



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, July 21, 2015 at 8:30 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a petition by the City Council to amend Section 11.200 of the Cambridge Zoning Ordinance so as to modify the Incentive Zoning provisions, which require contributions to the Cambridge Affordable Housing Trust for developments containing specified uses and exceeding specified size thresholds.

The following list summarizes the proposed changes of most significance. Copies of the full petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments.

- Amend the definition of Incentive Project to read as follows: “Incentive Project shall mean any new or substantially rehabilitated development that consists of at least thirty thousand (30,000) square feet of Gross Floor Area devoted to one or more of the following uses as listed in Section 4.30 of the Zoning Ordinance: Sections 4.31 i-1 (Hotel or motel), 4.32 f (Radio and television studio), 4.33b(5) (College or University not exempt by statute), 4.33c (Noncommercial Research Facility), 4.33d (Health Care Facilities), 4.33e (Social Service Facilities), 4.34 (Office and Laboratory Use), 4.35 (Retail and Consumer Service Establishments), 4.36 (Open Air or Drive In Retail Service), 4.37 (Light Industry, Wholesale Business and Storage), and 4.38 (Heavy Industry). Incentive Project shall also include an existing development that consists of at least thirty thousand (30,000) square feet of Gross Floor Area whose use is changed from a use not included in the above list to a use included in the above list. In no case shall Gross Floor Area devoted to a Municipal Service Facility or Other Government Facility be considered an Incentive Project.”
- Require all Incentive Projects to make a contribution to the Affordable Housing Trust at a specified dollar-per-square foot rate. Such rate would be set at twelve dollars (\$12.00) initially, and adjusted on an annual basis according to the Consumer Price Index or equivalent index. Additionally, the rate would increase by one dollar (\$1.00) each year between 2016 and 2018. The City would conduct a reevaluation of the rate periodically, with a study to be initiated no less than three years after the previous time the City Council amended the rate.
- Delete references to Housing Creation as an option for meeting the Incentive Zoning provisions, while retaining current provisions allowing Affordable Housing Trust funds to be used to support the creation of affordable housing through a variety of mechanisms including “write down” of development costs and subsidizing purchase of units.

Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.

The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617 349 4647, lpaden@cambridgema.gov.