Moderate Income Household Inclusionary Housing Overlay District".

*12/19/83 Placed on file  
pursuant to  
Order # 8*

In City Council,  
May 23, 1983

*5/23/83  
Report Received  
Tabled on Motion  
OF  
- L. David Sullivan -*