

409 petition fee

PETITION OF Robert Owen Edbrooke Jr. et al.

re: fees for variances & special permits to enhance funds  
Petition filed with the City Clerk for affordable housing Aug. 3, 1989

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

24 days Aug.  
30 days Sept  
11 days Oct.  
65 days = October 11, 1989 = all hearings

In City Council August 7, 1989

Referred to the Planning Board for report August 7, 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 \_\_\_\_\_

10/12/89 Placed on file due to hearing not held in required time.



City of Cambridge  
**ZONING PETITION**

Sponsored by:  
**CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS**

**LINKAGE FEE ENHANCEMENTS**

FINAL AND RE-FILED / 2 AUG 89

**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."



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0-123

Petition of Robert Owen Edbrooke, Jr.,  
et al, to amend the Zoning Ordinances of the  
City of Cambridge in Section 11.200, Incent-  
ive Zoning Provisions Re: fees for variances  
& special permits, in order to enhance funds  
available to support affordable housing.

10/12/89 Placed on  
file due to hearing  
not held in  
required time

In City Council,

August 7, 1989

Referred to the Ordinance  
Committee & Planning  
Board for hearing &  
report.

Copy sent to Ord Com. & P.B

8/9/89 @