

Incentive Zoning Ordinance

Proposed Amendments to Section 11.200

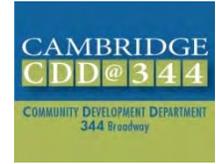
July 14, 2015



City of Cambridge
Community Development Department

CAMBRIDGE
CDD@344
COMMUNITY DEVELOPMENT DEPARTMENT
344 Broadway

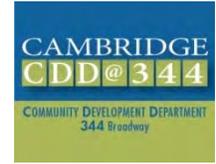
Summary of Zoning Changes Applicable Projects



	Current Zoning	Proposed Zoning
Land Uses	<ul style="list-style-type: none"> • Office • Retail • Non-commercial research 	<ul style="list-style-type: none"> • Office • Retail • Non-commercial research • Hotel/motel • University, health care, social service (non-public) • Industry • Radio/TV
Size of Project	30,000 square feet or more	30,000 square feet or more
Special Permits Required	Increase in density, height or intensity of use above base zoning	No special permit requirement

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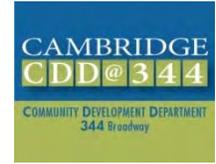
Housing Contribution Payment



	Current Zoning	Proposed Zoning
Calculation of Requirement	<ul style="list-style-type: none"> Per square foot of project First 2,500 square feet deducted 	<ul style="list-style-type: none"> Per square foot of project No deduction Additional payments if project is enlarged
Contribution Rate	<ul style="list-style-type: none"> \$4.58 per square foot (current) Annual adjustments by CPI 	<ul style="list-style-type: none"> \$12.00 per square foot (initially) Annual adjustments by CPI Increase by \$1.00 per square foot annually for three years
Timing of Payment	<ul style="list-style-type: none"> Payment before certificate of occupancy 	<ul style="list-style-type: none"> Calculation at building permit issuance Payment before certificate of occupancy
Review and Recalculation	<ul style="list-style-type: none"> Every three years based on economic study 	<ul style="list-style-type: none"> Study initiated at interval of three years

Summary of Zoning Changes

Use of Contribution



	Current Zoning	Proposed Zoning
Housing Creation Option	<ul style="list-style-type: none"> • Can meet requirement by providing affordable units subject to Planning Board special permit 	<ul style="list-style-type: none"> • Contribution to Affordable Housing Trust only • Affordable Housing Trust can use funds to leverage creation of affordable units in private development
Use of Funds	<ul style="list-style-type: none"> • Creation of affordable units • Rehabilitation of affordable multifamily units • Limited-equity homeownership 	<ul style="list-style-type: none"> • Creation of affordable units for low, moderate and middle income • Rehabilitation of affordable multifamily units • Limited-equity homeownership • Preservation of units with expiring affordability