

NORTH CAMBRIDGE STABILIZATION COMMITTEE

6 Saint Gerard Terrace
Cambridge, MA 02140
9 June, 1999

City Council
City Hall
Cambridge, MA 02139

Dear Council Members:

On behalf of the North Cambridge Stabilization Committee, I ask that the Council approve the Cook petition to implement backyard protections. While there are a variety of zoning measures under discussion right now, the NCSC believes that the Cook protection is the best one on the table. The number of petitions, by itself, is an accurate measure of this issue's importance. This importance is underscored with each backyard that gets paved over for parking spaces, turned into an outsized home office or is "landscaped" to eliminate valuable green space.

Perhaps more than many neighborhoods, North Cambridge is especially concerned with flooding issues. Many of the houses in this neighborhood are located in or near the 100 year floodplain and wet basements, or much worse, are a frequent problem. By focusing protections on yards and encouraging permeable surfaces, the Cook petition should help alleviate future neighborhood flooding problems.

Further, in an area as dense as North Cambridge, as well as the rest of the City, it is important that we preserve scarce amenities that help lessen heat and noise problems. Grass, trees and shrubbery all help take the edge off of dense, urban living. Protecting setbacks and implementing reasonable transition areas are major steps to help keep Cambridge's neighborhoods viable, stable places to live.

Once again, please pass the Cook petition. The neighborhoods of Cambridge need that level of protection immediately.

If you have any questions on this or any other matter related to North Cambridge, please feel free to call me at 354-8353.

Thank you for your attention.

Sincerely,


Craig A. Kelley
Chair

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

1999 JUN 15 P 12:55

NORTH CAMBRIDGE STABILIZATION COMMITTEE

6 Saint Gerard Terrace
Cambridge, MA 02140
9 June, 1999

Cambridge Council
Cambridge City Hall
Cambridge, MA 02139

Re: Rehab Project at Fitzgerald School and Associated Properties

Dear Councilors:

On behalf of the North Cambridge Stabilization Committee (NCSC), I ask that the City hold a well-advertised public hearing in the immediate future to discuss the renovation project at the Fitzgerald School, the rehab projects at the adjacent library and youth center, and the potential impacts of all these projects on the surrounding neighborhoods.

From the start, the greater neighborhood has not been well informed about how the School project will impact the library or the youth center. Fliers passed out made little mention of this part of the overall project and many people do not even realize that these neighborhood amenities will be impacted. Before the construction trucks start rolling down the street and the jackhammers start making a racket, the City should do a more aggressive and effective job in letting the neighborhood know what is going on.

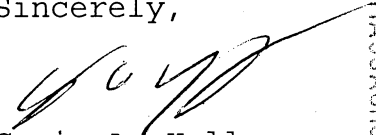
Further, the Assistant City Manager committed to establishing a working group to discuss the rehabilitation project at the branch library. Months later, there appears to have been no move on the City's part towards establishing such a group. With construction, and relocation, scheduled to occur in the not-to-distant future, it is vital that the City establish the working group immediately. Only by getting the library's users and the overall neighborhood involved in the beginning can we ensure that we have done our best to give the neighborhood, and the City, the best project possible.

Thank you very much for your attention to these important matters.

As always, I may be contacted at 354-8353 or VoteCraig@att.net if you have any questions about this or any other North Cambridge issue.

Thank you very much for your time and consideration.

Sincerely,


Craig A. Kelley
Chair

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

1999 JUN 15 P 12:55

NORTH CAMBRIDGE STABILIZATION COMMITTEE

6 Saint Gerard Terrace
Cambridge, MA 02140
9 June 1999

Cambridge City Council
City Hall
Cambridge, MA 02139

Re: Upgrading the Western (Route 2) Entrance to Cambridge and Associate Issues

Dear Council members:

On behalf of the North Cambridge Stabilization Committee (NCSC), I send the Committee's appreciation for the Council's interest in beautifying the Western (Route 2) entrance to Cambridge. This stretch of road, characterized by the decrepit Faces building, does not match the charm of the rest of North Cambridge or of the City as a whole.

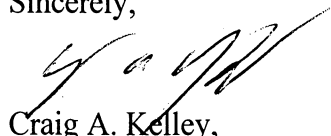
It is important to emphasize, however, that Faces is only part of the overall issue. The Arthur D. Little site may change drastically in the near future, the MDC may continue to rent property to commercial interests next to the Muddy River, the floodplain on Cambridgepark Drive continues to be developed and there is talk of soccer fields and sports complexes on or near the ADL site. The City would be well advised to look at the whole picture, including the incredible natural resources abutting the Muddy River and the associated hydrological processes, before moving forward with a plan to upgrade this area.

One possibility is for the City to buy the Faces site and then conduct a land swap with ADL, the MDC or a future area developer to protect the land near the Muddy River while allowing for more development at the Faces property. There are certainly other options and they should be pursued as soon as possible to ensure that we do not miss a chance to protect, preserve and beautify this area.

As always, I may be contacted at 354-8353 or VoteCraig@att.net if you have any questions about this or any other North Cambridge issue.

Thank you very much for your time and consideration.

Sincerely,


Craig A. Kelley,
Chair

1999 JUN 15 P 12:55
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

NORTH CAMBRIDGE STABILIZATION COMMITTEE

6 Saint Gerard Terrace
Cambridge, MA 02140
9 June, 1999

Les Marino
600 Memorial Drive
Cambridge, MA 02139

Re: Special Permit for 2443 Mass Ave (Modern Continental Mixed-Use Project)

Dear Mr. Marino:

On behalf of the North Cambridge Stabilization Committee (NCSC), I would like to object to the characterization of a local resident as an "obstructionist" by one of your agents. As you well know, the residents of North Cambridge, some of whom have been described by yourself as being good "citizens," take a great pride in their neighborhood. They spend vast amounts of their personal time and not an inconsequential amount of money trying to ensure that the neighborhoods of North Cambridge remain stable and livable places.

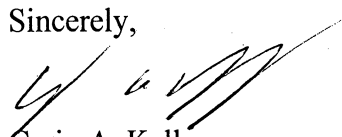
A large part of this effort is taken up by ensuring the proper zoning requirements are met. Sometimes this task is difficult, often it is Byzantine but never is it obstructionist! Zoning rules don't exist independent of any individual or organization and Modern Continental has the same obligations to follow local zoning ordinances as anyone else. When neighbors of any viewpoint participate in this public process, it should be encouraged, not adversely labeled. As you must understand, desirable places to live are desirable precisely because people care enough to help guide development there. I am certain the rents you collect for 2277 Mass Ave benefit from the efforts of local citizens to make and keep North Cambridge a decent, safe neighborhood.

I trust you will ensure that all of your agents realize the positive impact on your properties that these citizens, collectively and individually, have had.

As always, I may be contacted at 354-8353 or VoteCraig@att.net if you have any questions about this or any other North Cambridge issue.

Thank you very much for your time and consideration.

Sincerely,


Craig A. Kelley,
Chair

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

1999 JUN 15 P 12:55

NORTH CAMBRIDGE STABILIZATION COMMITTEE

6 Saint Gerard Terrace
Cambridge, MA 02140
9 June, 1999

Cambridge Council
Cambridge City Hall
Cambridge, MA 02139

Re: Rehab Project at Fitzgerald School and Associated Properties

Dear Councilors:

On behalf of the North Cambridge Stabilization Committee (NCSC), I ask that the City hold a well-advertised public hearing in the immediate future to discuss the renovation project at the Fitzgerald School, the rehab projects at the adjacent library and youth center, and the potential impacts of all these projects on the surrounding neighborhoods.

From the start, the greater neighborhood has not been well informed about how the School project will impact the library or the youth center. Fliers passed out made little mention of this part of the overall project and many people do not even realize that these neighborhood amenities will be impacted. Before the construction trucks start rolling down the street and the jackhammers start making a racket, the City should do a more aggressive and effective job in letting the neighborhood know what is going on.

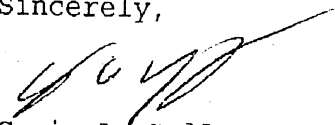
Further, the Assistant City Manager committed to establishing a working group to discuss the rehabilitation project at the branch library. Months later, there appears to have been no move on the City's part towards establishing such a group. With construction, and relocation, scheduled to occur in the not-to-distant future, it is vital that the City establish the working group immediately. Only by getting the library's users and the overall neighborhood involved in the beginning can we ensure that we have done our best to give the neighborhood, and the City, the best project possible.

Thank you very much for your attention to these important matters.

As always, I may be contacted at 354-8353 or VoteCraig@att.net if you have any questions about this or any other North Cambridge issue.

Thank you very much for your time and consideration.

Sincerely,


Craig A. Kelley
Chair

NORTH CAMBRIDGE STABILIZATION COMMITTEE

6 Saint Gerard Terrace
Cambridge, MA 02140
9 June, 1999

City Council
City Hall
Cambridge, MA 02139

Dear Council Members:

On behalf of the North Cambridge Stabilization Committee, I ask that the Council approve the Cook petition to implement backyard protections. While there are a variety of zoning measures under discussion right now, the NCSC believes that the Cook protection is the best one on the table. The number of petitions, by itself, is an accurate measure of this issue's importance. This importance is underscored by all backyards that get paved over for parking spaces, turned into an outsized home office or is "landscaped" to eliminate valuable green space.

Perhaps more than many neighborhoods, North Cambridge is especially concerned with flooding issues. Many of the houses in this neighborhood are located in or near the 100 year floodplain and wet basements, or much worse, are a frequent problem. By focusing protections on yards and encouraging permeable surfaces, the Cook petition should help alleviate future neighborhood flooding problems.

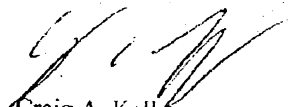
Even in an area as dense as North Cambridge, as well as the rest of the City, it is important that we protect our communities that help lessen heat and noise problems. Grass, trees and shrubbery all help take the edge off of dense, urban living. Protecting setbacks and implementing reasonable transition areas are major steps to help keep Cambridge's neighborhoods viable, stable places to live.

Once again, please pass the Cook petition. The neighborhoods of Cambridge need that level of protection immediately.

If you have any questions on this or any other matter related to North Cambridge, please feel free to call me at 354-8353.

Thank you for your attention.

Sincerely,


Craig A. Kelley
Chair

NORTH CAMBRIDGE STABILIZATION COMMITTEE

6 Saint Gerard Terrace
Cambridge, MA 02140
9 June 1999

Cambridge City Council
City Hall
Cambridge, MA 02139

Re: Beautifying the Western (Route 2) Entrance to Cambridge and Associate Issues

Dear Council Members:

On behalf of the North Cambridge Stabilization Committee (NCSC), I send the Committee's appreciation for the Council's interest in beautifying the Western (Route 2) entrance to Cambridge. This stretch of road, characterized by the decrepit Faces building, does not match the charm of the rest of North Cambridge or of the City as a whole.

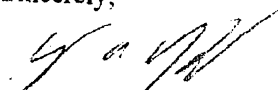
It is important to realize, however, that Faces is only part of the overall issue. The Arthur D. Little site may be developed in the near future, the MDC may continue to rent property to commercial interest near the Muddy River, the floodplain on Cambridgepark Drive continues to be developed and there is talk of soccer fields and sports complexes on or near the ADL site. The City would be well advised to look at the whole picture, including the incredible natural resources abutting the Muddy River and the associated hydrological processes, before moving forward with a plan to upgrade this area.

One possibility is for the City to buy the Faces site and then conduct a land swap with ADL, the MDC or a future area developer to protect the land near the Muddy River while allowing for more development at the Faces property. There are certainly other options and they should be pursued as soon as possible to ensure that we do not miss a chance to protect, preserve and beautify this area.

As always, you can be contacted at 554-8353 or VoteCraig@att.net if you have any questions about this or any other North Cambridge issue.

Thank you very much for your time and consideration.

Sincerely,


Craig A. Kelley,
Chair

NORTH CAMBRIDGE STABILIZATION COMMITTEE

6 Saint Gerard Terrace
Cambridge, MA 02140
9 June, 1999

Les Marino
600 Memorial Drive
Cambridge, MA 02139

Re: Special Permit for 2443 Mass Ave (Modern Continental Mixed-Use Project)

Dear Mr. Marino:

On behalf of the North Cambridge Stabilization Committee (NCSC), I would like to object to the characterization of a local resident as an "obstructionist" by one of your agents. As you well know, the residents of North Cambridge, some of whom have been described by yourself as being good "citizens," take a great pride in their neighborhood. They spend vast amounts of their personal time and not an inconsequential amount of money trying to ensure that the neighborhoods of North Cambridge remain stable and livable places.

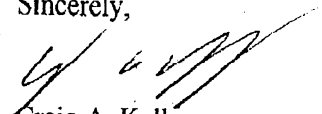
A large part of this effort is taken up by ensuring the proper zoning requirements are met. Sometimes this task is difficult, often it is Byzantine but never is it obstructionist! Zoning rules don't exist independent of any individual or organization and Modern Continental has the same obligations to follow local zoning ordinances as anyone else. When neighbors of any viewpoint participate in this public process, it should be encouraged, not adversely labeled. As you must understand, desirable places to live are desirable precisely because people care enough to help guide development there. I am certain the rents you collect for 2277 Mass Ave benefit from the efforts of local citizens to make and keep North Cambridge a decent, safe neighborhood.

I trust you will ensure that all of your agents realize the positive impact on your properties that these citizens, collectively and individually, have had.

As always, I may be contacted at 354-8353 or VoteCraig@att.net if you have any questions about this or any other North Cambridge issue.

Thank you very much for your time and consideration.

Sincerely,


Craig A. Kelley,
Chair

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

1999 JUN -9 P 2:08

Consent Communication #38

4365

U
A communication was received from
Craig A. Kelley, Chair, North
Cambridge Stabilization Committee,
relative to a special permit for
2443 Massachusetts Avenue (Modern
Continental Mixed-Use Project.)

In City Council June 14, 1999

PLACED ON FILE