3

Lopez, Donna

From: Patrick W Barrett III [jbrealtyllc@gmail.com]
Sent: Saturday, October 18, 2014 4:21 PM
To: City Council; Lopez, Donna
Subject: Re: Policy Order Regarding Lots 5 & 6
Attachments: Policy Order Regarding Lots 5 & 6.docx

Dear City Council,

Attached is a word.doc response to the policy order brought forth by Vice Mayor Benzan, and councilors McGovern & Carlone. I hope you're all having a super duper weekend and I look forward to seeing you all on Monday.

"Dear City Council,

I write to you in response to Vice Mayor Benzan, Councilor McGovern, and Councilor Carlone's order to address lots 5 & 6 in Central Square. I am at this point completely dismayed by the casual referencing to a report that has not been properly addressed by this council. As one of the twenty one (21) private citizens that participated in this process I feel as though I have a right to have it publicly explained where this council stands on the report as a whole. I find it baffling that an order has come forward to cherry pick a small portion of what the C2 process set out to accomplish; addressing these lots without dealing with the other concerns therein regarding infrastructure, parking, and more importantly zoning is devoid of logic.

Yes, we need more housing. That is as plain as the day. Do we need 100% affordable housing? If so, why? What is the current affordable housing stock in Area IV, Cambridge Port, and Central Square? By the city's own estimates it comes close to 32% in Cambridge Port and 36% in Area IV (The Port). However in most parts of Cambridge this ratio falls below 10%. The latest housing map shows this disparity with great detail and it's embarrassing. What then is the stated goal of this council relative to the construction of housing? Do you consider this strategies effect on the surrounding schools? I realize that demand is at an all-time high, but is that demand sated by building affordable housing? Why should anyone who lives in these areas think that building another affordable enclave is a good idea? We have 40 SRO units going up on Temple St. and roughly 5-6 affordable units slated for the 10 Essex project. When we cannot ramp up the construction of market rate units the value of existing units becomes inflated. By endorsing a project wherein you seek to build 100% affordable you aren't helping anyone stay in Cambridge, you're simply feeding endless demand for a specific type of product that most people who live and want to live here cannot qualify for.

Further, by continuing to ignore the C2 report you not only degrade perception of the city process as a whole you deny the work of twenty one people including this city and its diligent staff. Piecemeal development will only makes things worse. We are in a boom period that could last decades, but our zoning ordinance needs to change and I do not think there is anyone that denies this. Pick up the C2 recommendations. Councilor Simmons has already brought an order to address the non-zoning issues, she alone cannot be the only brave councilor up there. Without the proper zoning in place you will be forced to create yet another PUD and wedge an overlay into an existing overlay for a net result that will do nothing but restrict real development of this area. C2 was akin to any master planning process this city has yet to engage in, and ought to be brought forth in its entirety. Auctioning off two municipal lots because we don't have the stamina to address zoning as a whole is not reflective of who we are and Central Square deserves better. Please reject this order, or at least amend it to

include the entire C2 report. If Somerville can re-write their entire zoning code, why must we retread over piecemeal issues C2 already addressed?

Regards,

Patrick W. Barrett III"

Regards,

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