

May 2, 1983

PRESENTATION TO THE CAMBRIDGE CITY COUNCIL CONCERNING SIMPLEX

Cambridge has a problem. MIT has, for speculative purposes, created a major wasteland in Cambridgeport. It has held onto and expanded this wasteland over the past 13 years. MIT's land speculation has cost the city hundreds of jobs, and thousands of dollars in taxes.

Earlier this year five city councilors voted for a zoning change they called a reasonable response to this 13 years of destructive land speculation. They voted to reward MIT.

This 5 councilor reward clique voted for a zoning change which permitted the land speculator uses previously prohibited. This reward clique voted for a zoning change which kept all the uses the speculator could want. Their proposal retained the present maximum allowed bulk (FAR). The proposal's controls were of little help. This reward clique called their reward proposal a "compromise". Their "compromise" would have increased MIT's profits from 13 years of destruction of jobs and taxes.

This reward clique voted to send a clear message to other such speculators. They voted to say "Come into Cambridge. Destroy jobs and taxes. See what we did to reward MIT."

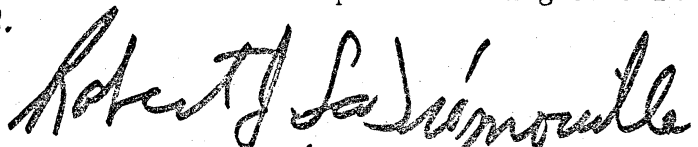
Mayor Vellucci cast the key vote. He voted against land speculation and against the destruction of jobs and taxes. Cambridge and Cambridgeport have a lot to thank Mayor Vellucci for.

The planning board has submitted yet another zoning proposal. Apparently the last reward was too moderate for the planning board. The planning board has modified the proposal to make it even more pleasant to Cambridge's biggest land speculator. This proposal cannot be amended to make it less generous.

I'm hearing familiar language from the reward clique. I'm hearing how terrible the present zoning is because it is so generous. I'm hearing how the area needs more regulation. I'm hearing from individual members of the reward clique that they will respond to this stated need by providing less regulation, not more.

Since the reward clique's actions continue to contradict its words, I do not think the city council is ready for another discussion of Simplex. I think that the city council should ask the planning board to request permission to withdraw its latest reward proposal. I think the city council should ask the planning board to stop drafting Simplex proposals and expensive booklets until the city council tells the planning board to start again.

I think we should have meaningful regulation in the Simplex area. I do not think that this will happen, however, until the reward clique is willing to talk regulation and vote regulation *as well*.



Robert J. La Trémouille
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Cambridge

Comm hist for May 2

S-297

Comm. from Robert J. La Tremouille Re: rezoning efforts in the Cambridgeport Industrial Area.

In City Council,

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