

Councillor Davis stated that there is the possibility of additional land from ComEnergy to increase the size of the store.

The committee heard from representatives from Trader Joe's who stated that Trader Joe's was a specialty food market and a full week's shopping could not be done at the market.

Councillor Davis stated that it was great to have Trader Joe's despite being a specialized store. Trader Joe's carries frozen fish and chicken, produce, fresh bread and only has Trader Joe's brand items, she stated.

Councillor Sullivan questioned how Trader Joe's marketed their store. The representative from Trader Joe responded that it is a gourmet store on a budget.

Ms. Alexia Hayes stated that Trader Joe's would not satisfy the elderly, and that she could not save money shopping there.

The committee heard from Gerald Bergman, 82 Elm Street, who stated he wanted to see a public policy developed to have a full service food store so that it would not make it more difficult to attract the type of store we want. He stated that Kennedy Development wants to develop the Elbery Ford site into a full service food store.

The committee heard from Mr. Robert Boulrice, Central Square Neighborhood Coalition, who stated that the Kennedy Development deal did not hold together. Ms. Strain stated that the store size was a problem. Community Development Department wants to see a package together that works, she stated.

Mr. Bergman stated that Trader Joe's does not cater to the low and moderate income families. It is a niche for the well to do. Councillor Davis reiterated that Trader Joe's is not a full service market.

The committee heard from Tom Kennedy, owner of Kennedy Development, who stated that he acquired ownership of the property. He outlined the process to date, including the clean up of the asbestos hazardous waste from the property, the demolition permit obtained, the demolition of the building and the removal of oil from the site. He stated the construction of the Osco building will commence next month. He stated that he is in negotiation with two supermarket chains for the supermarket building currently, because the supermarket chain with which he originally had an agreement had pulled out of the deal. The supermarket site, he stated would contain a 23,000 square foot store, and if additional land is acquired from ComEnergy, the site would be a 32,000 square foot store.

Mr. Dash told the committee that a variance was needed to add the additional footage and a variance would be hard to secure if a major chain food store was not lined up. The use of the site has to be a food store, he stated.

Mr. Kennedy stated that he anticipates having an agreement signed and sealed by Labor Day with another food chain. He is developing the site except the building for the food store.

Mr. Bergman questioned Mr. Kennedy as to what kind of food Osco would sell. Mr. Kennedy responded bread, milk, canned goods, juices, no meats and no produce. Eleven percent of the Osco site will be for food to be sold for convenience. Mr. Kennedy stated he has a covenant with Osco which limits the amount of food for sale. In exchange, the supermarket will sell fewer health and beauty aids. The video and liquor store are still uncertain.

Vice Mayor Born questioned the parking availability at the site. Mr. Kennedy responded that there would be 136 parking spaces, which is the standard 3 parking spaces per 1,000 square foot.

Mr. Dash stated that with two stores on the site adequate parking was in question. Mr. Kennedy stated that 47% of the residents do not have cars in the area. The average time spent in Osco, he said, was 7-10 minutes. There would be 30 additional parking spaces adjacent to the Osco site, and the employees would park in the garage.

Councillor Davis stated that there was neighborhood support for the Elbery Ford site.

A discussion ensued regarding the revision to the site plan. Mr. Kennedy listed the changes. There was a change in the facade, walking paths, windows, shrubs, and vines were added and the positioning of parking spaces was changed.

The Farmers Market was discussed by the committee. Mr. Dash stated that the site was approved by the Board of Zoning Appeal for one year and it is expected to open in July. He stated that coupons will be used at the Farmers Market.

The committee discussed the Purity Market next. Ms. Strain stated that the company was bought by Stop & Shop. An agreement has been signed that the site would be maintained as a food store for three years; but there were problems with the site such as one half million dollars in maintenance was needed, parking, inadequate loading zone area, liquor store and store size. The cost of maintaining the store for the next occupant is so high Stop & Shop will let the store go for \$1.00. She said that Community Development Department is back to talking to small operators of

food chains to have a new buyer for the 18,000 square food store. The Cifranos, owners of the building, will maintain the site as a food store, she stated.

Mr. Robert Boulrice, Central Square Neighborhood Coalition, stated that the lease was renewed for five years. The renovations would cost \$500,000. The Cifranos are agreeable to moving the liquor store to another location.

Vice Mayor Born questioned the cost of the rent. Mr. Boulrice stated that Purity can be profitable. He suggested that if Papa Gino's were moved and the area opened up for supermarket space, the footprint of Purity could be increased. In response to a question from Mr. Bergman about the lease, Mr. Boulrice stated that the lease was acquired when Stop & Shop acquired the Purity chain of stores.

Vice Mayor Born stated that Stop & Shop should be encouraged to put the \$500,000 for renovations into the store and then it will be in good shape for a new owner. Ms. Strain responded that the lease agreement provides for the money to be expended for improvements.

Councillor Davis requested more information about the supermarket as the lease is signed. She stated that Purity is needed in Central Square. We should look to Hud 108 money and show critical need for the supermarket.

Mr. Boulrice stated that the Coalition endorsed overall economic development. Loans could be underwritten for specific public policy purposes, he stated. Ms. Strain responded that the process is so comprehensive that it would not be pursued for less than one half million dollars and that there are small business loan programs which are more risky.

Vice Mayor Born asked whether a variance would be needed. She noted that there would be a change of use if Purity were to expand to Papa Gino's and she stated that there was no parking. Ms. Strain stated that the need for a variance would need to be checked, but a bundle pick up service could be developed at the back of the store.

Mr. Dash stated that there is a need for local initiatives and that a Pathmark Project needs a non-profit.

The committee heard from Jonathan Ginsberg, Director of Community Relations for Forest City who discussed the University Park site. Mr. Ginsberg handed out a document entitled "Central Square Community update". (Attachment B). He stated that Star Market has signed a Letter of Intent to lease space for a supermarket at University Park. The building, he stated, is a mixed use building it will include a Star Market retail and/or

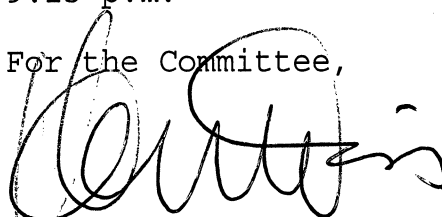
restaurant use similar to the Prudential Center. Star Market has retained Arrowstreet as their architect so that the design will be consistent with the Phase II project design. The supermarket will be a 45-50,000 square foot store which will have parking in the garage adjacent to Sidney street.

Councillor Davis stated that she could support this supermarket if the residents do not have to pay for parking. The parking fee is like a tax, she stated, and she urged Forest City to resolve the issue of parking for Cambridge residents. Mr. Ginsberg responded that Forest City is working on this issue and that the garage will be a multi-use facility for tenants and residents. Area 4, he stated has never had a supermarket. He stated that construction will begin in the fall.

Councillor Davis questioned transportation to the supermarket. Mr. Ginsberg responded that Forest City has a shuttle service and will discuss an inter Cambridge travel service. He would like to see a co-operative shuttle service to the Senior Center and hospital. Councillor Davis stated that the transportation network should work together on this issue.

The meeting adjourned at 9:15 p.m.

For the Committee,

A handwritten signature in black ink, appearing to read "Henrietta Davis", written over a circular stamp or seal.

Councillor Henrietta Davis
Chair



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

ATTACHMENT A

SUSAN B. SCHLESINGER,
Assistant City Manager for
Community Development

Memo

To: City Council Food Policy Committee
From: Susan Schlesinger, Assistant City Manager for Community Development *4/50*
Re: Update on Supermarket Access in Cambridge
Date: June 18, 1996

The Community Development Department report of December 1994, "Supermarket Access in Cambridge" (see attached) addressed three basic questions regarding access to food for Cambridge residents:

- I. Which areas of the city lack access to full service supermarkets?
- II. What do supermarkets need to locate a store in these neighborhoods?
- III. What can the City do to improve food access, retain existing markets, and, in particular, to encourage the siting of new markets?

The report noted that large areas of a number of Cambridge neighborhoods have a high percentage (25-45%) of households without cars and were not within 1/2 mile of a full service supermarket. These areas are depicted on Map #5 of the report, and include areas in Cambridgeport/Riverside, Area 4/Wellington-Harrington and North Cambridge/Neighborhood Nine. The report then discussed possible techniques to improve supermarket access in these areas, and included an appendix which detailed possible sites for locating supermarkets which would serve those areas. Also discussed in the report were a range of strategies for improving overall food access in Cambridge.

In the eighteen months since that report was issued, a significant increase in activity related to food/supermarket access has occurred in the Cambridge, including the following:

Cambridgeport/Riverside Area:

Elbery Ford Site

This site had been legally divided and will be developed as two projects. The first project has commenced and involves building an Osco on the front of the site. The second project, on the back of the site, is planned as a supermarket. The developer is still marketing the site to supermarkets and is not ready to break ground at this time.

Trader Joe's

Trader Joe's is a discount private label supermarket serving a natural foods/specialty foods market. This facility is on the rear of the former Stop and Shop site on Memorial Drive and opened on June 14, 1996.

Cambridgeport Farmer's Market

The Board of Zoning Appeals has granted a variance for a farmer's market on the paved play area of the Morse School at Granite and Magazine Streets, to run for a one year trial period. The market is expected to open in July following a 21 day waiting period for comments to the Board of Zoning Appeals. The market will be open on Saturdays.

Central Square area:

Purity Supreme

The lease on this property is up for renewal in August 1996 and Stop and Shop is required to renew for three years under the terms of their agreement with the Attorney General's Office. The Purity Supreme lease requires that at least \$500,000 be put into improvements in the facility. The owners of the site are trying to attract a small supermarket that could serve Central Square. They do not have a viable candidate at this time but continue to explore.

University Park

Star Market has signed a Letter of Intent to lease space from University Park for a Supermarket at 20 Sidney Street. Star Market has retained Arrowstreet as their architect so that the design of their space can be consistent with the overall Phase II project design, for which Arrowstreet are the architects. Meetings between the developer, the common architect and the supermarket company are underway. It is anticipated that a lease will be signed in the near future, and that an opening is expected in the fall of 1997.

North Cambridge/Neighborhood Nine Area:

Pemberton Farms

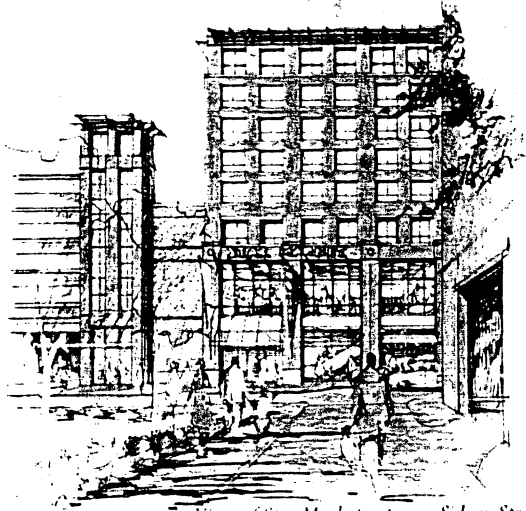
The owner of Pemberton Market has been developing a proposal to make the property at 2235 Massachusetts Avenue into a garden center/farmstand. The developer of this proposal has discussed the proposal with abutters and the larger neighborhood for the past six months, and is expected to seek permits soon.

W.R. Grace Site

The owners of this property proposed a development of a 60,000 square feet full-service supermarket and 90,000 square feet of retail. This proposal was withdrawn by the proponent in April, after failing to win support from the neighbors for the proposal.

CENTRAL SQUARE COMMUNITY UPDATE

Phase II update from Forest City Development:



View of Star Market entry on Sidney Street

As the developers, owners, and managers of University Park, Forest City plans to communicate frequently with the residents of Cambridge concerning the continuing development of University Park at MIT. We are eager to be good neighbors, and share information as it becomes available regarding the future construction of Phase II of University Park.

Forest City is proud of the mixed-use character of University Park. Today, University Park includes research and development, office space and over 200 units of rental housing, including 117 apartments designated for low to moderate income residents. More than 1,000 people live and work at University Park, and the Bright Horizons Day Care Center provides child care for more than eighty children.

Based on our current schedule, we plan to commence construction of Phase II in the fall of 1996. The office, retail, and garage portions of Phase II construction are scheduled to be complete and open in late 1997 and the hotel will be open in the spring of 1998.

ATTACHMENT B

Phase II will consist of two buildings, one at 350 Massachusetts Avenue, bordered by Massachusetts Avenue, Sidney, Blanche, and Green Streets. The second building will be at 20 Sidney Street bordered by Sidney, Landsdowne, Green and Franklin Streets. The Sidney Street building will include ground level retail and a new full-service Star Market on the second level with a pharmacy, Starbucks Cafe, a bakery, and large prepared food section. The additional ground level retail will compliment the existing Central Square retail core and help weave University Park into the Cambridgeport neighborhood. In addition to retail space and the Star Market, the Sidney Street building will include a first class 200 room hotel with meeting space and a restaurant.

The hotel, to be operated and managed by DoubleTree Hotel Corporation, will cater to the needs of Cambridge residents, businesses, and the MIT community--much like the Inn at Harvard in Harvard Square.

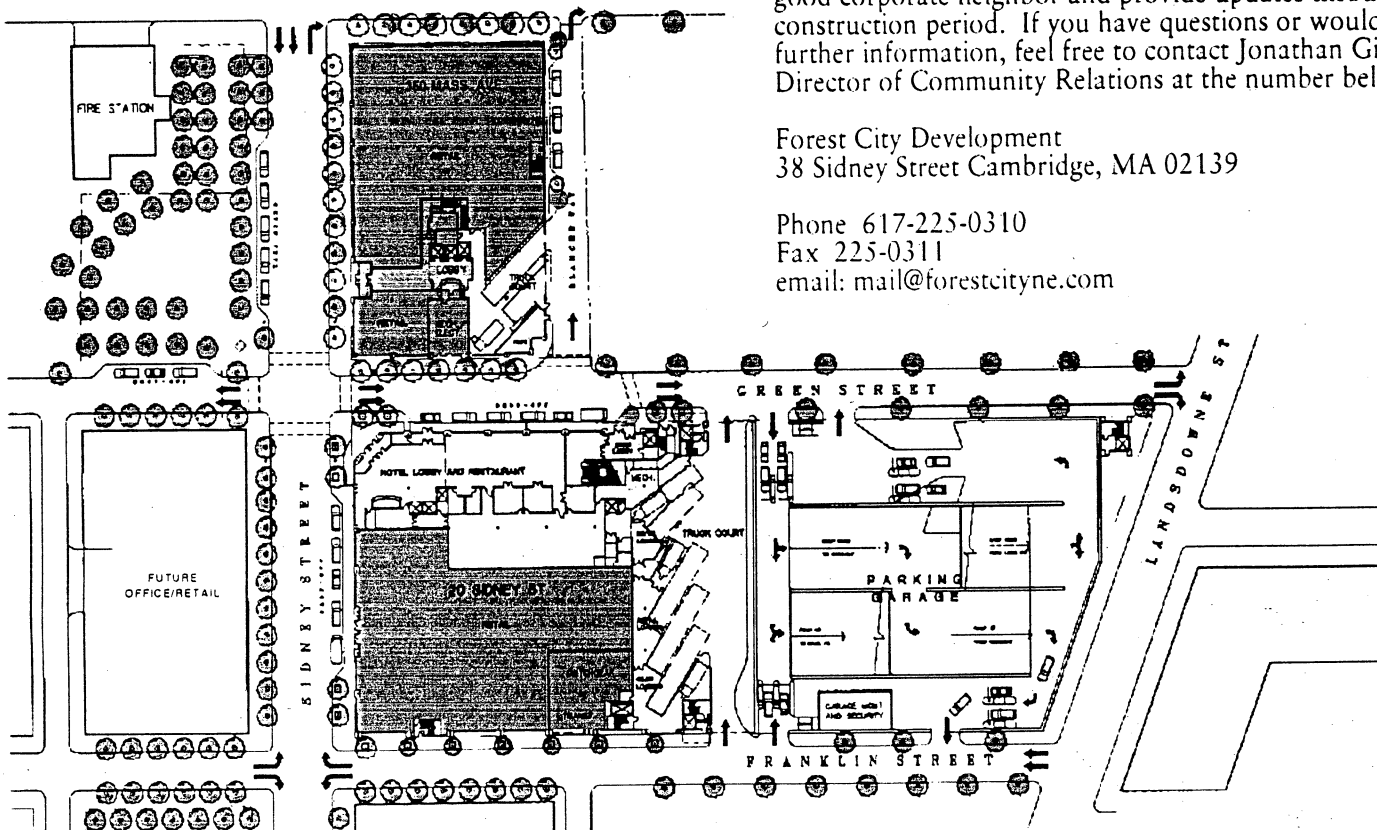
In addition, the hotel will serve business travelers and leisure visitors to Cambridge. We envision that the hotel will have a unique residential quality and decor. An indoor parking garage with twenty-four hour security will be located directly adjacent to the hotel. The 350 Massachusetts Avenue Building will include office space on the upper floors, ground floor retail stores, and restaurants.

The addition of Phase II and the increased pedestrian activity will act as the catalyst in making University Park more vibrant and full of life during both day and evening hours and compliment the activity in Central Square. We hope that the residents of the Central Square community, Kennedy Biscuit Lofts, and Auburn Court meet, mingle, and make new friends as we continue revitalization of the University Park portion of the Cambridgeport neighborhood.

In addition, Forest City will continue its commitment to be a good corporate neighbor and provide updates throughout the construction period. If you have questions or would like further information, feel free to contact Jonathan Ginsberg, Director of Community Relations at the number below.

Forest City Development
38 Sidney Street Cambridge, MA 02139

Phone 617-225-0310
Fax 225-0311
email: mail@forecityne.com



City of Cambridge

The Food Policy Committee held a public meeting on Tuesday, June 18, 1996 in the Sullivan Chamber at seven o'clock and fifteen minutes p.m.

Present at the meeting were Councillor Henrietta Davis, Chair of the Committee, Councillor Michael A. Sullivan, Vice Mayor Kathleen L. Born, Jean Strain and Stuart Dash from the Community Development Department, Jonathan Ginsberg, representing Forest City Development, Tom Kennedy, representing Kennedy Development, representatives from Trader Joe's and Donna P. Lopez, Interim Deputy City Clerk.

Councillor Davis, Chair of the committee, opened the meeting by stating that the purpose of the meeting was to discuss Central Square and Cambridgeport areas of the City which are under served with respect to grocery stores.

The committee heard from Stuart Dash, Community Development Department, who submitted an update on supermarket access which is attached to this report (Attachment A). Mr. Dash also made reference to a report which was entitled "Supermarket Access in Cambridge" prepared by the Community Development Department and dated December 19, 1994. He stated that an important factor of the report was that a large number of neighborhoods have a high percentage of households (25-45%) without cars and are not within one half mile of a full service supermarket.

The committee heard from Alexia Hayes, 156 Magazine Street, who stated that Stop & Shop was driven out of the city, they did not leave. She felt that Star Market was not as good as Stop & Shop for their quality of food and the use of coupons. Pemberton Market, she stated was not the same as a basic food market.

Councillor Davis requested an update on all the sites.

The committee heard from Jean Strain from the Community Development Department, who outlined the Elbery Ford site. The site, she stated, would include an Osco on one part of the site and a supermarket on another part of the site. She stated that no supermarket operator has been identified as yet. She stated that a Stop & Shop at University Park will inhibit the competition of another food server.

Councillor Sullivan inquired about the size of the Elbery Ford site as it relates to the store. Ms. Strain responded that it is a 25,000 square foot store and the size is a constraint due to the fact that it is hard to find a supermarket operator for this size of a store.

A report from Councillor Henrietta Davis,
Chair, Food Policy Committee, for a
meeting held on June 18, 1996 for the
purpose of discussing areas of the City
which are under-served with respect to
grocery stores, such as Central Square
and Cambridgeport.

In City Council July 29, 1996

Report accepted.