



CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS

Building a Better Community, Block by Block

March 8, 2023

Via Electronic Delivery to tcarroll@chooscambridge.com

Honorable Mayor & Commissioners
City of Cambridge
410 Academy Street
Cambridge, MD 21613

Re: Mill Street School, Proposed changes to NC-3 Overlay, Ordinance 1212

Dear Mayor Rideout, Commission President Cephas, Commissioners Roche, Harrington, Cephas & Malkus:

The Cambridge Association of Neighborhoods (CAN) respectfully requests that the City Council reject Ordinance No. 1212, which modifies the Mill Street School Building NC-3 Overlay, for the following reasons:

- 1) Multiple plans developed over the years, working in partnership with neighbors, have continuously envisioned the Mill Street School project as a condominium regime;
- 2) The existing NC-3 Overlay was negotiated between the neighbors and previous developer in good faith, resulting in the adoption of the current NC-3 Overlay;
- 3) The current developer purchased the property pursuant to the existing NC-3 Overlay, with full knowledge of its requirements to establish a condominium regime;
- 4) Condominium regimes do not prohibit the rental of units. By way of example, of the six condominium units at 606 Water Street (Parkview Condominiums), only ½ are owner occupied, principal residences;
- 5) Continued ownership by the developer is not a guarantee. A future owner may not maintain the property well. Cambridge faces many challenges with poorly maintained rental complexes;
- 6) Cambridge needs affordable condominium units for purchase that are not part of a waterfront development. Converting the Mill Street School to condominium units will provide for entry level ownership opportunities, as well as affordable units for elderly citizens that may want to downsize from larger homes in the community; and
- 7) Well maintained condominium units may provide greater property tax revenue to the City than a multi-family rental over the longer term.

Thank you for your consideration.

Sincerely,

Board of Directors, CAN

Contact:

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