

Taylor, Bernice

---

**From:** Patrick W Barrett III <jbrealtyllc@gmail.com>  
**Sent:** Monday, October 3, 2022 9:43 AM  
**To:** City Council  
**Cc:** City Manager; City Clerk; George Metzger; Kenneth Barron; Stuart Rothman; Michael Monestime; Michael Monestime; Michael Simon; Morris Naggar; Rowe, Patrick; Christina Abele; Denise Jillson; John P. DiGiovanni; Farooq, Iram; dmaher@cambridgechamber.org  
**Subject:** Linkage Labs and Central Square

Dear Cambridge City Council,

Tonight you're going to vote on a rather significant piece of legislation regarding linkage. A few weeks ago this Council forwarded a 40% increase to linkage costs but had the wisdom to include a carve out for small development and the recapture of gross floor area for reconstructed buildings. As drafted, voted on, and brought forward to the Council for a second vote this amended draft will allow for commercial projects in this City, especially Central Square, to be built that aren't labs, office uses, and will allow for a more creative approach where the existing regulations have all but closed the door to any development other than lab use.

I understand that there are Councilors who suggest "money is being left on the table" but I implore them to read the 2019 Nexus study ... of the under 100k sqft project in the City that paid linkage only two did and at a rate less than 1/3 of what is contemplated in tonight's increase. In short you are creating the opportunity for projects that otherwise would not exist in this city. Projects like the one I have personally announced in the revitalization of the Middle East. **There are many places to build affordable housing in Cambridge ... there is only one place in this city where I can rebuild The Middle East.** A flat \$33.34 across the board increase kills this project before it starts. Construction costs are already more than double what they were when this study was completed and interest rates are less than 1/2. To not recognize that impact confuses me. If a lab ban were to come to Central Square on top of this increase with no amendments; then what? Does the Council imagine property owners will shift to equally unviable housing development schemes? Does the affordable housing trust advocate for anything other than affordable housing? Is linkage the only way? Central Square needs your vote tonight more than it ever has.

Without these carve outs the arts will fade from Central Square and we will continue to languish until this damage is undone. I ask that you consider the future of Central Square tonight when you vote. I ask you to consider what happens when there is no viable development scheme in this City other than a lab; as it has been for nearly a decade. Without creating carveouts for middle development, for the arts in our still pandemic decimated landscape you will be putting the final nail in the future of Central Square. Be brave, be smart, and consider the totality of your actions and please think of the future of Central Square.

Regards,

Patrick W. Barrett III  
617 778 3521

[www.linkedin.com/in/pwbarrett/](http://www.linkedin.com/in/pwbarrett/)

Emails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor shall create a binding contract in the absence of a fully signed written contract.