

RESIDENTS OF THE BIGELOW STREET AREA

c/o Scott Slater, 10 Bigelow St. and Charlie Myer, 12 Bigelow St.

CAMBRIDGE, MA 02139

PHONE: 617-876-3146 (Slater) and 617-491-9668 (Myer)

January 28, 2000

Michael Haran and Marcia Hannon

CASCAP, Inc.

678 Massachusetts Avenue

Cambridge, MA 02139

Dear Michael and Marcia:

Attached please find a letter describing the neighbors response to the CASCAP proposal for #8 Bigelow Street. We have been unable to collect all signatures of supporting neighbors, but rather than wait any longer, we are sending as is. We will continue to collect missing and additional signatures on a copy of this letter, and forward them to you shortly.

Thank you for your patience. We look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script that reads "Ellen Slater". The signature is written in dark ink and is positioned above the printed name "Ellen Slater".

Ellen Slater

10 Bigelow Street

cc: Cambridge City Councilors

Kathleen Born David Maher

James Braude Kenneth Reeves

Henrietta Davis Michael Sullivan

Marjorie Decker Timothy Toomey

Anthony Galluccio

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c/o Scott Slater, 10 Bigelow St. and Charlie Myer, 12 Bigelow St.

CAMBRIDGE, MA 02139

PHONE: 617-876-3146 (Slater) and 617-491-9668 (Myer)

January 18, 2000

Michael Haran and Marcia Hannon

CASCAP, Inc.

678 Massachusetts Avenue

Cambridge, MA 02139

Dear Michael and Marcia:

Thank you for meeting with us to present CASCAP's preliminary ideas for renovating 8 Bigelow Street and locating an affordable housing program at the site. We have discussed your proposal and want to outline our response.

We appreciate CASCAP's interest in restoring this grand old house in an appropriate way and with guidance by the Cambridge Historical Commission. Your commitment to preserve not only the exterior, but also the exceptional and original details of the interior, is admirable. Also, we appreciate your interest in appropriate design for the landscape and its compatibility with the historic character of the street. However, please understand that your proposal must be considered in context.

Neighborhoods immediately adjacent to Central Square have been host to the greatest concentration of publicly assisted residential and social programs in the City of Cambridge. Some of these programs have been compatible with the character of the neighborhood - others have failed to live up to the initial promises made by their proponents in order to secure community acceptance. Overall, there is a general concern that the City Administration does not do enough to encourage program siting proportionately around the City. We seek support from the City Council and administration to implement a policy of parity among all Cambridge neighborhoods or the residential strength and character of Central Sq. streets such as Bigelow will be greatly diminished.

Within a 2 block radius of the proposed 8 Bigelow Street site, there are at least 9 assisted residential programs including the YMCA, YWCA, YWCA Emergency Family Shelter, Cambridge Children's and Family Services Teens-in-Transition Program, CASPAR's Clinton Street Alcohol Recovery Program, the CHA site at 5 Inman Street and CASCAP's own recently completed project on Harvard Street. It would be impossible to depict our neighborhood as unsupportive of the need for these service programs in our community. We reiterate that it is time for other neighborhoods of the City to make a similar commitment before we are asked to accept additional programs.

Specific to the proposal, we offer the following:

If CASCAP proceeds with current plans for 8 Bigelow Street, given the number of social service programs already existing in our neighborhood, we are much more inclined to support the proposed affordable housing program for low and middle income residents than a program for social service clients of CASCAP. Given the number of residences with families and young children in immediate proximity to 8 Bigelow Street we feel that the latter use would be incompatible and burdensome to those families.

In the event zoning relief is sought, our support could only be achieved if the use was permanently limited to the affordable housing program. CASCAP's commitment to: careful tenant selection criteria (CORI checks, etc), demographics (mixed gender and age ranges) and live-in housing management as described by Marcia during our meeting would be key to any neighborhood support for this project.

As proposed, the third floor addition would result in substantial increase in shadow and reduction in sky exposure plane on the immediately abutting properties. Given our quite limited yard resources, this is unacceptable. Also unacceptable is CASCAP's design for the new exterior stair. Americo Andrade, CASCAP architect, explained that the new exterior stair was conceptual and CASCAP was not yet satisfied with the design. Neither are we. We cannot support and will actively lobby against any proposal which seeks zoning relief to increase the exterior envelope of the building.

Bigelow Street is very dense and the existing parking crunch would be exacerbated by the introduction of CASCAP's current plan. Although CASCAP's research indicates that 8 Bigelow Street will not generate additional parking

Eight Bigelow Street, over at least the last 10 year span, has never been fully occupied. CASCAP'S proposal to carve out 9 units represents an unacceptable density in our view. The home was originally designed as a single family, and when the owner began to rent rooms at the end of WWII the home was only minimally, and inadequately, modified to suit this purpose.

Thank you again for your thoughtful presentation to our group in December, and for your interest in neighborhood opinion.

- Special paint study -
Key to think over for
your support -

Pam Maus
Pamela Maus, 22 Bigelow Street

Pat Hollenbeck, 31 Bigelow Street

Margaret McLallen, 31 Bigelow Street

Francis Spinks
Francis Spinks, 17-B Bigelow Street

Cynthia MacDougall
Cynthia MacDougall, 17-B Bigelow St.

Salim Kabawat
Salim Kabawat, 145 Bishop Allen Drive

Mark A. Peters 19 Bigelow Street

Pauline Peters 19 Bigelow Street

Henry Irving
Henry Irving, 23 Bigelow Street

Kate Olivier, 23 Bigelow Street

Carolyn V. Wood
Carolyn Wood 34 Bigelow Street

Sue Butler, 14 Clinton Street

Ann O'Connell
Ann O'Connell, 145 Bishop Allen Drive

Letitia Fisher, 25 Bigelow

cc: Cambridge City Councilors

Kathleen Born David Maher
James Braude Kenneth Reeves
Henrietta Davis Michael Sullivan
Marjorie Decker Timothy Toomey
Anthony Galluccio

Consent Communication #2

A communication was received
from Ellen Slater, Residents of
the Bigelow Street area,
transmitting a letter describing
the neighbors response to the
CASCAP proposal for #8 Bigelow
Street.

S-40

In City Council March 6, 2000

PLACED ON FILE

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