

12.

NORTH CAMBRIDGE STABILIZATION COMMITTEE

6 Saint Gerard Terrace
Cambridge, MA 02140
1 April, 1996

Cambridge City Council
Cambridge City Hall
Cambridge, MA 02139

Dear Councilors:

On behalf of the North Cambridge Stabilization Committee (NCSC), I write to ask that the City develop, implement and follow a comprehensive master plan for all of North Cambridge. The NCSC would like North Cambridge development to be considered as a whole, with the effects of multiple developments considered as one issue. Presently, it appears that the City focuses on townhouses on one street, apartments someplace else, and a huge office park complex in a third place without combining the effects of all of this development. To focus on individual projects without viewing their combined effects is a problematic method of planning for North Cambridge's future, since the traffic, parking, density and land uses in one neighborhood can easily have spill-over effects into other neighborhoods. By having and following a master plan, the City will be able to guide development in a sensible manner that protects local neighborhoods and better avoid hodgepodge, reactive planning results.

Further, North Cambridge planning issues would be easier to understand if the Community Development Department (CDD) or some other arm of the City would provide written updates to the community. Once a month or every two weeks, the City should provide the residents of North Cambridge with a summary of who is proposing what in and around North Cambridge. That way, for example, we would all know not only that there is 85,000 square feet of planned development by Aku Aku, but also what type of development, when it will start, what permits or variances are needed, when construction will be complete and so forth. At present, this information is not provided in a readily digestible form, which seriously hampers citizen input.

Additionally, we would like the Community Development Department to involve the citizens of North Cambridge at the *start* of the Massachusetts Avenue upgrading process, rather than starting off by getting input from outside consultants. Not even an initial proposal for upgrading the Avenue should be considered unless the local citizens have numerous chances to voice their concerns about traffic, parking, median strips, U-turns and so forth- issues that no consultant can understand as well as the people who live here. We very much do not want to be presented with a plan that was developed without our considerable input. We suggest that CDD set up an information-gathering and dissemination process in the immediate future to bring the citizens of North Cambridge into the Mass Ave upgrade planning process.

I would be happy to discuss these issues with you at any time. You may reach me at work at 508-796-6273 or at home at 354-8353 if you have any questions or comments.

Sincerely,



Craig A. Kelley
Chair

cc: CDD, Planning Board, City Manager

Consent Communication #12

S-199

Communication was received from
Craig A. Kelley, Chair, North
Cambridge Stabilization Committee,
requesting that the City
develop, implement and follow a
comprehensive master plan for all
of North Cambridge.

4/10/96 Sent to C. Duchay gws
In City Council April 8, 1996

Referred to City Manager
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Housing & Comm. Devel. Committee