

BRACKEN AND BARAM

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March 30, 2000

Larissa Brown, Acting Chair
and Cambridge Planning Board Members
Cambridge Community Development Department
238 Broadway Street
Cambridge, MA 02139

Via fax

Re: 784 Memorial Drive, LLC/IPOP Special Permit Application #161

Dear Ms. Brown and Board Members:

My clients and I were pleased that at the meeting March 28 the Board seemed to recognize the validity of many of the points made in my March 28th letter commenting on the eight conditions proposed by the developer's counsel, Robert Tuchmann. However, some of Mr. Tuchmann's responses to questions of Board members and the recitation by Beth Rubenstein, Assistant City Manager for Community Development, of her understanding of the conditions, as modified through this dialogue, leave us uncertain as to whether the conditions to be drawn up by the Community Development Department actually will reflect what we believe to be the consensus underlying the Board's decision.

Accordingly, we respectfully request the opportunity to review these conditions and to submit written comments thereon at such time as the written decision incorporating these conditions is submitted to the Board for review, and prior to the filing of the decision with the City Clerk.

We appreciate your cooperation in working with the plaintiffs and other neighbors in addressing their concerns with the serious impacts this project will have on their neighborhood. In order to assure the neighbors that the project will not cause failure of three of the Board's five IPOP criteria (namely, impact on residential streets, increases in queue lengths, and safety as indicated by accident data), as the developer and its consultants claim it will not, we urge you to request the developer and the City's Traffic Department to make available all their calculations supporting such conclusions.

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The plaintiffs believe that by following these procedures, further litigation involving this project may be avoided.

Sincerely,



Thomas B. Bracken

cc: City Councillors
Beth Rubenstein
Donald Drisdell, Esq.
Robert Tuchmann, Esq.

TBB/kbt

Facsimile

To: The Honorable, The City Councillors

From: Co-Chairs of the Cambridgeport Neighborhood Initiative (CNI)

Daphne Abeel
Elizabeth Glazer
Gordie Fellman
Stash Horowitz
Anastasia Leotsakos
Elie Yarden

Re: 784 Memorial Drive, LLC/IPOP Special Permit Conditions

For: Cambridge City Council meeting of April 3, 2000

Via fax to City Clerk: (617) 349-4269

Date: 3/30/00

Number of pages (including this one): 3

The CNI appreciates the attendance of four City Councillors at the Planning Board's March 28 meeting, and your interest in ensuring that the neighborhood is adequately protected from the substantial negative impacts of the proposed project by 784 Memorial Drive, LLC.

We are especially concerned that the written decision will correctly incorporate these neighborhood protections, which help mitigate the substantial negative impacts, traffic and otherwise, of this proposal. For that reason, we attach the following letter sent today by our counsel, Thomas B. Bracken, Esq., to the Planning Board.

Consent Communication #12

775

A communication was received from
the Co-Chairs of the Cambridgeport
Neighborhood Initiative relative
to 784 Memorial Drive, LLC/IPOP
Special Permit conditions.

S-77

In City Council April 3, 2000

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