

11.305

Standards for Issuance of Special Permits. In addition to the general standards for the issuance of a special permit found in Section 10.40 of the Zoning Ordinance, the special permit granting authority shall in addition make the following findings:

- a. The proposed development is consistent with the goals and objectives of the Central Square Action Plan:
 - o encourage responsible and orderly development;
 - o strengthen the retail base to more completely serve the needs of the neighborhoods;
 - o preserve the Square's cultural diversity;
 - o create active people oriented spaces;
 - o improve the physical, and visual environment;
 - o provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods;
 - o encourage the development of new mixed income housing; and
 - o promote compatible retail adjacent to residential uses.
- b. The building and site designs are consistent with &Urban Design Plan for Central SquareΔ as outlined in the *&Central Square Action PlanΔ* and the *&Central Square Development GuidelinesΔ*;
- c. The building and site designs adequately screen the parking provided and are sensitive to the contributing buildings in the vicinity;
- d. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing

BankBoston, N.A.
1414 Massachusetts Avenue
Cambridge, Massachusetts 02138
617-349-7001
Fax: 617-492-2047

Edward L. Robertson II
Regional President



March 2, 1998

Mr. Paul E. Dietrich
Chairman
Planning Board
City Hall Annex
57 Inman Street
Cambridge, MA 02139

RE: SPECIAL PERMIT #133
HOLMES NOMINEE TRUST

Dear Mr. Dietrich: *Paul*

I represent BankBoston in Cambridge. As you know, we own several properties throughout the City and do business in all of Cambridge's markets including Central Square.

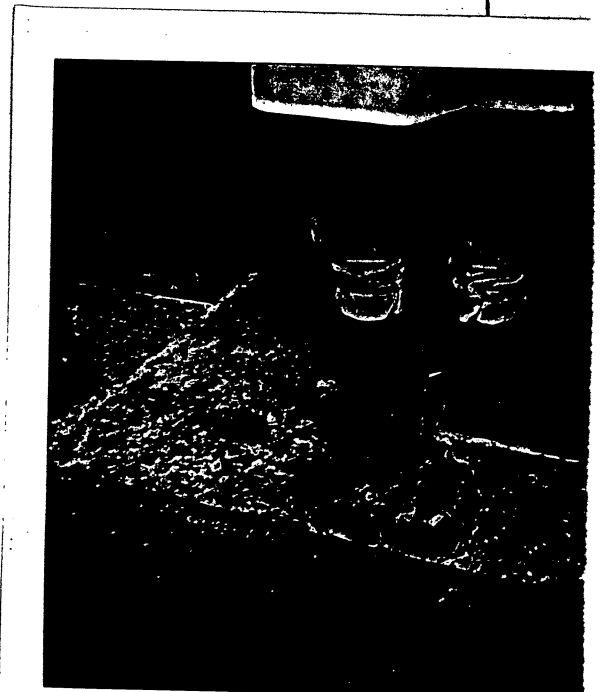
There has been no new construction in Central Square for 10 years or more. I believe that this new building, at the heart of Central Square, would be a vast improvement without jeopardizing the shopping capabilities of any income group. I am sure it is in the best interest of everyone, the neighborhoods, the business community and the City of Cambridge to add a substantial amount to the tax base, increase the housing supply by 72 units (15% being affordable housing) and a general upgrading in an area that definitely needs it.

I strongly urge you to approve of the third revision of the developer's plans.

Sincerely,

ELR/ksg

*"evidence of
concern for
for Central Sq.
Ban. Boston ATM, 622 Mass.
Ave."* →



Bank Boston,
622
Mass. Ave.



...a general
upgrading in
the an area
that definitely needs it. "
Nea Robertson
Bank Boston

Holyoke Center
1350 Massachusetts Avenue
Cambridge, Massachusetts 02138



Telephone 617.495.1441
Facsimile 617.495.0463
E-mail scott_levitan@harvard.edu

Date: January 13, 1998
 To: Elaine Thorne
 From: Scott Levitan
 Subject: HOLMES FAMILY TRUST PROPOSAL

purported "residential member" of the "Central Sq. Advisory Committee"?

Thank you for sending the draft to me.

I have spoken with Carl Barron and reviewed a response which he sent to you outlining his concerns related to the content of the draft. I must say that I believe for the most part, Mr. Barron's response better reflects the recognition of the majority of the Committee members of the changes which the proponent made to the design between the first and second schemes and the enthusiasm which the members had for going forward with the second scheme as proposed.

I do recognize that there were one or two members of the Committee whose opinions would not track with Mr. Barron's, but I read the draft to give a disproportionate amount of import to the dissenting few member of the Committee.

Since it is so late in the process and the Planning Board is meeting tonight, I would propose that the draft state in the first paragraph that 6 of the 8 members of the Committee present at the final hearing enthusiastically supported the revised project, strongly supported the residential use of the site over the as-of-right office use and were supportive of granting all zoning relief required to allow the project to receive permits for construction.

I sincerely apologize for sending this to you so late in the process and if I am too late to influence the final draft, would request that this memo be submitted to the Planning Board.

cc: C. Barron, G. Metzger

Post-It [®] Fax Note	7671	Date	1/13/98	# of pages	1
To	ELAINE THORNE	From	SCOTT LEVITAN		
Co./Dept		Co.			
Phone #		Phone #			
Fax #		Fax #			

**CENTRAL SQUARE FACADE IMPROVEMENT PROGRAM
FACADE IMPROVEMENT GRANT/STATUS**

The Dance Complex
Property Location: 536 Massachusetts Avenue \$35,000.00 C/Pd

Central Properties Limited Partnership
Property Location: 700 Massachusetts Avenue (Useable Furniture) \$35,000.00 C/Pd

Morris Naggar/913-627 Realty Trust
Property Location: 615 Massachusetts Avenue (Discount Jewelry Exchange, Basic Carpet & Furniture Maxi's \$.99 Store) \$35,000.00 C/Pd

Carl Barron
Property Location: 614 Massachusetts Avenue (BayBank, Barron Plaza, Dunkin Donuts) \$35,000.00 C/Pd

TAD Resources International, Inc.
Property Location: 625 639 Massachusetts Avenue ((CPI) \$35,000.00 C/Pd

Cambridge Community Television
675 Massachusetts Avenue \$ 5,299.46 C/Pd

Frank Bell
Property Location: 795 Main Street (Small Planet Bar & Grill Restaurant) \$35,000.00 C/Pd

Odyssey Partners
Property Location: 493-499 Massachusetts Avenue (Radio Shack, Liberty Café) \$35,000.00 C

Arnold Goldstein/MassAve Realty Trust
Property Location: 485 Massachusetts Avenue (Venus, SEA Engineering) \$35,000.00 C/Pd

Central Square Limited Partnership
Property Location: 692-696A Massachusetts Avenue (Ten Thousand Village Café, Dr. Katis) \$35,000.00 C/Pd

Harry N. Katis/720 Realty Trust
Property Location: 720 Massachusetts Avenue (Gandhi Restaurant) \$17,400.00 Open

C = Completed

Pd = Paid

Open = Under Construction



Putnam

Furniture Leasing Company, Inc.



EXECUTIVE OFFICES

614 Massachusetts Ave
Cambridge, Mass. 02139
617-354-3358
FAX: 617-354-5571

SHOWROOMS

614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
11 Acton Rd.
Chelmsford, Mass. 01824
508-256-9251
929 Worcester Rd.
Framingham, Mass. 01701
508-879-8383
1280 Oaklawn Ave.
Cranston, RI 02920
401-463-6360
7 Jansen Court
W. Hartford, Conn. 06110
860-953-4015
23 Daniel St.
Milford, Conn. 06460
203-877-2791

February 25, 1998

Mr. Paul E. Dietrich, Chairman
Planning Board
City Hall Annex
57 Inman Street
Cambridge, MA 02139

RE: SPECIAL PERMIT #133
HOLMES NOMINEE TRUST

Dear Mr. Dietrich:

I am the owner of commercial property in Central Square located at 552-560 Mass. Avenue and 614-622 Mass. Avenue, Cambridge.

There has been no new construction in Central Square for 10 years or more. I believe that this new building, at the heart of Central Square, would be a vast improvement without jeopardizing the shopping capabilities of any income group. I am sure it is in the best interest of everyone, the neighborhoods, the business community and the City of Cambridge to add a substantial amount to the tax base, increase the housing supply by 72 units (15% being affordable housing) and a general upgrading in an area that definitely needs it.

I strongly urge you to approve of the third revision of the developer's plans.

Sincerely,



Carl F. Barron

CFB98/HRPlngB2

Member of

ARNET
American Rental Network

MRT

MASSAVE REALTY TRUST

February 25, 1998

Mr. Paul E. Dietrich, Chairman
Planning Board
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Re: Special Permit #133
Holmes Nominee Trust

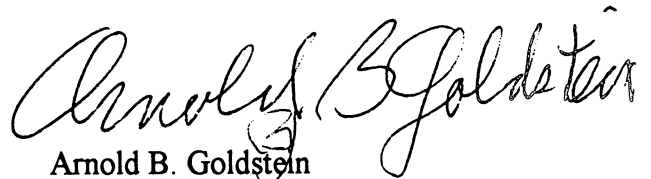
Dear Mr. Dietrich:

I am the owner of commercial property in Central Square located at 485 Massachusetts Avenue.

I believe the mixed use would be beneficial to the quality of life in Central Square. It would bring pedestrians and shoppers into the streets at night and on weekends, something that would help Central Square. I believe that this new building, at the heart of Central Square, would be a vast improvement without jeopardizing the shopping capabilities of any income group. I am sure it is in the best interest of everyone, the neighborhoods, the business community and the City of Cambridge to add a substantial amount to the tax base, increase the housing supply by 72 units (15% being affordable housing) and a general upgrading in an area that definitely needs it.

I strongly urge you to approve the developer's plans.

Very truly yours,
MASSAVE REALTY TRUST


Arnold B. Goldstein



March 2, 1998

Cambridge Planning Board
c/o Community Development
57 Inman Street
Cambridge, MA 02139

Dear Planning Board:

As a long time property owner here in Central Square, I'd like to mention my support for the proposed demolition and subsequent new building for the Central Square block owned by the Holmes Family Trust. It is my belief that Central Square will benefit greatly by this new development, by enhancing the appearance of the square, and that the development will attract more families and businesses with the multi-use design that has been presented

Central Square and its inhabitants will enjoy a far more attractive and clean looking landmark that will go a long way in making Central Square stand out as a vital, diversified neighborhood in which to shop and live.

Very truly yours,

A handwritten signature in cursive script that reads "J.R. Fennell".

J.R. Fennell, Trustee
J.R. Fennell Realty Trust

JEANETTE SIMON
GENERAL PARTNER

CENTRAL PROPERTY LIMITED PARTNERSHIP
690 BEACON STREET
BOSTON, MASSACHUSETTS 02215

TELEPHONE
267-7112

March 3, 1998

Mr. Paul E. Dietrich, Chairman
Planning Board
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Re Special Permit #133
Holmes Nominee Trust

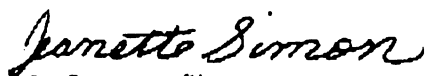
Dear Mr. Dietrich:

Central Property Limited Partnership is the owner of commercial property in Central Square located at 492-498 Massachusetts Avenue, 686-700 Massachusetts Avenue, 11-19 Brookline Street, 731-751 Massachusetts Avenue, 15-24 Central Square and 359-371 Green Street, Cambridge.

I am in favor of allowing a new building in Central Square that combines retail and housing. I am sure it is in the best interests of the business people, the citizens and the City of Cambridge to add a substantial amount to the tax base and to generally upgrade a very important part of the business district.

Please approve the third revision of the developer's plan.

Very truly yours,



Ms. Jeanette Simon
General Partner

Naggar Realty

563 Massachusetts Avenue
Cambridge, MA 02139
Tel. (617) 876-9080 FAX (617) 491-7537

March 3, 1998

MR. PAUL E. DIETRICH, CHAIRMAN
PLANNING BOARD
CITY HALL ANNEX
57 INMAN STREET
CAMBRIDGE, MA 02139

RE: SPECIAL PERMIT # 133
HOLMES NOMINEE TRUST

Dear MR. DIETRICH:

I AM THE OWNER OF COMMERCIAL PROPERTY IN CENTRAL SQUARE LOCATED AT 541-563 MASS AVENUE AND 579-605 MASS AVENUE AND RESIDENTIAL PROPERTY LOCATED ON NORFOLK STREET.

MY FAMILY HAS OPERATED RETAIL STORES AND OWNED PROPERTY IN CENTRAL SQUARE FOR 37 YEARS. WE ARE LANDLORDS FOR TENANTS SUCH AS PEARL ARTS & CRAFTS, THE HARVEST CO-OP SUPERMARKET & BLOCKBUSTER VIDEO. I FEEL THE OUTCOME OF THE PLANNING BOARD'S DECISION WILL GREATLY AFFECT MY PROPERTY IN CENTRAL SQUARE.

I HAVE ATTENDED EVERY PUBLIC HEARING HELD BY BOTH THE CENTRAL SQUARE ADVISORY COMMITTEE AND THE PLANNING BOARD. I BELIEVE THE HOLMES FAMILY HAS RESPONDED TO EACH AND EVERY CONCERN GIVEN BY THE PUBLIC, THE ADVISORY COMMITTEE, AND NOW THE PLANNING BOARD.

A SPECIAL PERMIT SHOULD BE GRANTED FOR THE HOLMES FAMILY.

THE HOUSING COMPONENT IN DEVELOPMENT MIX IS SOMETHING THAT THE CENTRAL SQUARE ACTION PLAN HAS BEEN CALLING FOR FOR 10 YEARS NOW. THIS WILL BE THE FIRST HOUSING DEVELOPMENT SINCE THE ACTION PLAN WAS INSTITUTED. IN RESPONSE TO A CALL FOR AFFORDABLE HOUSING THE HOLMES FAMILY HAS COMMITTED TO 15% OF THE 72 UNITS TO AFFORDABLE HOUSING. THIS MEANS 11 MORE UNITS OF AFFORDABLE HOUSING THAT WE DID NOT HAVE BEFORE. I UNDERSTAND THERE ARE CURRENTLY 700 NEW RESIDENTIAL UNITS UNDER CONSTRUCTION, AND NOT ONE SINGLE UNIT WILL BE UNDER AFFORDABLE HOUSING GUIDELINES. IT IS ALSO MY UNDERSTANDING THAT SPECIAL PERMITS WERE ISSUED TO SOME OF THOSE NEW RESIDENTIAL PROJECTS. IF 15% (OR 105 UNITS) OF THE 700 NEW UNITS WERE MADE AFFORDABLE, TODAY WE WOULD HAVE 126 AFFORDABLE HOUSING UNITS. IT IS THE CAMBRIDGE CITY COUNCIL JOB AND RESPONSIBILITY TO PASS THE APPROPRIATE LAWS

Stu-Lin Management Company

Stu-Lin Management Company
926 Massachusetts Ave.
Cambridge, Mass. 02139

Phone: 617-547 6669
FAX: 617-441-9601
email: srothman@javanet.com

Monday, March 2, 1998

Mr. Paul E. Dietrich, Chairman

Planning Board
City Hall Annex
57 Inman Street
Cambridge, Massachusetts 02139

RE: Special Permit #133 - Holms Nominee Trust

Dear Mr. Dietrich:

As President of Stu-Lin Management Company, managing agent for Stu-Lin Realty Trust the owner of the property located at 576-590 Massachusetts Avenue, Cambridge, Massachusetts, I would like to denote my support of the above noted special permit application.

We are particularly in favor of the mixed use development proposed by Holms Trust. The addition of 72 residential units in heart of Central Sq. will vastly improve the neighborhood and community feel in that area of the square, which seems to be somewhat amiss today. Additionally, the plan enhances the commercial shopping area, replacing the hodgepodge nature of the present space with attractive first class space.

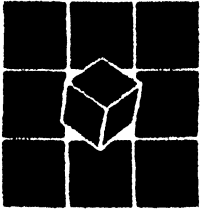
The area needs this project! Please approve this version of the developers plan.

Sincerely yours,



Stuart Rothman

President, Stu-Lin Management Company



CENTRAL SQUARE BUSINESS ASSOCIATION

P.O. Box 391884 • Cambridge, MA 02139

November 14, 1997

President

Carl F. Barron
Putnam Furniture
Leasing Company
617 354-3358

URGENT

URGENT

URGENT

Vice Presidents

Arnold B. Goldstein
Massave Realty Trust
George R. Metzger
HMFH Architects, Inc.

TO: All Members of the Central Square
Business Association

RE: HOLMES REALTY TRUST PROJECT - CENTRAL SQUARE

Treasurer

John K. Dietrich
Classic Copy & Printing

Enclosed is a copy of a letter to the Cambridge Planning Board that I sent in behalf of the Business Association. I wrote the letter because of Carl Barron's position on the Central Square Advisory Committee and his need to be publicly impartial.

Assistant Treasurer

Norman T. McIver
Cambridge Trust Company

Your help and support are vital at this critical time. Please review the enclosed suggested sample letter to the Planning Board. If you are comfortable with the sample, please sign it and send it to the Planning Board in the pre-paid envelope. If you feel the need, to send your own worded letter of support, please do so. In either case, it is important that you get your letter of support for the project to the Planning Board before November 18, 1997.

Corresponding Secretary

Julie Barsam
Bread & Circus

Recording Secretary

Bette James
Bette James & Associates

Thanks for your help!

Sincerely,

Arnold B. Goldstein

Directors

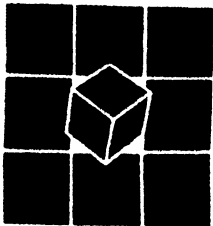
Theodora Arvanites
Cambridgeport Bank
Vern Chin
McDonald's Restaurant
John Clifford
Green Street Grill
Susan Fleischmann
Cambridge Community
Television
Robert LeFebvre
James F. Farr Academy, Inc.
David Levine
Central Square Florist
Joseph Maguire
MIT Real Estate
James Moore
Enrolled Agent

98/Holmes4

Enc.

*Public Relations/
Information*

Chris Connaire
Telephone/Facsimile
617 864-3211



CENTRAL SQUARE BUSINESS ASSOCIATION

P.O. Box 391884 • Cambridge, MA 02139

November 14, 1997

President

Carl F. Barron
Purnam Furniture
Leasing Company
617 354-3358

Vice Presidents

Arnold B. Goldstein
Massave Realty Trust
George P. ...

FROM: Central Square Business Association

TO: Cambridge Planning Board
c/o Community Development
57 Inman Street



*Stamped, addressed envelopes
provided!*

Cambridge Planning Board
City Hall Annex
57 Inman Street
Cambridge, MA 02139

... Academy, Inc.
David Levine
Central Square Florist
Joseph Maguire
MIT Real Estate
James Moore
Enrolled Agent

*Public Relations/
Information*
Chris Connaire
Telephone/Facsimile
617 864-3211

... commit 15% of
... units to affordable
... design would enhance and
... aging Central Square facade. It would blend
beautifully with the facade improvements undertaken by numerous
property owners in the area, with Cambridge City help. Central
Square is moving in a positive direction. The Holmes Realty
Trust Proposal could contribute enormously to the improvement of
Central Square for the enjoyment of all sensible people.

? A group that advertises itself as being interested in "Saving
Central Square" has been quite vociferous and obstructionist in
its behavior. While being very loud and demonstrative, they have
made no constructive comment or contribution to the process. ?
They seem to exist solely to oppose any change, however benefi-
cial or entitled. ?

Central Square is in the process of change. The Holmes Realty
Trust project could contribute most beneficially toward moving

November 14, 1997

TO: Cambridge Planning Board
c/o Community Development Department
57 Inman Street
Cambridge, MA 02139

As a member of the Central Square Business Association, I am vitally interested in the future of the Square. I feel that the Holmes Realty Trust proposal, as modified through the interaction with the Central Square Advisory Committee will make an enormous positive contribution to the quality of life in Central Square. I urge your favorable action on the Holmes Realty Trust Proposal.

Sincerely yours,

Company _____

Address _____

98/Holmes5

February 26, 1998

Planning Board
City of Cambridge
57 Inman Street
Cambridge, MA 02139

RE: Special Permit #133
Holmes Nominee Trust

Dear Planning Board Members:

We wish to express our support for the Special Permit application filed by the Holmes Nominee Trust to allow for redevelopment of their property in Central Square. We strongly believe that this proposed mixed use development is exactly the type of project that the Central Square Action Plan envisioned for this site when it was adopted in 1987.

As you are undoubtedly aware, the key objectives of that Plan were to create housing in the Central Square Overlay District and improve the retail environment. This proposal represents the first real opportunity to achieve both of those goals in the ten years since the Plan was adopted.

We believe that the design of the proposed buildings is appropriate for this site and the Special Permits being sought for setback, height, and parking relief are completely consistent with the criteria of the Central Square Design Guidelines. Moreover, we strongly urge the Planning Board to closely review the work of the Central Square Advisory Committee conducted during five lengthy public meetings over a six month period. The petitioner's proposal represents a thoughtful response to the wide range of views expressed during that process concerning the need to create affordable housing and to provide opportunities for local retailers to return to the new building.

We strongly urge the Planning Board to grant the Special Permit in this matter.

<u>NAME</u>	<u>ADDRESS</u>
<i>Arnold G. Goffman</i>	485 MASS AVE.
<i>John Goffman</i>	26 Central Square
<i>Don Ferns</i>	653 MASS AVE
<i>Paul Ferns</i>	403 MASS. AVE
<i>Jonathan Ginsberg</i>	2 James Way
<i>John Clifford</i>	57 ABERDEEN AVE <i>Cambridge</i>
<i>Julius R. Goffman</i>	115 Prospect St.
<i>David S. Goffman</i>	71 Paul Street
<i>Sally Goffman</i>	276 Franklin St Cambridge
<i>Reddy Arvanis</i>	689 Mass. Ave. Cambridge

Planning Board
 City of Cambridge
 57 Inman Street
 Cambridge, MA 02139

RE: Special Permit #133
Holmes Nominee Trust

Dear Planning Board Members:

We wish to express our support for the Special Permit application filed by the Holmes Nominee Trust to allow for redevelopment of their property in Central Square. We strongly believe that this proposed mixed use development is exactly the type of project that the Central Square Action Plan envisioned for this site when it was adopted in 1987.

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We strongly urge the Planning Board to grant the Special Permit in this matter.

<u>NAME</u>	<u>ADDRESS</u>
<i>John J. Curran</i>	1079 Comm Ave Boston
<i>David Styrzbein</i>	33 Woodrock #14, Haverhill
<i>Madeline G. B...</i>	615 School St Pembroke
<i>Marshall L. Lewis</i>	39 Downer Ave #1, Doerch
<i>Michael J. Queltette</i>	24 Oakland St Medford
<i>John S. ...</i>	71 Waban Hill Rd Newton
<i>Edward J. ...</i>	3 Washington Ave. Needham
<i>Stanley J. ...</i>	9 Vincent St. Billerica
<i>J. ...</i>	173 Orchard Hill Rd. Bradford.

HUNNEMAN REAL ESTATE CORPORATION

70-80 LINCOLN STREET
BOSTON, MASSACHUSETTS 02111
617 426-4260

Stuart W. Pratt
President

February 20, 1998

Ms. Laurie Taymor-Berry
164 Pleasant Street
Cambridge, MA 02139

Dear Laurie:

Thank you for your February 19th letter. Being one of three Trustees for the Holmes Trust, I am obligated to abide by group decisions. In the matter of your kind invitation, it was agreed I would go by the advice of counsel.

I would, however, like to meet once we have finished with the various boards and know better what we are going to build.

We have worked very hard with Surnam's, Weiner's and the Lucy Parsons. We have been able to relocate Lucy Parsons to an alternative location which they seem to be very happy with. Weiner's and Surnam's have both committed to come back into the building once we have finished construction.

Thank you for your continued interest and willingness to give us community input and concerns. Hopefully, we will be able to ultimately build a building all will be proud of.

untrue!

Yours truly,



Stuart W. Pratt, SIOR, CCIM
President
Hunneman Real Estate Corporation

SWP/ncm



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

SUSAN B. SCHLESINGER
Assistant City Manager for
Community Development

BETH RUBENSTEIN
Deputy Director for
Community Development

March 2, 1998

Stuart Pratt
President
Hunneman Real Estate Corporation
70-80 Lincoln Street
Boston, MA 02111

Dear Mr. Pratt,

Thank you for the update on the proposed building in Central Square. Based on our meeting, it is my understanding that you have letters of intent to occupy retail space in the proposed new building from the owners of Emily Rose, Surman's, Weiner's Pipe and Book, Anthony's Greek Market, CVS and the dry cleaner. CVS will be renting another space in Central Square during the construction period. Other current tenants will not return to the proposed new building but will relocate in Central Square, including the Golden Donut and Dr. Dana. Lucy Parson's and Irving Shoe plan to relocate to Boston.

all untrue!

I understand that you are seeking a value oriented retailer for the anchor space in the building. Value oriented clothing has emerged from formal market analysis and informal polling of Central Square neighbors as an unmet need in the marketplace. This use certainly could serve the diverse retail base around Central Square.

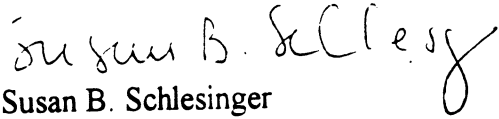
I also appreciate your potential assistance to support micro-enterprise by making one or the remaining retail spaces available for lease to the City or a non-profit entity such as Cambridge Business Development Center, who would make the space available for the incubation of locally-owned retailers. The space could provide an opportunity for two or

**"Irving" got the or
no help from Holmes.)*

City Hall Annex
57 Inman Street
Cambridge, MA 02139
Voice: 617 349-4600
Fax: 617 349-4669
TTY: 617 349-4621

more retailers to test out their success in a storefront without having the financial responsibility for holding a lease. Successful businesses could move into their own storefronts while other start-ups take their place. We look forward to working with you to find appropriate retailers for this incubation space.

Very truly yours,

A handwritten signature in cursive script that reads "Susan B. Schlesinger". The signature is written in black ink and is positioned above the printed name.

Susan B. Schlesinger
Assistant City Manager for Community Development

cc: J. Rafferty
J. Strain

FAX from:

HUBERT MURRAY AIA RIBA *Architect and Planner*
204 ERIE STREET CAMBRIDGE MA 02139-3922
Telephone: 617.492.3532 Facsimile: 617.491.4768 E-mail: mejn @ igc.org

To:

Organization: The Planning Board c/o Community Development Dept.,
City of Cambridge

Subject: The Holmes Proposal, Central Square

Fax #: 349-4669

Date: 9 March 1998

of pages: 1+3

Here are my comments on what I believe to be the latest proposal on Central Square as presented last Tuesday, 3rd March.

1. Traffic: I completely endorse the analysis presented by Messrs Keiser and Sen, both of whom found the current traffic study inadequate. I would urge the City to make this a requirement for the development to go any further. See also my 1.27.98 Memo to you suggesting that the City reduce the requirement for parking in view of the adjacency of the Central Square bus and subway stations.
2. Architecture - while I think the scheme much improved, on close examination I still find the massing troublesome. The relationship of the proposed building to the Putnam Furniture building gives no respect to its old and elegant neighbor. I would suggest lowering the development by one floor. This would have the added benefit of allowing more sunshine into the Square.
3. The "breach" in the main Carl Baron Plaza façade is strange and ungainly (and, incidentally, misrepresented on the drawings). I strongly suggest making this a continuous wall. This would help architecturally and would also help the developer by giving back some of the accommodation lost by taking off a floor. My sketch shows that one could probably gain 6 single apartments and three doubles. The loss of the top floor would entail a loss of 6 singles and 5 doubles. Thus, while losing a whole floor and reducing the height and mass of the building, one need only lose two apartments. And the building would be more coherent, cohesive and attractive.
4. The interior courtyard would also be much less ambiguous than the one currently proposed, unable to make up its mind as to whether it is public or private. By completely encircling it, it is clearly private, very much in the style of Viennese or Parisian courts, a well of light and air.

Three sketches attached.

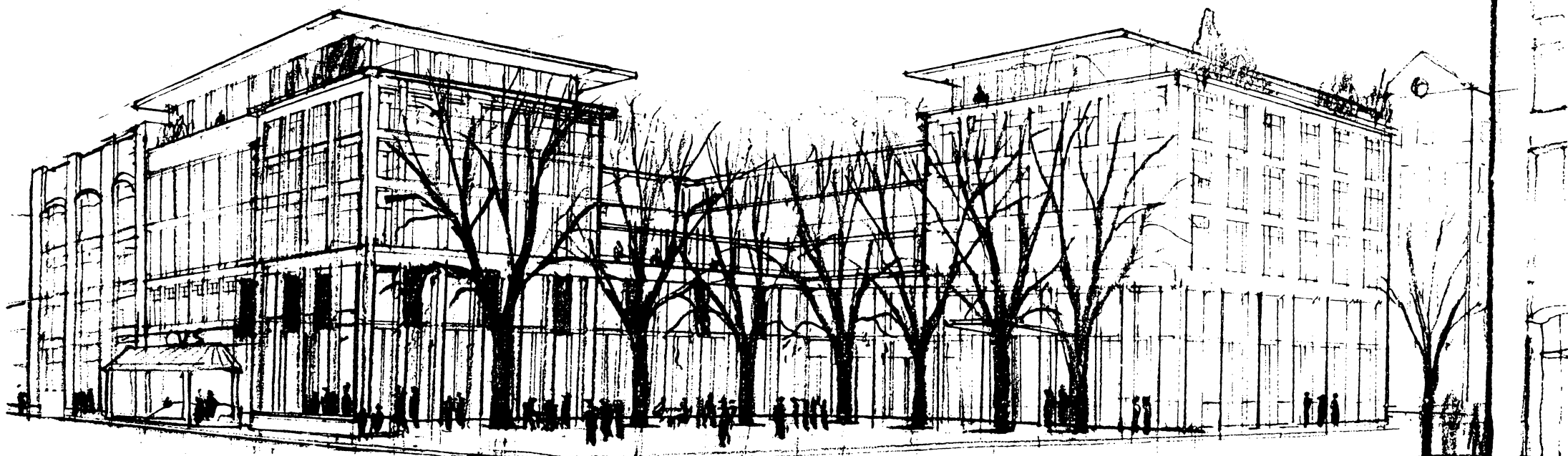
Sincerely,



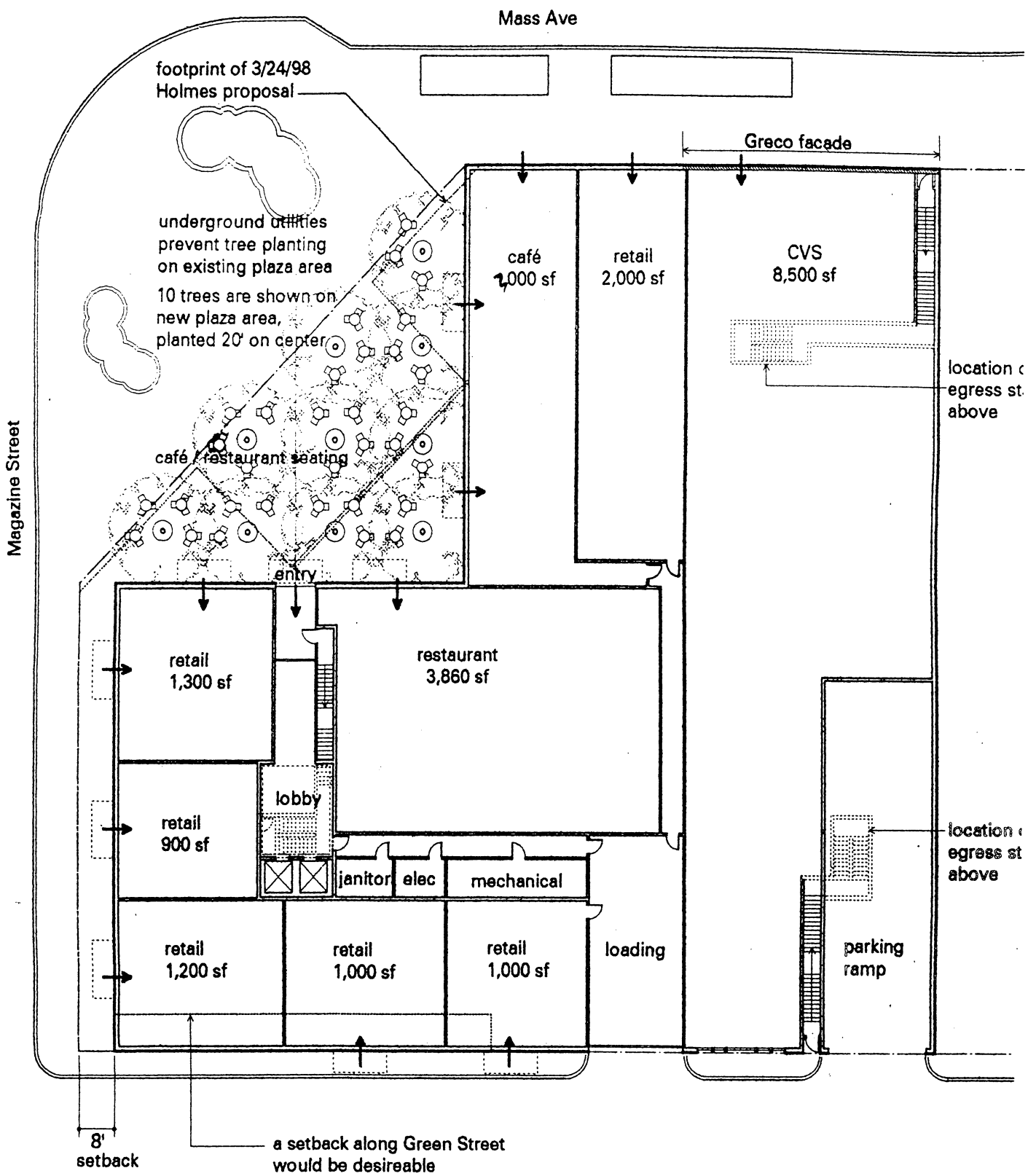
Faxed by: Hm

Date and Time: 3-10-98

Initials: Hm



Red Buller 2/11



First Floor Plan

scale: 1" = 32'

This plan provides 9 retail tenant spaces totaling 21,760 sf, with 496' of retail frontage. The existing plaza is doubled in size, permitting the planting of 6 large trees, and an 8' setback is provided along Magazine Street.

The current Holmes proposal provides 8 tenant spaces totaling 20,750 sf, with 435' of retail frontage.

Thursday, 3/12/98

Dear City Council Members,

I will be addressing issues relating to the Holmes Realty proposal for Central Square, the manner in which the "process" appears to be "rigged," the mysterious near-total silence of the City Council [?] on this issue for 10 months and the importance of the Planning Board following the "criteria for granting special permits" for large development projects in Central Square.

Sincerely,

James M. Williamson
17 Perry St. 02139
492-1000 (ans.)

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98 APR 12 PM 4:22
CITY OF BOSTON
MA.

Consent Communication #26

5-169

Communication was received from
James M. Williamson, transmitting
documents addressing issues relating
to the Holmes Realty proposal for
Central Square.

In City Council March 16, 1998

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