

Lopez, Donna

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From: Charles Teague [charles.d.teague@gmail.com]
Sent: Thursday, July 26, 2012 1:13 PM
To: City Council
Cc: Lopez, Donna
Subject: REJECT Forest City or you vote against Affordable Housing, against Planning

Why do I care about Forest City when I live in North Cambridge? Because I have a different vision for Cambridge. I am in favor of a Master Plan. A Master Plan that builds Bio Labs next to the Pfizer lab in Alewife. Instead of the housing that is happening right now. Because right now, a second housing development has started it's permitting. Frankly, it is a terrible place to live.

Right now, Central Square is a great place to live. Instead a Bio Lab is proposed. This is why we are supposed to have a Master Plan. And you change zoning to implement the plan.

Here you are asked to reward the developer for a Bio Lab with a bonus in size and height. BUT the current zoning law already has a bonus. Residential is higher density and then the 30% up zoning for Affordable Housing is applied. The developer gets about a 200,000 square foot building with almost 220 units. We get more than 30 Affordable Units. It is the developer's choice to build a Bio Lab, which is a smaller building, by law, by public policy.

If you could possibly buy 30 units for \$300,000 each, that is \$9,000,000 (and this is a very low estimate). That is the cost of this choice by the developer to us. The \$1,000,000 to the Affordable Housing Trust does not compare.

So to be very, very clear.

If you vote for Forest City ...

... you are voting against Affordable Housing

... you are voting against planning.

Charles Teague

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