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1987 FEB -6 AM 9:02

CAMBRIDGE MA.

February 5, 1987

The Cambridge City Council  
Cambridge City Hall  
795 Massachusetts Avenue  
Cambridge, MA 02139

Re: Cambridgeport Blue Ribbon Committee Report

To the Honorable; the City Council:

The Blue Ribbon Committee met off and on for ten months. On January 29, 1987 at a community meeting, committee members admitted that they saw, for the first time, the scale model built by the Simplex Steering Committee to illustrate development preferred by community residents.

This was not the only example of how the committee and its staff took a selective approach to the committee's assignment. Half of the final report comes directly from drafts written by committee members MIT and Forest City. It is, therefore, especially important for the council to consider neighborhood and community views.

The key to the future of Cambridgeport is the 27 acres which Forest City leases from MIT, but where, under a complex agreement, MIT retains important rights. The Blue Ribbon Committee report ratifies almost all of Forest City's and MIT's plans.

Because what is built first will close off options and strongly influence what is built later, we discuss the report's general goals and recommendations for what Forest City calls "University Park".

#### GENERAL GOALS

The general goals are just that, goals. Nowhere does the report state its views firmly by laying down requirements which developers must meet or exceed.

#### Land Use

Land use objectives deal only with housing. An astute reader might wonder at that. We do not believe the exclusion of other uses is accidental. Deindustrialization of Cambridgeport is a key MIT goal. The statement, "areas of Cambridgeport which have historically accommodated only industry and business" is not only inaccurate, as any review of old maps will show, but is extremely pernicious in recommending destruction of industry and business to expand housing.

The Simplex Steering Committee (SSC) has not recommended displacement or demolition of productive companies to build housing. Given the committee's position on industry, a goal of 600 units on approximately 130 acres is so low as to be simply irresponsible.

The objective of affordable housing is undercut two ways: first, 25% is sought only "as a goal" and second, because of the word "or", if 150 units of affordable housing are built, the "goal" has been met, and additional units can be constructed without an affordable component. Taken together, the low number of total units and the displacement of industry make the likelihood of purely market-rate housing unacceptably high.

In a startling omission, the report does not deal directly with land use. There is no land use plan. An "illustrative site plan" puts buildings on almost every site, but it is impossible, even for people intimately familiar with the area, to know what use is assigned to each and every building. This omission obscures the real effect of the committee's recommendations, especially north of Pacific Street, where there is an uncanny resemblance to plans drawn by Forest City architects.

### Urban Design

We do not like the term "mixed use". Kendall Square is a mixed use development. "Mixed use" means whatever developers want it to mean, usually uses with high profits: offices, hotels and fancy retail. Once started, there is no way to monitor the "mix" in "mixed use".

Flexibility is fine for developers interested in making money, but it subjects a city and its neighborhoods to uncertainly, overdevelopment and gentrification. We believe this report missed an important chance to say what should be built and where it should be built. What we need in Cambridgeport is the courage to make choices. When we shirk that challenge, the crucial decisions are made by MIT and by developers beholden to MIT, and the city and its people lose control over their future.

We must also note that the urban design objectives condemn the area South of Pacific Street to the same fate as the area north of Pacific: there is no distinction in the urban design objectives. This section was written largely by MIT.

### Traffic

Traffic flows are to be accommodated and street improvements and other benefits sought by MIT and Forest City are to be

provided; meanwhile the neighborhood is required to put up with a new level of disruption. "Unduly" is used twice; first to permit disruption of the neighborhood and second to ensure that "major projects" get their traffic improvements.

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The intractable problem is increased traffic in eastern Cambridge. Here, the committee did not coordinate well with information in and comments on the Draft Environmental Impact Report. By doing so, the committee might have become far more skeptical about the density and kind of development proposed by Forest City and MIT.

#### Employment and Equal Opportunity Policy

The vague platitudes in these two paragraphs must be replaced. Who interprets "larger economic trends and market opportunities"? Encouraging developers to seek light industrial tenants will be as successful as the light industrial zone in Kendall Square. Firm requirements must be set. No developer will sacrifice dollars or incur MIT's wrath to woo light industry to an area MIT wants to deindustrialize.

What is needed, now more than ever, is an area devoted exclusively to light industry and manufacturing. No recommendations in the report deal with light industry or jobs.

Because it is well established that existing firms are one of the best sources of demand for new space, we must provide a place for Cambridge firms to expand, not drive them out. Much of this loss in Cambridgeport is due directly to MIT's policy of buying up properties for top dollar and actively relocating industrial firms out of Cambridge or playing musical chairs with Cambridge companies. Right now land and buildings south of Pacific Street are being used for businesses forced out of the Forest City parcel. When development reaches south of Pacific, those firms will then be bumped out of the city. In the meantime, of course, MIT claims it has relocated some companies.

One of the highlights of the Cambridge Employment Plan is that jobs are to be advertized locally in Cambridge before they are advertized regionally. Calling for the city to enforce the law is not strong medicine. We can do better.

For housing, occupant selection should be managed by a neighborhood organization such as RCCC. Construction firms can be required to make a significant percentage of jobs available to Cambridge residents, women and minorities, providing training to those who need it. There should be requirements giving preference to subcontractors owned and operated by women and minorities. Lists of such firms are available. Light industrial firms can work with RCCC, for example, to place local residents in new jobs.

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Councillors may remember that 5 years ago the Simplex Steering Committee suggested that the entire Fenton Shoe Building be used for housing, with 30% of the units for low- and moderate-income families, if and when the business closed.

Preliminary Forest City estimates are that Fenton could provide 75-100 units. If that number is added to the 110 units proposed by Forest City in its "current plan", we reach the lower bound of the 200-300 unit range adopted by the Blue Ribbon report.

It is, therefore, no great concession for Forest City to agree to 200-300 units, especially since (1) the lower limit is all that really counts, (2) Forest City plans to use the entire first floor of Fenton Shoe for a huge expansion of the retail component, and (3) Forest City will probably seek permission to add one or two floors to the building.

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Forest City has made no commitment to provide affordable housing in the Fenton Shoe Building, and Forest City is not obligated to do so by the report's weak affordable housing goals.

#### Massachusetts Avenue

In our view, it is most unfortunate that MIT continues doggedly to seek more property on Mass Ave. At this point MIT and Forest City have cleared land from Blanche Street to the Fire Station. It is here that they wish to funnel traffic, both pedestrian and vehicular, into a new shopping area. We disagree with this plan and with limiting connections to Mass Ave. We support through-block connectors; Mass Ave should be accessible to the neighborhood wherever convenient connections can be made.

#### Urban Design Recommendations for "University Park"

The recommendations for the residential environment are innocuous enough, except that we see no need to relate housing to the "new development". With the large housing component recommended by the neighborhood, new housing will be self-sufficient and will not simply act as a buffer and transition to a predominantly office and R & D development.

The "common" serves no neighborhood or community purpose. Housing, as we have pointed out, will not reach the "common" under the Blue Ribbon Committee Recommendations/Forest City plan. Calling for housing over retail on main streets and open spaces off Mass Ave also does not seem to make good sense. It is another of those recommendations made because too many uses are being crammed into too little space.

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We enclose "A Fact Sheet for Neighborhood Residents" made available at both the community meeting and the meeting for business people and property owners; it suggests additional problems in the report which require attention.

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- (2) an exclusively light industrial zone to protect existing light industry and to foster new industrial development;
- (3) a large park for active recreation accessible to the neighborhood and not requiring the demolition of existing businesses; and

- (4) solutions to the extensive problems identified in the environmental impact process.

Revisions along these lines are the first priority and must be made because plans for development now being pressed by MIT and Forest City will produce an overly dense development given over to office buildings, R & D buildings, numerous 5-6 story parking garages, and an MIT eating, drinking and entertainment district.

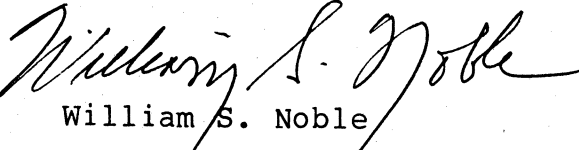
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Revision of the section of the report dealing with the area south of Pacific Street can proceed in a more deliberate manner.

We appreciate your consideration of these comments and plan to make additional suggestions at the hearing.

Respectfully submitted,

  
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### What the Report Says:

Entire Cambridgeport Industrial District (CID)

Housing: 600 units on 130 acres (4.6/acre); "a minimum of 25%" or 150 units "affordable" (1.2/acre) "sought as a goal".

Design: trees, open spaces, lots of street-level shops, cafes, entertainment; residential-commercial-industrial (sic) blended together.

Traffic: more study; don't disrupt neighborhood too much; allow improvements for office buildings; fix-up Lafayette Square w/o Sidney/Main connection. Use Sidney, Waverly and Albany for through traffic; connect to Memorial Drive where "beneficial".

Employment and Equal Opportunity:

Rely on "larger economic trends"; developers "encouraged to seek" certain tenants. "Active enforcement" of existing laws and regulations.

Area North of Pacific (Forest City parcel, 27+ acres)

Accept Forest City plan east of Sidney. Modify plan west of Sidney slightly to add housing in strip along Brookline. 200-300 unit recommendation includes Fenton rehab. Site housing on new cul-de-sacs. Suggestions for Forest City "common" and large retail component.

Area South of Pacific (to Charles River between RR and Brookline)

Convert existing industry to housing over time. Add housing on various sites. Open space system to connect Charles River (sic) to neighborhood. Neighborhood park sited where there is now local industry. More trees. More traffic studies.

Some of What the Report Does Not Say:

Where specific uses are located (no land use plan) or what acreage or percentage of land is devoted to each different use.

That 600 units of housing is not much on 130 acres, especially when demolition of existing business and industry is required or that a percentage of "affordable units" is defined and mandatory.

That if "University Park" is built first, where R & D/high tech office space, garages and an MIT eating and entertainment district predominate, it will close off community alternatives.

How its recommendations mesh with the many large projects being built along the river, with MIT expansion, and with obvious and serious impacts on adjacent neighborhoods.

That uses preferred north of Pacific in the Neighborhood Plan (450 housing units, 150 low and moderate income, light industry, parks) are given little or no land, are placed on land currently in use, or are moved south of Pacific and off into the distant future.

How industry and manufacturing are given no present and no future in the CID when neighborhood residents need a diversity of jobs which match their skills and offer good advancement potential.

Why commercial uses which could go in the area from Albany Street to Lafayette Square between Mass Ave and Main Street must be displaced into CID to accomodate MIT expansion north of Mass Ave.

Why 3-4 acres of new retail, food and entertainment uses should penetrate south along Sidney Street when this will have a profound impact on Central Square as a retail district.

That MIT owns 50-60 acres in the CID, roughly 1/2 of all land, continues to buy and uses its large landholding to block the less-dense development and uses preferred by neighborhood residents.

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For more information please contact:  
Simplex Steering Committee

Bill Cavellini (491-2933)  
Bill Noble (491-3848)  
274 Brookline Street

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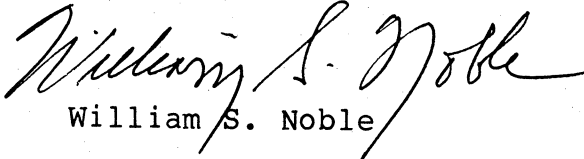
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Bill Noble (491-3848)  
Simplex Steering Committee 274 Brookline Street

February 5, 1987

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CAMBRIDGE MA.

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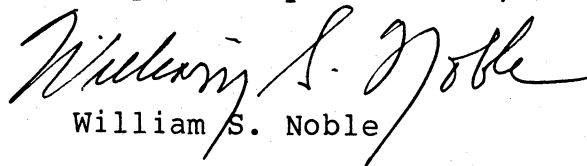
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### What the Report Says:

Entire Cambridgeport Industrial District (CID)

Housing: 600 units on 130 acres (4.6/acre); "a minimum of 25%" or 150 units "affordable" (1.2/acre) "sought as a goal".

Design: trees, open spaces, lots of street-level shops, cafes, entertainment; residential-commercial-industrial (sic) blended together.

Traffic: more study; don't disrupt neighborhood too much; allow improvements for office buildings; fix-up Lafayette Square w/o Sidney/Main connection. Use Sidney, Waverly and Albany for through traffic; connect to Memorial Drive where "beneficial".

Employment and Equal Opportunity:

Rely on "larger economic trends"; developers "encouraged to seek" certain tenants. "Active enforcement" of existing laws and regulations.

Area North of Pacific (Forest City parcel, 27+ acres)

Accept Forest City plan east of Sidney. Modify plan west of Sidney slightly to add housing in strip along Brookline. 200-300 unit recommendation includes Fenton rehab. Site housing on new cul-de-sacs. Suggestions for Forest City "common" and large retail component.

Area South of Pacific (to Charles River between RR and Brookline)

Convert existing industry to housing over time. Add housing on various sites. Open space system to connect Charles River (sic) to neighborhood. Neighborhood park sited where there is now local industry. More trees. More traffic studies.

Some of What the Report Does Not Say:

Where specific uses are located (no land use plan) or what acreage or percentage of land is devoted to each different use.

That 600 units of housing is not much on 130 acres, especially when demolition of existing business and industry is required or that a percentage of "affordable units" is defined and mandatory.

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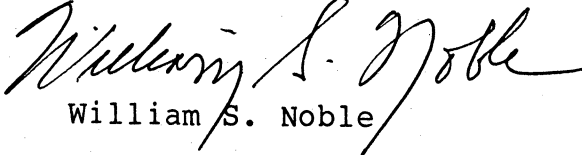
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Housing: 600 units on 130 acres (4.6/acre); "a minimum of 25%" or 150 units "affordable" (1.2/acre) "sought as a goal".

Design: trees, open spaces, lots of street-level shops, cafes, entertainment; residential-commercial-industrial (sic) blended together.

Traffic: more study; don't disrupt neighborhood too much; allow improvements for office buildings; fix-up Lafayette Square w/o Sidney/Main connection. Use Sidney, Waverly and Albany for through traffic; connect to Memorial Drive where "beneficial".

Employment and Equal Opportunity:

Rely on "larger economic trends"; developers "encouraged to seek" certain tenants. "Active enforcement" of existing laws and regulations.

Area North of Pacific (Forest City parcel, 27+ acres)

Accept Forest City plan east of Sidney. Modify plan west of Sidney slightly to add housing in strip along Brookline. 200-300 unit recommendation includes Fenton rehab. Site housing on new cul-de-sacs. Suggestions for Forest City "common" and large retail component.

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Convert existing industry to housing over time. Add housing on various sites. Open space system to connect Charles River (sic) to neighborhood. Neighborhood park sited where there is now local industry. More trees. More traffic studies.

Some of What the Report Does Not Say:

Where specific uses are located (no land use plan) or what acreage or percentage of land is devoted to each different use.

That 600 units of housing is not much on 130 acres, especially when demolition of existing business and industry is required or that a percentage of "affordable units" is defined and mandatory.

That if "University Park" is built first, where R & D/high tech office space, garages and an MIT eating and entertainment district predominate, it will close off community alternatives.

How its recommendations mesh with the many large projects being built along the river, with MIT expansion, and with obvious and serious impacts on adjacent neighborhoods.

That uses preferred north of Pacific in the Neighborhood Plan (450 housing units, 150 low and moderate income, light industry, parks) are given little or no land, are placed on land currently in use, or are moved south of Pacific and off into the distant future.

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That MIT owns 50-60 acres in the CID, roughly 1/2 of all land, continues to buy and uses its large landholding to block the less-dense development and uses preferred by neighborhood residents.

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For more information please contact:  
Simplex Steering Committee

Bill Cavellini (491-2933)  
Bill Noble (491-3848)  
274 Brookline Street

RECEIVED BY  
OFFICE OF CITY CLERK  
1987 FEB -6 AM 9:02  
CAMBRIDGE MA.

February 5, 1987

The Cambridge City Council  
Cambridge City Hall  
795 Massachusetts Avenue  
Cambridge, MA 02139

Re: Cambridgeport Blue Ribbon Committee Report

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This was not the only example of how the committee and its staff took a selective approach to the committee's assignment. Half of the final report comes directly from drafts written by committee members MIT and Forest City. It is, therefore, especially important for the council to consider neighborhood and community views.

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Because what is built first will close off options and strongly influence what is built later, we discuss the report's general goals and recommendations for what Forest City calls "University Park".

#### GENERAL GOALS

The general goals are just that, goals. Nowhere does the report state its views firmly by laying down requirements which developers must meet or exceed.

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The objective of affordable housing is undercut two ways: first, 25% is sought only "as a goal" and second, because of the word "or", if 150 units of affordable housing are built, the "goal" has been met, and additional units can be constructed without an affordable component. Taken together, the low number of total units and the displacement of industry make the likelihood of purely market-rate housing unacceptably high.

In a startling omission, the report does not deal directly with land use. There is no land use plan. An "illustrative site plan" puts buildings on almost every site, but it is impossible, even for people intimately familiar with the area, to know what use is assigned to each and every building. This omission obscures the real effect of the committee's recommendations, especially north of Pacific Street, where there is an uncanny resemblance to plans drawn by Forest City architects.

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We must also note that the urban design objectives condemn the area South of Pacific Street to the same fate as the area north of Pacific: there is no distinction in the urban design objectives. This section was written largely by MIT.

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Preliminary Forest City estimates are that Fenton could provide 75-100 units. If that number is added to the 110 units proposed by Forest City in its "current plan", we reach the lower bound of the 200-300 unit range adopted by the Blue Ribbon report.

It is, therefore, no great concession for Forest City to agree to 200-300 units, especially since (1) the lower limit is all that really counts, (2) Forest City plans to use the entire first floor of Fenton Shoe for a huge expansion of the retail component, and (3) Forest City will probably seek permission to add one or two floors to the building.

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Forest City has made no commitment to provide affordable housing in the Fenton Shoe Building, and Forest City is not obligated to do so by the report's weak affordable housing goals.

#### Massachusetts Avenue

In our view, it is most unfortunate that MIT continues doggedly to seek more property on Mass Ave. At this point MIT and Forest City have cleared land from Blanche Street to the Fire Station. It is here that they wish to funnel traffic, both pedestrian and vehicular, into a new shopping area. We disagree with this plan and with limiting connections to Mass Ave. We support through-block connectors; Mass Ave should be accessible to the neighborhood wherever convenient connections can be made.

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The recommendations for the residential environment are innocuous enough, except that we see no need to relate housing to the "new development". With the large housing component recommended by the neighborhood, new housing will be self-sufficient and will not simply act as a buffer and transition to a predominantly office and R & D development.

The "common" serves no neighborhood or community purpose. Housing, as we have pointed out, will not reach the "common" under the Blue Ribbon Committee Recommendations/Forest City plan. Calling for housing over retail on main streets and open spaces off Mass Ave also does not seem to make good sense. It is another of those recommendations made because too many uses are being crammed into too little space.

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### CONCLUSION

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We recommend that the council adopt a procedure to allow this report to be amended to include, north of Pacific Street:

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- (4) solutions to the extensive problems identified in the environmental impact process.

Revisions along these lines are the first priority and must be made because plans for development now being pressed by MIT and Forest City will produce an overly dense development given over to office buildings, R & D buildings, numerous 5-6 story parking garages, and an MIT eating, drinking and entertainment district.

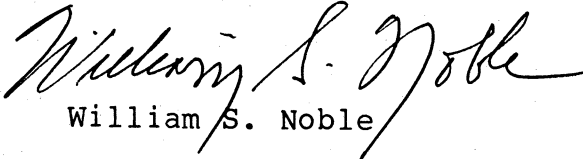
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Revision of the section of the report dealing with the area south of Pacific Street can proceed in a more deliberate manner.

We appreciate your consideration of these comments and plan to make additional suggestions at the hearing.

Respectfully submitted,

  
William S. Noble

38 Green Street  
Cambridge, MA 02139

January 29, 1987

## A Fact Sheet for Neighborhood Residents

The Cambridgeport Blue Ribbon Committee Report has important political targets: winning city council approval of rezoning and tapping public dollars to support development sponsored by MIT. The following information is intended to help you decide whether the Blue Ribbon Committee recommendations are in the best interest of Cambridgeport, Riverside and Area 4.

### Brief Chronology

5/13/85 Council order asking city manager to appoint committee  
2/13/86 Committee meetings begin  
Summer Committee in recess; design subcommittee meets  
9/25/86 Committee meetings resume  
12/16/86 Press conference to announce final report

### Committee Membership

City manager submits fourteen members to city council; 2 are dropped because they do business with MIT or MIT's developer, Forest City (FC), 2 resign because MIT insists FC "represent" MIT, and 1 resigns to work on FC's "University Park". Of the 9 members who remain, 3 are architects, 2 represent MIT, 2 are city employees, 1 is a banker, and 1 is executive director of RCCC.

### How the Report was Written

In September, the architect members prepare a first draft with community goals, a critique of FC's "University Park" (UP) plan, and 4-5 pages of recommendations. In October, MIT submits a full redraft and FC submits comments on the UP critique. 50% of the final report is taken directly from the MIT and FC drafts.

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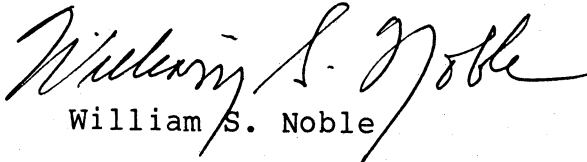
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38 Green Street  
Cambridge, MA 02139

January 29, 1987

## A Fact Sheet for Neighborhood Residents

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CITY CLERK  
1987 FEB -6 AM 9:02  
CAMBRIDGE MA.

February 5, 1987

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Re: Cambridgeport Blue Ribbon Committee Report

To the Honorable; the City Council:

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This was not the only example of how the committee and its staff took a selective approach to the committee's assignment. Half of the final report comes directly from drafts written by committee members MIT and Forest City. It is, therefore, especially important for the council to consider neighborhood and community views.

The key to the future of Cambridgeport is the 27 acres which Forest City leases from MIT, but where, under a complex agreement, MIT retains important rights. The Blue Ribbon Committee report ratifies almost all of Forest City's and MIT's plans.

Because what is built first will close off options and strongly influence what is built later, we discuss the report's general goals and recommendations for what Forest City calls "University Park".

#### GENERAL GOALS

The general goals are just that, goals. Nowhere does the report state its views firmly by laying down requirements which developers must meet or exceed.

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Land use objectives deal only with housing. An astute reader might wonder at that. We do not believe the exclusion of other uses is accidental. Deindustrialization of Cambridgeport is a key MIT goal. The statement, "areas of Cambridgeport which have historically accommodated only industry and business" is not only inaccurate, as any review of old maps will show, but is extremely pernicious in recommending destruction of industry and business to expand housing.

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The objective of affordable housing is undercut two ways: first, 25% is sought only "as a goal" and second, because of the word "or", if 150 units of affordable housing are built, the "goal" has been met, and additional units can be constructed without an affordable component. Taken together, the low number of total units and the displacement of industry make the likelihood of purely market-rate housing unacceptably high.

In a startling omission, the report does not deal directly with land use. There is no land use plan. An "illustrative site plan" puts buildings on almost every site, but it is impossible, even for people intimately familiar with the area, to know what use is assigned to each and every building. This omission obscures the real effect of the committee's recommendations, especially north of Pacific Street, where there is an uncanny resemblance to plans drawn by Forest City architects.

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We must also note that the urban design objectives condemn the area South of Pacific Street to the same fate as the area north of Pacific: there is no distinction in the urban design objectives. This section was written largely by MIT.

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Traffic flows are to be accommodated and street improvements and other benefits sought by MIT and Forest City are to be

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It is, therefore, no great concession for Forest City to agree to 200-300 units, especially since (1) the lower limit is all that really counts, (2) Forest City plans to use the entire first floor of Fenton Shoe for a huge expansion of the retail component, and (3) Forest City will probably seek permission to add one or two floors to the building.

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#### Urban Design Recommendations for "University Park"

The recommendations for the residential environment are innocuous enough, except that we see no need to relate housing to the "new development". With the large housing component recommended by the neighborhood, new housing will be self-sufficient and will not simply act as a buffer and transition to a predominantly office and R & D development.

The "common" serves no neighborhood or community purpose. Housing, as we have pointed out, will not reach the "common" under the Blue Ribbon Committee Recommendations/Forest City plan. Calling for housing over retail on main streets and open spaces off Mass Ave also does not seem to make good sense. It is another of those recommendations made because too many uses are being crammed into too little space.

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We recommend that the council adopt a procedure to allow this report to be amended to include, north of Pacific Street:

- (1) sufficient land to build more housing with a required percentage of units people of low and moderate income can afford. The SSC has recommended 450 units with 150 affordable; RCCC has resolved to seek at least 400 units with 150 affordable;
- (2) an exclusively light industrial zone to protect existing light industry and to foster new industrial development;
- (3) a large park for active recreation accessible to the neighborhood and not requiring the demolition of existing businesses; and

- (4) solutions to the extensive problems identified in the environmental impact process.

Revisions along these lines are the first priority and must be made because plans for development now being pressed by MIT and Forest City will produce an overly dense development given over to office buildings, R & D buildings, numerous 5-6 story parking garages, and an MIT eating, drinking and entertainment district.

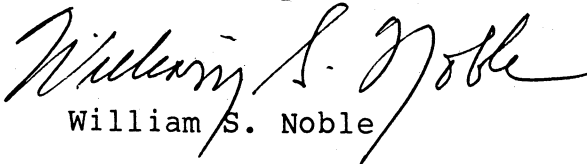
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Revision of the section of the report dealing with the area south of Pacific Street can proceed in a more deliberate manner.

We appreciate your consideration of these comments and plan to make additional suggestions at the hearing.

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Employment and Equal Opportunity:

Rely on "larger economic trends"; developers "encouraged to seek" certain tenants. "Active enforcement" of existing laws and regulations.

Area North of Pacific (Forest City parcel, 27+ acres)

Accept Forest City plan east of Sidney. Modify plan west of Sidney slightly to add housing in strip along Brookline. 200-300 unit recommendation includes Fenton rehab. Site housing on new cul-de-sacs. Suggestions for Forest City "common" and large retail component.

Area South of Pacific (to Charles River between RR and Brookline)

Convert existing industry to housing over time. Add housing on various sites. Open space system to connect Charles River (sic) to neighborhood. Neighborhood park sited where there is now local industry. More trees. More traffic studies.

Some of What the Report Does Not Say:

Where specific uses are located (no land use plan) or what acreage or percentage of land is devoted to each different use.

That 600 units of housing is not much on 130 acres, especially when demolition of existing business and industry is required or that a percentage of "affordable units" is defined and mandatory.

That if "University Park" is built first, where R & D/high tech office space, garages and an MIT eating and entertainment district predominate, it will close off community alternatives.

How its recommendations mesh with the many large projects being built along the river, with MIT expansion, and with obvious and serious impacts on adjacent neighborhoods.

That uses preferred north of Pacific in the Neighborhood Plan (450 housing units, 150 low and moderate income, light industry, parks) are given little or no land, are placed on land currently in use, or are moved south of Pacific and off into the distant future.

How industry and manufacturing are given no present and no future in the CID when neighborhood residents need a diversity of jobs which match their skills and offer good advancement potential.

Why commercial uses which could go in the area from Albany Street to Lafayette Square between Mass Ave and Main Street must be displaced into CID to accomodate MIT expansion north of Mass Ave.

Why 3-4 acres of new retail, food and entertainment uses should penetrate south along Sidney Street when this will have a profound impact on Central Square as a retail district.

That MIT owns 50-60 acres in the CID, roughly 1/2 of all land, continues to buy and uses its large landholding to block the less-dense development and uses preferred by neighborhood residents.

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For more information please contact:  
Simplex Steering Committee

Bill Cavellini (491-2933)  
Bill Noble (491-3848)  
274 Brookline Street

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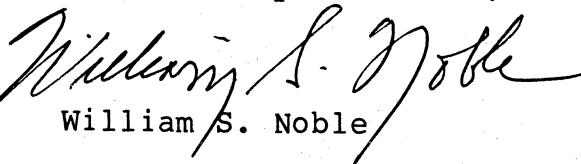
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12/16/86 Press conference to announce final report

### Committee Membership

City manager submits fourteen members to city council; 2 are dropped because they do business with MIT or MIT's developer, Forest City (FC), 2 resign because MIT insists FC "represent" MIT, and 1 resigns to work on FC's "University Park". Of the 9 members who remain, 3 are architects, 2 represent MIT, 2 are city employees, 1 is a banker, and 1 is executive director of RCCC.

### How the Report was Written

In September, the architect members prepare a first draft with community goals, a critique of FC's "University Park" (UP) plan, and 4-5 pages of recommendations. In October, MIT submits a full redraft and FC submits comments on the UP critique. 50% of the final report is taken directly from the MIT and FC drafts.

### What the Report Says:

Entire Cambridgeport Industrial District (CID)

Housing: 600 units on 130 acres (4.6/acre); "a minimum of 25%" or 150 units "affordable" (1.2/acre) "sought as a goal".

Design: trees, open spaces, lots of street-level shops, cafes, entertainment; residential-commercial-industrial (sic) blended together.

Traffic: more study; don't disrupt neighborhood too much; allow improvements for office buildings; fix-up Lafayette Square w/o Sidney/Main connection. Use Sidney, Waverly and Albany for through traffic; connect to Memorial Drive where "beneficial".

Employment and Equal Opportunity:

Rely on "larger economic trends"; developers "encouraged to seek" certain tenants. "Active enforcement" of existing laws and regulations.



12.

S-106

Comm. from William S. Noble Re: Cambridgeport  
Blue Ribbon Committee Report, its general  
goals & recommendations for "University Park".  
Said comm. recommending revisions to the re-  
port providing specific requirements for  
developers to meet or exceed & in the section  
dealing with the area south of Pacific St.

In City Council,

February 9, 1987

*Referred to the Hearing,  
Scheduled 2/9/87 @ 6 P.M.*