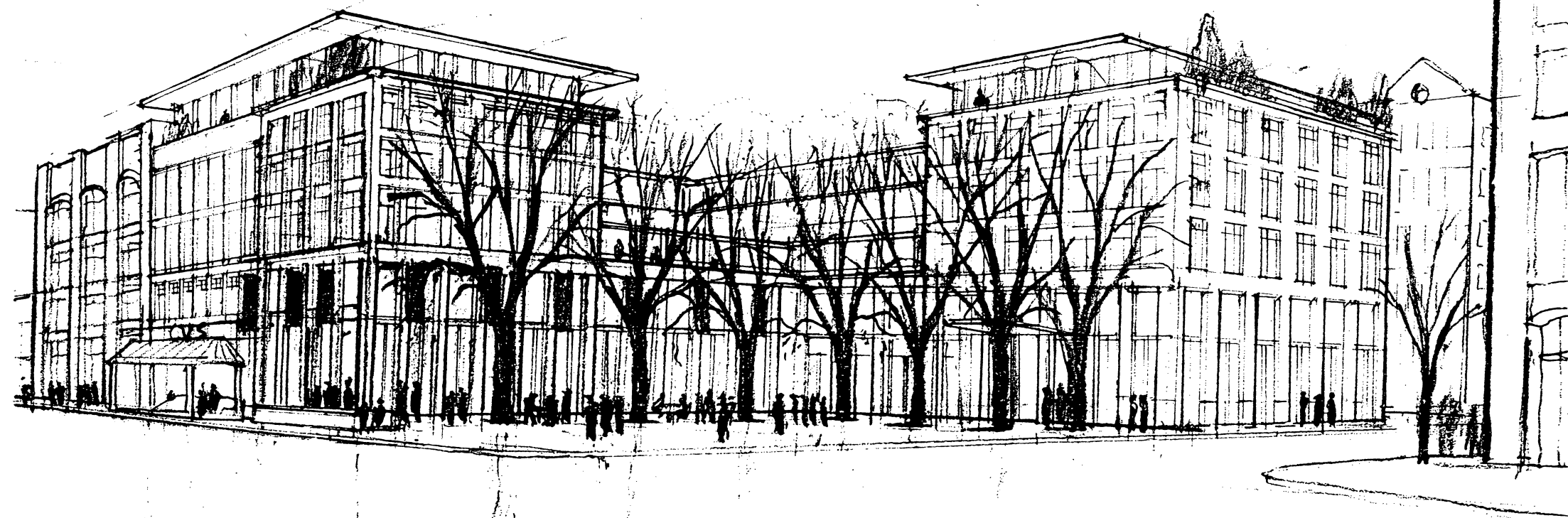
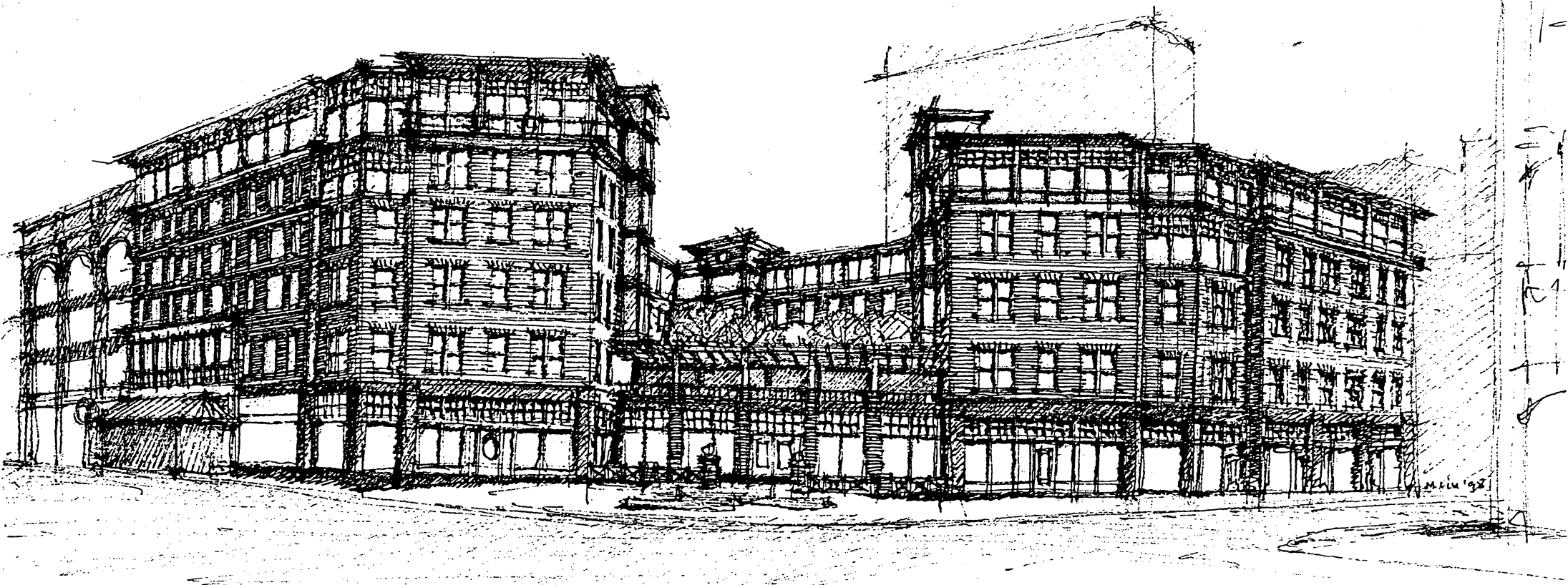
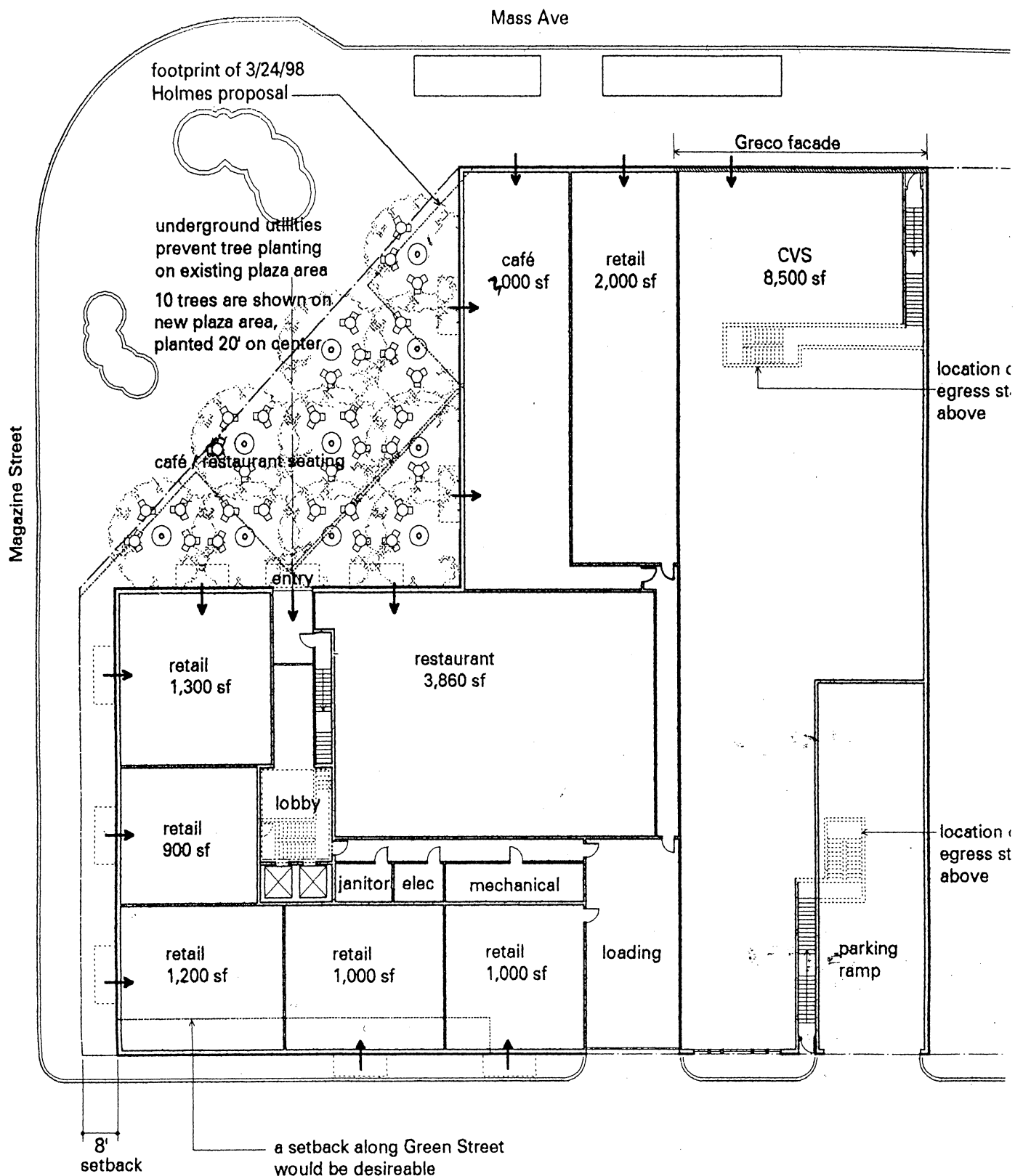


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Holmes Trust Proposal 2/22/1998

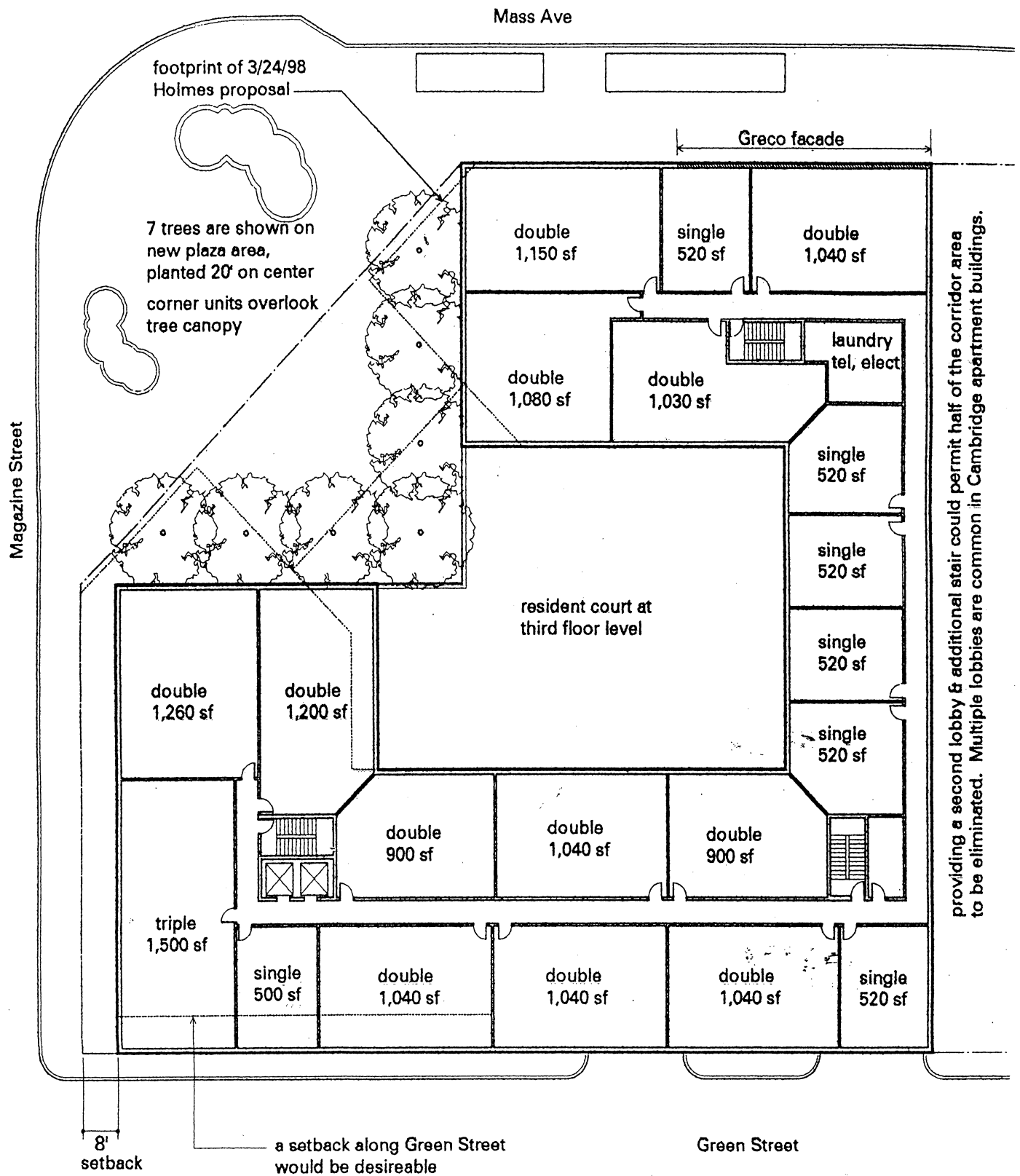


First Floor Plan

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.



Typical Plan of Floors 3 through 5

scale: 1" = 32'

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David Hoicka
10 Lopez Street
Cambridge, MA 02139

March 11, 1998

To the Honorable, the City Council

I write concerning 2 of many Holmes issues, which will affect our community for many years to come. The Holmes plans remain in flux, as Holmes is working on yet another set of plans to present at the Planning Board on Tuesday March 17. The Planning Board does not intend to permit public comment or prior review of Holmes latest plans. Therefore, the input of City Council to protect the residents and voters is essential:

1. Enlarged Central Square Plaza. Brad Bellows, a Central Square Architect, has created a new design for the Holmes Project which greatly enhances the liveability of Central Square. Brad takes the triangular Central Square Plaza (called "Carl Barron Plaza") and squares it off, pushing back the footprint of the Holmes Trust building. See his plan annexed, esp. page 3. It is common that large buildings provide frontal setbacks in consideration for height and bulk variances.

Brad's plan creates a liveable community plaza like the plaza in front of Holyoke Center in Harvard Square, which is constantly in use, with trees and seating. Brad's plan greatly benefits the community, and softens the impact of the overdevelopment behind.

Therefore, I ask the City Council to support and endorse Brad Bellows' plan for a larger, liveable community plaza here in Central Square.

2. 30% Affordable Housing. The Central Square community has learned that the Holmes Trust, contrary to their public statements, were negotiating last fall with the Affordable Housing Trust Fund to subsidize the number of affordable housing units in the building.

Now that Inclusionary Zoning is the law, Holmes is required to produce 15% permanent affordable housing. (In fact, Holmes increased the density of the Holmes project after passage of the Inclusionary Zoning ordinance).

30% affordable housing – an additional 15% – would serve the public good and need for affordable housing in Cambridgeport, and soften the impact of the luxury housing Holmes plans to build. This would be comparable to the 25% affordable next door at Church Court. The Affordable Housing Trust has funds available for subsidized purchase of affordable housing units in new construction such as this.

Therefore, I ask the City Council to support and endorse an additional 15% affordable housing in the Holmes proposal, bringing the total to 30%, with the increase funded by the funds normally provided by the Affordable Housing Trust to Cambridge builders.

Thank you for your courtesy and attention to these critical public space and housing matters for Central Square Cambridge.



David Hoicka
547-4000

Enclosures

Consent Communication #25

5-168

Communication was received from
David Hoicka, transmitting
concern with two of many Holmes
issues.

In City Council March 16, 1998

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